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ESTATES

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62 Pine Grove
Brookmans Park, Hatfield, AL9 7BW
Asking price £2,275,000



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A Stunning and truly SMART home with the highest quality materials used alongside the environmentally inspired fittings to create a truly special home of the age. Lumiere is a house that must be seen to be appreciated and lived in to be truly cherished. The first thing you'll notice as you step through the front door is 115 square metres of open plan living space. This features a floor to ceiling glass wall, polished concrete flooring, exposed brickwork and two light emitting columns. The light emitted from these two columns varies and changes colour, that's not all, the columns change colour to alert you if you are wasting energy, so prompting you to adjust your energy use. This is just one environmentally friendly feature of a house that also includes underfloor heating throughout, a smart lighting system and heat recovery ventilation for more energy efficient heating and cooling. The spectacular open plan living and kitchen area is the focal point of the house and is ideal for family living and entertaining. Its glass rear wall opens up, seamlessly bringing the garden into the heart of the living space. There is a stunning cinema room, study and utility room on the ground floor. There are five bedrooms on the upper two floors and five bathrooms, all of which are en suite. The upstairs and all the other rooms in the house apart from the ground floor open space have European oak wooden flooring throughout. The attention to detail in the design and specification of the house is a testament to the of the award-winning architecture Mzo Tarr.

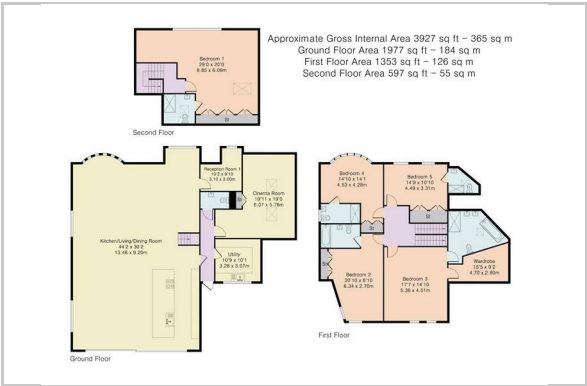
Pine Grove is a very sought after and quiet residential location. The village of Brookmans Park hosts a variety of shops and restaurants with a popular gastro pub in the heart of the village. The mainline station provides a direct rail link to London Moorgate via Finsbury Park and Highbury & Islington. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.



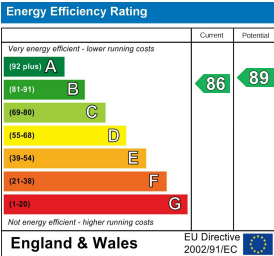
Area Map



Floor Plan



Energy Efficiency Graph



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