





Hill Rise

An impeccable, luxurious and very adaptable 5-bedroom family home with 2,270 sq ft of living space, a stunning part galleried hall, 3 bathrooms and south west facing garden, set behind electric security gates with a double garage to the rear.

Entering, the spacious and impressive hall features a modern staircase with glass balustrades leading to the first floor with part galleried landing. The downstairs master bedroom boasts a dressing area and stunning en-suite shower room. There are an additional 2 double bedrooms downstairs, although these could be utilised as additional reception rooms, if one so wishes. To complement these 2 bedrooms there is a family bathroom downstairs, too. The living space is made up of two 'L-shaped' areas with folding doors in between, allowing a flow for entertainment purposes if they're open or a cosier feel should you wish to shut them. The living room, with wooden flooring and fireplace is light and airy and has bi-fold doors onto the garden. The kitchen/dining area is fitted with luxurious kitchen units, including an island with breakfast bar, there is lots of space for a large dining table and another set of bi-fold doors onto the garden. There is also a separate utility room.

Upstairs there are 2 double bedrooms and a 'Jack and Jill' luxurious bathroom. There is underfloor heating in the kitchen and all 3 bathrooms.

Directly off the rear of this beautiful home is a hardwood decked terrace, ideal for al-fresco dining, with an electric awning to keep you cool in the summer months and 2 outdoor heaters to keep you warm in the colder months! There is an additional paved patio and steps leading onto the lawn area, which is split into 2 areas, rear and side. The summer house has power connected and makes for a great gym or home office and the double garage is accessed from the rear with an additional driveway in front and security gates, too.

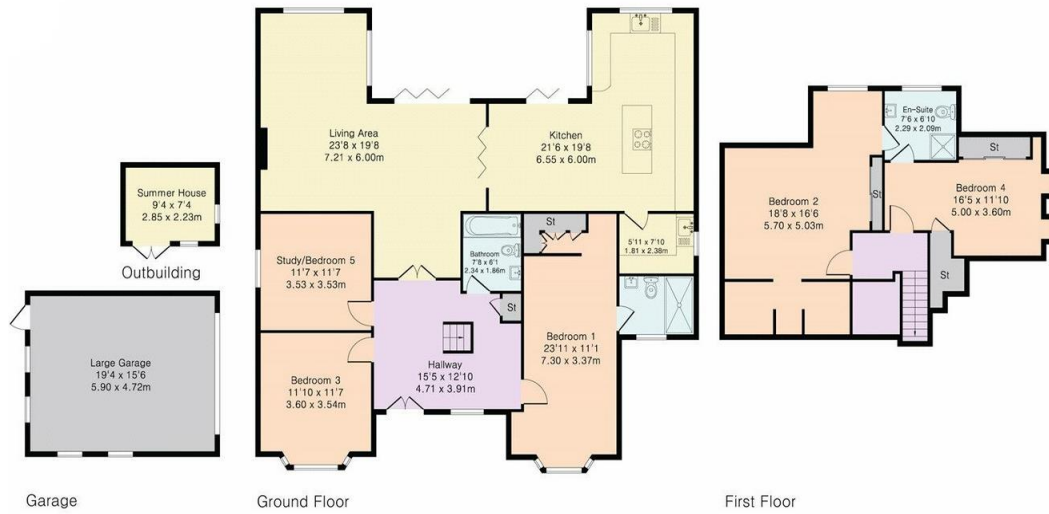


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Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield



Approximate Gross Internal Area 2638 sq ft – 244 sq m
 Ground Floor Area 1630 sq ft – 151 sq m
 First Floor Area 640 sq ft – 59 sq m
 Garage Area 300 sq ft – 28 sq m
 Outbuilding Area 68 sq ft – 6 sq m



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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