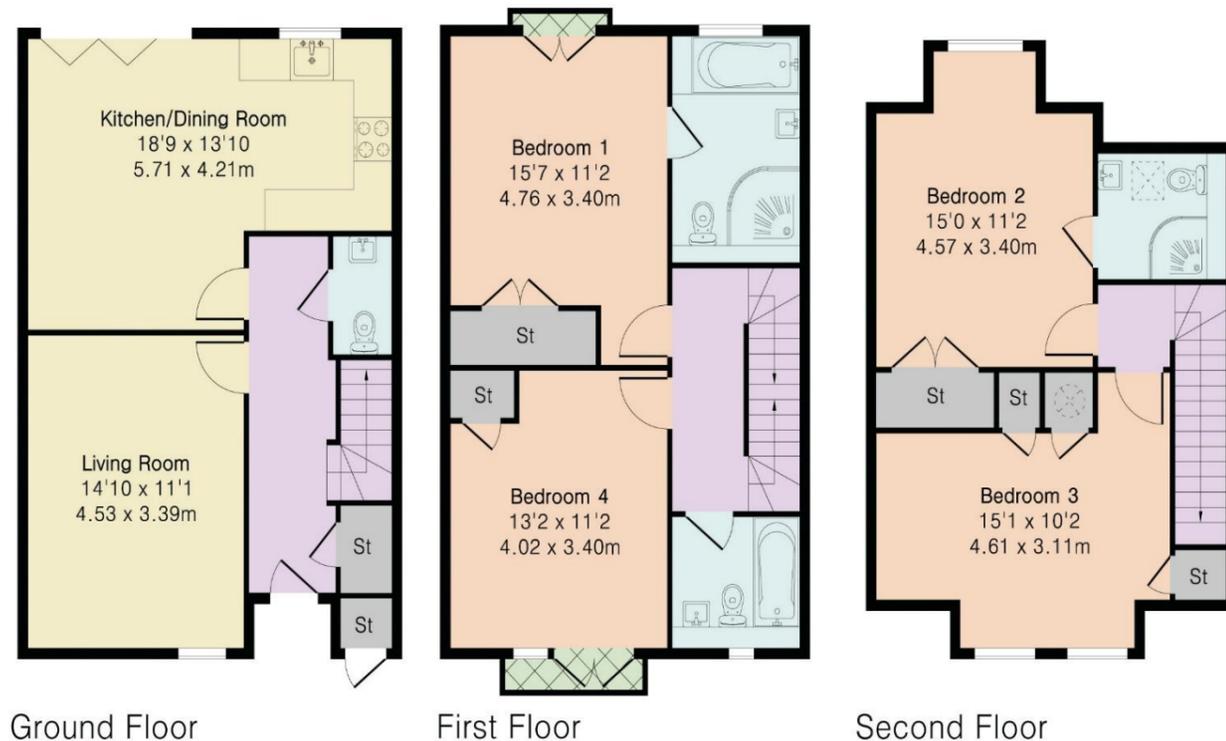


Approximate Gross Internal Area 1491 sq ft - 139 sq m

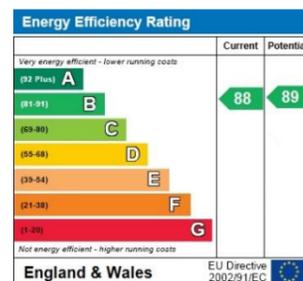
Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 523 sq ft – 49 sq m

Second Floor Area 439 sq ft – 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Green Close, Brookmans Park Freehold Guide Price £725,000



A beautifully finished four bedroom townhouse on Green Close in Brookmans Park, moments from the station with London access in around 40 minutes. Offering high specification interiors, under floor heating across the ground floor, solar panels, landscaped garden and excellent parking options.

- Four Double Bedroom Townhouse In Prime Brookmans Park Location
- Approximately 40 Minutes Commute To London
- Wet Zonal Under floor Heating Throughout The Entire Ground Floor
- Fresh Air Heat Recycling System Improving Comfort And Efficiency
- High Quality Kitchen With Marble Work tops And Integrated Bosch Appliances
- Solar Panels Providing Improved Energy Efficiency
- Quality Bathrooms With Villeroy And Boch Sanitary ware And Hansgrohe Showers
- Bi folding Doors Opening From Dining Area Onto The Garden
- Double Driveway, EV Charger And Additional Sheltered Car Port Parking
- Within Reach Of Brookmans Park Primary School And Chancellor's School





## Entrance Hall

Entered via a large composite front door, the entrance hall creates an excellent first impression and sets the tone for the quality seen throughout the home. The space features wood effect tiled flooring with wet zonal under floor heating, providing both warmth and durability. A useful storage cupboard with power and lighting offers practical everyday storage. The remote alarm control panel, which can be operated via an app for convenience, is positioned within the hallway. Doors lead through to the lounge, kitchen and ground floor WC.

