



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Swanland Road, Brookmans Park, AL9

IMPRESSIVE FIVE BEDROOM DETACHED HOME WITH SELF-CONTAINED ONE BEDROOM ANNEXE ON APPROXIMATELY 1/4 ACRE PLOT

Occupying a generous plot of approximately of an acre, this substantial detached residence enjoys a peaceful semi-rural position on the edge of Brookmans Park, whilst remaining conveniently located for Welham Green, Potters Bar, the A1(M) and M25, providing excellent transport links for commuters and families alike. *** Rarely available, this exceptional home combines generous living space, flexible accommodation and excellent future potential, all set within a highly desirable semi-rural location. The current configuration offers an ideal arrangement for extended family living, with the added benefit of potential rental income from the annexe. Viewing highly recommended. Can be available Chain Free ***

Offers in excess of £995,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Features

- Five Bedroom Detached House
- Self-Contained One Bedroom Annexe
- Approx. ¼ Acre Plot
- Stunning Open-Plan Living Space
- Principal Bedroom with En-Suite
- Spacious & Versatile Accommodation
- Large Private Rear Garden
- Large Front parking
- Semi-Rural Brookmans Park Location
- Access to the M25 and A1(M)