



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.

Upland Drive, Brookmans Park, Hatfield Freehold Guide Price £1,500,000



An Exceptional Five Bedroom Detached Family Home In Prestigious Brookmans Park, Offered Chain Free. Featuring A Stunning Open Plan Living Space, Luxury Garden Outbuilding, Smart Home Technology, Underfloor Heating, EV Charging, Electric Gated Driveway And South West Facing Garden.

- Chain Free Detached Family Home
- Five Double Bedrooms Across Three Floors
- High Specification Brick Built Outbuilding With WC And Air Conditioning
- Electric Gated Driveway With Parking For Multiple Vehicles
- EV Charging Point Installed
- Luxury Open Plan Kitchen Living Dining Room
- Underfloor Heating Throughout Ground Floor
- Smart Home System With Hue Lighting And Electric Blinds
- Outstanding Principal Suite With Walk In Wardrobe And Dressing Area
- South West Facing Landscaped Rear Garden





Ground Floor

Entrance Hall

A welcoming and spacious entrance hall creating an idyllic first impression. Finished with contemporary tiled flooring and under floor heating throughout, a useful under stair storage cupboard and doors leading to all principal ground floor accommodation, providing a spacious, eye-catching, stylish central hub to the home.

Open Plan Kitchen/Living/Dining Room

The true heart of the home, this exceptional open plan living space has been designed for modern family living and entertaining. Enjoying windows to both side aspects, large bi folding doors and additional double glazed doors opening onto the rear garden. The room is flooded with natural light throughout the day and for the night the whole property is fitted with smart Hue lighting. The luxurious kitchen features quartz work tops, matching breakfast bar, tiled splash backs, stainless steel sink, large gas hob, dual integrated Neff ovens, integrated Neff extractor, integrated Neff dishwasher and integrated fridge freezer. The spacious living area is centred around a bespoke media wall, creating a fantastic family space, whilst the generous dining area comfortably accommodates a large dining table for entertaining.

Reception Room

A generous additional reception room offering excellent versatility as a formal lounge, family room or cinema room. Featuring a large front aspect window allowing plenty of natural light, carpeted flooring, underfloor heating, bespoke media wall and Hue lighting, this is an ideal space to relax away from the main entertainment area.

Cloak Room

An impressive cloak room fitted with bespoke wrap around wardrobes complete with integrated lighting, offering an abundance of practical storage and stylish, expensive look. Finished with carpeted flooring, this room provides excellent everyday functionality while maintaining the high standard found throughout the home.

Utility Room

A well appointed utility room providing additional workspace and storage. Fitted with tiled flooring, work tops, base units and a stainless steel sink, there is ample space for laundry appliances including the washing machine and tumble dryer, together with an additional fridge freezer. The room also houses the boiler and hot water cylinder whilst offering direct access from the main living accommodation.

Downstairs WC

Beautifully presented and fully tiled, comprising a contemporary vanity wash hand basin with storage beneath, low level WC, heated towel rail and frosted front aspect window. Finished to a high specification to complement the rest of the ground floor.

First Floor

Landing

A bright and spacious landing with carpeted flooring, radiator and side aspect window providing natural light. Stairs continue to the second floor principal suite, whilst doors lead to all first floor bedrooms and the family bathroom.

Bedroom Two

A spacious double bedroom overlooking the front of the property with carpeted flooring, radiator and ample space for a range of bedroom furniture. The room further benefits from a stylish private en suite shower room, making it an ideal guest suite.

En Suite

A contemporary fully tiled shower room fitted with a corner shower enclosure featuring a rainfall shower head, vanity wash hand basin with storage, low level WC and heated towel rail.

Bedroom Three

Another excellent double bedroom overlooking the rear garden, finished with carpeted flooring and radiator. Offering generous proportions and its own en suite shower room, this room is perfect for older children or visiting guests.

En Suite

Finished to an equally high standard with full height tiling, corner shower enclosure with rainfall shower head, vanity wash hand basin, WC and heated towel rail.

Bedroom Four

A well proportioned double bedroom benefitting from fitted wardrobes and additional fitted cabinetry, carpeted flooring, radiator and rear aspect window overlooking the landscaped garden. A superb children's bedroom, guest room or home office if required.

Bedroom Five

A generous fifth bedroom with front aspect window, carpeted flooring and radiator. Offering flexible accommodation, the room could equally serve as a nursery, study or hobby room depending on individual requirements.

Family Bathroom

A luxurious fully tiled family bathroom fitted with a Jacuzzi bath incorporating a shower attachment, contemporary vanity wash hand basin, low level WC, heated towel rail and frosted side aspect window. A beautifully finished space ideal for the whole family.

Second Floor

Further Details

The property is Freehold
Council Tax Band - Unknown

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.