





Hawkshead Lane

A charming and particularly adaptable 5-bedroom family home, sitting on a generous plot, which would be ideal for different generations of family as it is for one family unit. The property boasts 3 receptions including a stunning vaulted family room, utility room, 2 bathrooms and beautiful rear garden of approx. 140ft.

Entering, the porch leads on to the spacious hall with guest cloakroom and there are 2 sets of double doors which lead into the living room with brick-built fireplace and log burner and the dining room, both of which have box bays to the front aspect. To the rear is the master bedroom, with views onto the garden and there is a luxury, characterful en-suite. Bedroom 5 is also on the ground floor. The hub of the home is the beautiful kitchen/breakfast room with bespoke units, granite work tops, butler sink and part vaulted ceiling. This leads on to the stunning dining/family room with vaulted ceiling and views over the mature grounds. There is a separate utility room and internal access into the garage.

Upstairs there are 3 bedrooms and a family bathroom.

To the front is a carriage driveway providing parking for several vehicles and access to the garage. The secluded rear garden of approx. 140' has a patio with the rest laid to lawn and a wide variety of mature shrubs and trees. An external toilet is particularly useful when entertaining outdoors and there is side access from front to rear.



Located on this pretty Lane on the outskirts of the village of Brookmans Park the property is surrounded by Green Belt countryside. The village centre is still very traditional and caters for everyday needs including a convenience store, fishmongers, butchers, tearoom, hardware store and restaurants as well as 'Brookmans' for drinks and a bite to eat. The train station provides direct access to London Finsbury Park, Kings Cross and Moorgate with faster trains from nearby Potters Bar rail station, with Kings Cross 16 minutes distant. There are a number of highly regarded schools nearby including Brookmans Park and Little Heath primary schools, Lochinver House, Stormont, Queenswood and Haileybury. The train station can be accessed via a walkway parallel to the train tracks which takes approx. 20 minutes to walk.

3 5 2

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





Approximate Area = 2174 sq ft / 202 sq m
 Limited Use Area(s) = 436 sq ft / 40.5 sq m
 Garage = 200 sq ft / 18.6 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 2832 sq ft / 263 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 1049437



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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