



Shrublands
Brookmans Park, Hatfield, AL9 7AL

- Parking Off Road
- Double garage
- Open fire place
- South-West-facing garden

Asking Price Of £885,000
EPC Rating '62'



BPM Estates are proud to offer this lovely 4 bedroom detached house in semi-rural Brookmans Park for sale. The property benefits from a conservatory, summer house, South-west-facing garden, open fire and 4 large double bedrooms, all beautifully presented. On the ground floor is a spacious lounge area, kitchen and dining room with breakfast bar, study and tiled toilet. Upstairs is comprised of 4 large double bedrooms, a modern family bathroom, luxurious ensuite coming off of the master bedroom and a half-boarded loft. There is a double garage and off-road parking to the front of the property and a large west-facing garden to the rear with a patio area leading out from the conservatory and an ornamental pond with a stock of goldfish. It is located within close proximity to Brookmans Park village shops and train station with links in to central London.

RECEPTION ROOM

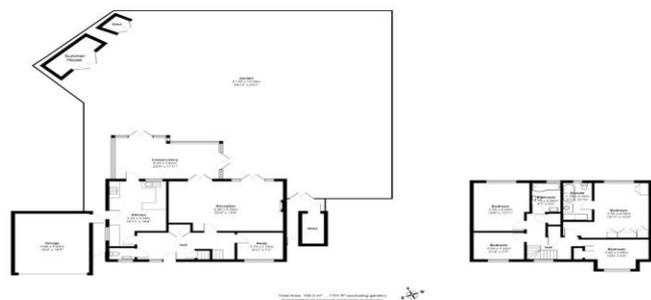
22' 4" x 14' 4" (6.81m x 4.38m) Large reception room with open fireplace. Double doors leading to garden and another set leading in to the conservatory.

KITCHEN

10' 11" x 18' 4" (3.34m x 5.59m) A range of fitted units, Breakfast bar, Double oven Gas hob and stainless steel extractor, tiled floor.

CONSERVATORY

20' 4" x 11' 11" (6.2m x 3.63m) Tiled floor, 2 radiators ,



electric points, ceiling mounted fan, 2 sets of double doors leading to Garden. glass roof has automatic rain sensor fitted.

STUDY

8' 11" x 7' 1" (2.72m x 2.16m) View overlooking front lawn, ideal for a home office.

MASTER BEDROOM

10' 11" x 15' 0" (3.33m x 4.57m) A range of fitted wardrobes, overlooking the garden with an ensuite.

BEDROOM 2

10' 9" x 13' 11" (3.28m x 4.24m) Double bedroom overlooking the garden With Fitted Wardrobe.

BEDROOM 3

12' 6" x 9' 5" (3.81m x 2.87m) Double bedroom with Built in Storage cupboard overlooking front lawn.

BEDROOM 4

9' 10" x 7' 7" (3m x 2.32m) Double bedroom overlooking front lawn with Fitted Wardrobe

ENSUITE

5' 7" x 10' 10" (1.7m x 3.3m) Luxurious modern ensuite with walk-in shower, Jacuzzi bath, modern toilet and designer sink and tap. Tiled floor to ceiling.

BATHROOM

5' 7" x 8' 3" (1.7m x 2.51m) Large shower-bath, sink with

