





Calder Avenue

A charming location for this spacious 4-bedroom detached family home which offers 2 large reception rooms, separate utility room and double tandem garage.

Through the door and into the entrance hall which leads into a much larger inner hall that could be utilized into another dining area. Leading off the hall is the modern fitted kitchen with breakfast bar/island, through the kitchen is an entrance to the garage and to the utility room. The kitchen also connects into one of the reception rooms with a great view of the garden. Leading on, is another large reception room that have sliding doors leading onto the garden.

Upstairs, are four generous sized bedrooms, family bathroom with the bedroom having an en suite.

To the rear is a large garden approx. 110ft in length with mature shrubs to the side to give privacy. To the front is a large driveway that offers lots of off-street parking.

In the desirable area of Brookmans Park, this property is ideal for those seeking a peaceful yet well-connected lifestyle. Located under a mile from Brookmans Park village for the quick commute into London.

Planning permission was previously granted for an 8 bedroom house.



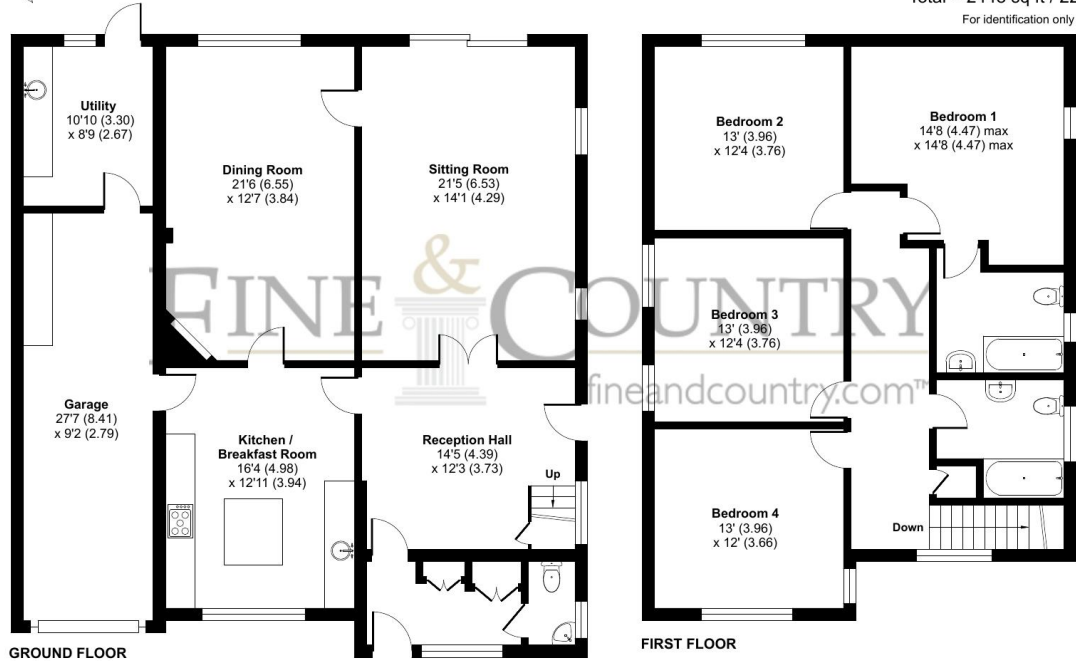
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Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield



Calder Avenue, Brookmans Park, Hatfield, AL9

Approximate Area = 2204 sq ft / 204.7 sq m
 Garage = 244 sq ft / 22.6 sq m
 Total = 2448 sq ft / 227.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country. REF: 1174217



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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