





The Grove

A beautifully maintained 4 bedroom family home exceeding 2,000 sq ft, featuring 3 reception rooms plus a study, 2 en-suites plus family bathroom, carriage driveway and south facing rear garden.

Entering, there is a spacious hall leading to one of 2 downstairs w.c's and a turning staircase to the first floor. The sitting room, with fireplace, overlooks the garden as does the attractive kitchen with a range of integrated appliances including fridge/freezer, oven, gas hob and extractor fan, complimented by granite work surfaces. Directly off the kitchen is the breakfast room via a set of double doors and these 2 rooms could be opened up to create a large kitchen/family room, subject to any necessary planning approvals. Another set of double doors from the breakfast room lead to the formal dining room which is located at the front of the property. There is a huge utility room, measuring 15'1 x 11'9, which has internal access to the large garage and there is also a second downstairs w.c. as well as the study.

Ascending to the first floor via the turning staircase, there is a window allowing a flow of natural light to both upstairs and downstairs. Two of the 4 bedrooms have their own en-suite, the remaining bedrooms are both doubles and there is a modern family bathroom.

To the front is a block paved carriage driveway providing parking for several vehicles, leading to the large garage measuring 17' x 12'4, and a lawn area. The manicured south facing rear garden features a terrace with the rest laid to lawn and a selection of mature shrub and hedge borders.



Located on this highly desirable road very close to Gobions Open Space, the train station is a short distance away providing access to London Finsbury Park, Kings Cross and Moorgate. The array of village shops, including a traditional butchers, fishmongers and hardware store as well as restaurants, hairdressers, etc is less than a mile away and also within the village is a primary and secondary School. There is also a choice of private schools a short drive away.

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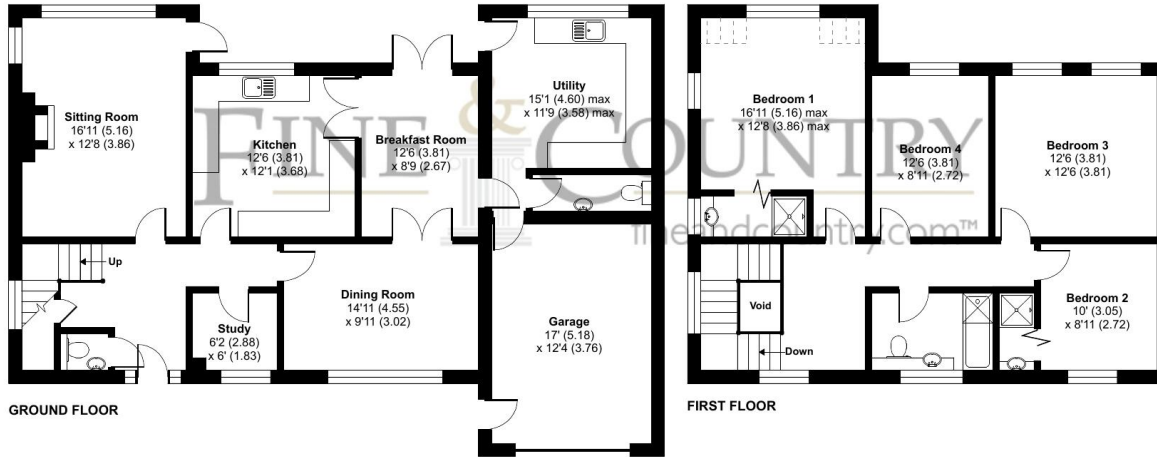
Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield





Approximate Area = 2094 sq ft / 194.5 sq m (excludes void & includes garage)
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Total = 2108 sq ft / 195.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Fine & Country. REF: 985007



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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