## Ground Floor WC

Wood effect tiled flooring with wet underfloor heating. The suite includes a wall mounted Villeroy and Boch sink with mixer taps and a concealed cistern wall mounted Villeroy and Boch WC. Extractor fan.

## Lounge

A comfortable and well proportioned reception room with wood effect tiled flooring and wet zonal underfloor heating. A double glazed window overlooks the front aspect, allowing natural light into the room. Spotlights provide subtle evening lighting, while an extractor and fresh air vent connected to the heat recycling system maintain a consistent and comfortable atmosphere.

## Open Plan Kitchen / Diner

## Dining Area

Positioned within the open plan living space, the dining area continues the wood effect tiled flooring with wet zonal under floor heating. Bi-folding doors open onto the rear garden, creating a natural extension of the living space during summer months. Extractor and fresh air ventilation system maintain a comfortable temperature for the space.

## Kitchen Area

Finished to a high standard with wood effect tiled flooring and wet zonal underfloor heating. A range of base and eye level units are complemented by marble worktops and marble and glass splashbacks. Integrated Bosch appliances include a washer, dishwasher, gas hob with Bosch extractor above, and a Bosch double oven. Integrated fridge freezer. A cupboard houses the Worcester boiler. Double glazed window overlooking the rear garden.

## First Floor Landing

Carpeted stairs rise to the first floor landing. Power points, spotlights, radiator and extractor. Doors lead to Bedroom One, Bedroom Three and the Family Bathroom.

## Bedroom One

A spacious double bedroom with carpeted flooring and a double glazed set of French doors opening onto a Juliet balcony overlooking the rear aspect. Integrated double wardrobe providing useful storage. Radiator. Door leading to the En-suite.

## Bedroom One En-suite

Tiled flooring with partly tiled walls. The suite includes his and hers Villeroy and Boch sinks with mixer taps, concealed cistern wall mounted Villeroy and Boch WC, plus a panel enclosed bath and tiled shower enclosure with Hansgrohe shower. Heated towel rail, extractor and frosted double glazed window to the rear.

## Bedroom Three

A comfortable double bedroom with carpeted flooring and integrated wardrobe. Double glazed French doors open onto a Juliet balcony overlooking the front aspect. Radiator and extractor.

## Family Bathroom

Tiled flooring with partly tiled walls. The suite includes a wall mounted concealed cistern Villeroy and Boch WC, Villeroy and Boch wall mounted sink with mixer taps, and a panel enclosed bath with tiled splash panel and Hansgrohe shower. Extractor.

## Second Floor Landing

Carpeted stairs rise to the second floor landing. Loft hatch with ladder providing access to a partly boarded and insulated loft with power and lighting. Doors lead to Bedroom Two and Bedroom Four.

## Bedroom Two

A spacious double bedroom with carpeted flooring and a double glazed window to the rear. Integrated double wardrobe. Radiator. Door leading to the En-suite.

## Bedroom Two En-suite

Tiled flooring with partly tiled walls. Suite comprising Villeroy and Boch wall mounted sink with mixer taps, concealed cistern wall mounted Villeroy and Boch WC and Hansgrohe shower. Velux style window to the rear providing natural light. Heated towel rail, extractor, spotlights and power point for toothbrush charging or trimmer.

## Bedroom Four

Spacious double bedroom with carpeted flooring and two double glazed windows to the front aspect. Integrated wardrobe housing the water tank, additional storage cupboard, radiator and extractor.

## Outside Rear (Garden)

To the rear, the garden has been thoughtfully arranged for low maintenance outdoor living. A patio seating area leads onto an Easigrass artificial grass area, with exterior lighting, a water tap and power point providing added practicality. Tall hedging and fencing help create a private setting, while gated rear access adds further convenience.

## Outside Front

The property is approached via a double driveway bordered by shrubs, providing off street parking alongside an EV charging point, with an additional third parking space located within a sheltered car port. The frontage creates a neat and attractive arrival.

## Further Details

The property is Freehold  
Council Tax Band - Band F

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**