





The Grove

A wonderful and spacious 4 bedroom family home boasting 3 reception rooms, kitchen/breakfast room, conservatory, utility room, 2 bathrooms and a manicured garden of approx. 140' located on one of the favoured roads in the village.

The property is approaching 2,500 sq ft of living accommodation and upon entering there is a welcoming reception hall with downstairs cloakroom and stairs to the first floor. To the front is the lounge, whilst the large L-shaped living/dining room spans from the front to the rear with French doors opening into the conservatory. The kitchen/breakfast room is comprehensively fitted with a range of storage cupboards and an attractive dresser and French doors lead onto the rear terrace. Off the kitchen is another reception room which could be used as a playroom or office, which enjoys pleasant views of the lovely garden. The utility room is also off the kitchen and there is integral access to the garage and door to the side.

The first floor has a spacious landing with potential to create another staircase up to the second floor if one wishes to convert the loft. The master bedroom is a very good size and has a large en-suite. There are an additional 3 double bedrooms and large family bathroom with a bath, separate shower, w.c. bidet and wash basin.

To the front is a carriage driveway providing off street parking and access to the garage. The delightful rear garden of approx. 140' offers a high degree of privacy with mature hedging all around. There is a terrace directly off the rear of the house, with the rest laid to lawn.

Located on this highly desirable road, 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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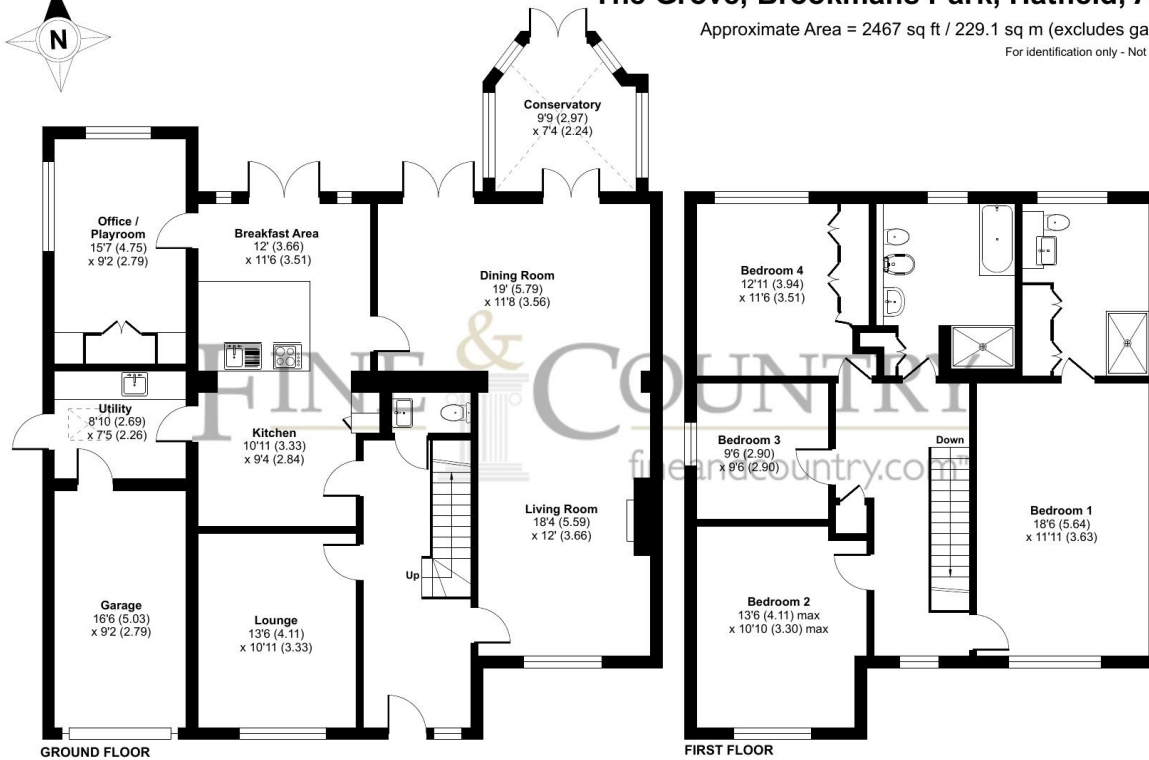
Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield





The Grove, Brookmans Park, Hatfield, AL9

Approximate Area = 2467 sq ft / 229.1 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fine & Country. REF: 1111177



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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