

Brookmans Avenue

Brookmans Park, Herts, AL9 7QJ

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22 Brookmans Avenue

SITUATED ON BROOKMANS AVENUE ONE OF THE AREA'S MOST PREMIER ADDRESSES
IS THIS LUXURIOUS MODERN DETACHED RESIDENCE OFFERING CIRCA 6,210
OF LUXURY ACCOMMODATION ARRANGED OVER THREE FLOORS

Features of this incredible home include :

- 10 year Build Zone warranty until June 2027
- Superfast 1Gbps internet connection
- All rooms wired with multiple CAT5 cabling for internet connection
- SONOS speaker system with integrated speakers in majority of rooms and outdoors, expandable to all rooms with pre-existing wiring
- Underfloor Heatmiser heating system to all floors, with individually controlled room thermostats in all rooms enabling an efficient and tailored controlling of heating throughout the house
- External CCTV system, alarm
- Bespoke custom made chandeliers made by renowned Italian designer Rocco Borgese, made from hand crafted Murano coloured glass with dusting and effects
- Gaggenau integrated kitchen appliances including oven, steam oven, microwave oven, warming drawer, coffee bean machine, electric hob, gas hob, Teppanyaki grill and BBQ grill (not photographed)
- All bathrooms with Hansgrohe fittings and Duravit sanitaryware



Location: Brookmans Park is widely regarded as one of the most desirable places to live in Hertfordshire with its village atmosphere, semi-rural location and unique homes. There are a variety of shops and restaurants close by together with a popular gastro pub. Brookmans Park station provides a direct rail link to London Moorgate via Finsbury Park and Highbury & Islington. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.



Council Tax Band: H
Local Authority: Welwyn & Hatfield
Tenure: Freehold


























...and chill











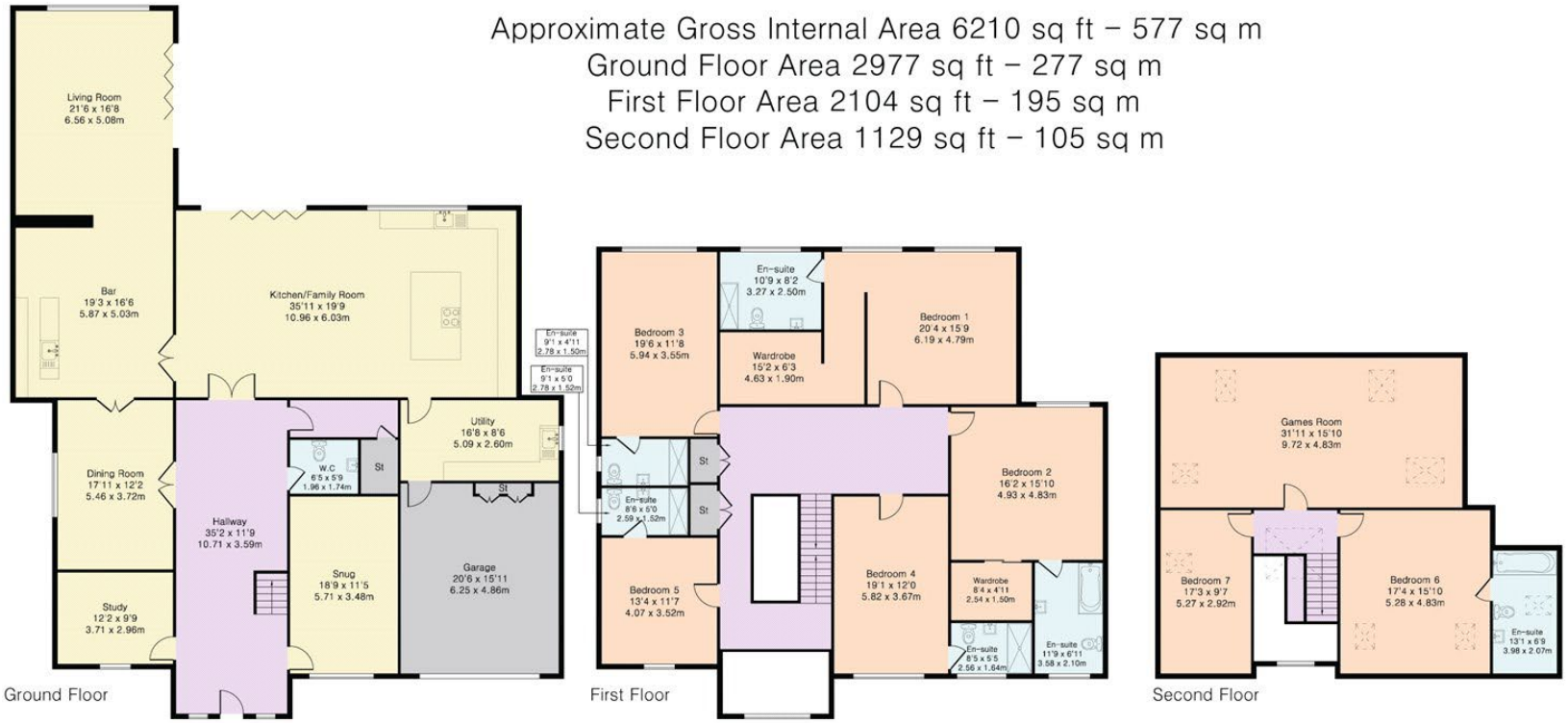


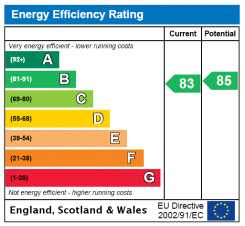






Approximate Gross Internal Area 6210 sq ft – 577 sq m
Ground Floor Area 2977 sq ft – 277 sq m
First Floor Area 2104 sq ft – 195 sq m
Second Floor Area 1129 sq ft – 105 sq m





The Property Ombudsman

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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