



**BENJAMIN  
STEVENS.**  
estate agents



**Woodlands, Hatfield AL9 7AN**

**Offers In Excess Of £975,000**

A bright and spacious FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME situated within a sought residential close in the heart of Brookmans Park, conveniently located for all local shopping and transport facilities and in a great catchment area for all local schools. The property is being offered in good decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Spacious Entrance Hall, Living Room, Dining Room, Fully Fitted Kitchen/Breakfast Room, Bedroom One With En Suite Bathroom, Three Further Bedrooms, Family Bathroom, Secluded Rear Garden, Double Garage Approached Via Own Driveway With Off Street Parking.

# Woodlands, Hatfield AL9 7AN

**Exterior:**



**Living Room:**



**Entrance Hall:**



**Dining Room:**



**Living Room:**



**Kitchen/Breakfast Room:**



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**Kitchen/Breakfast Room:**



**En Suite Bathroom:**



**Bedroom One:**



**Bedroom Two:**



**Bedroom One:**



**Bedroom Two:**



## Woodlands, Hatfield AL9 7AN

**Bedroom Three:**



**Garden:**



**Bedroom Four:**



**Exterior Rear:**



**Family Bathroom:**



**Exterior Front:**



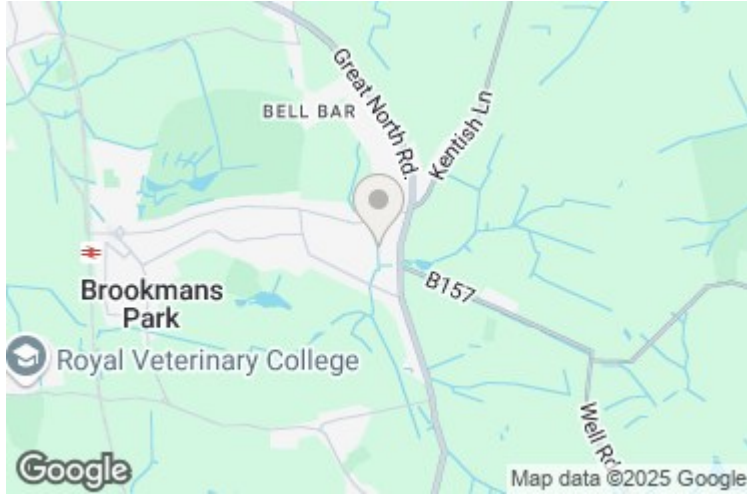
**Tenure:**

This is a freehold property.  
Council Tax Band G £3,889 per annum.  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

**Disclaimer:**

## Woodlands, Hatfield AL9 7AN

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.





# Woodlands, Brookmans Park, Hatfield, AL9

Approximate Area = 1455 sq ft / 135.1 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1731 sq ft / 160.7 sq m

For identification only - Not to scale



FIRST FLOOR

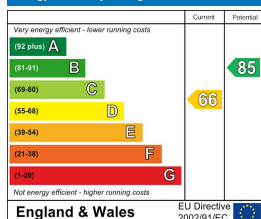


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1294269

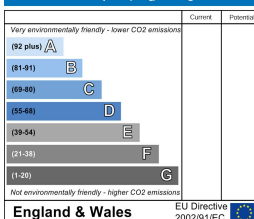
## Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC