



HAWTHORN COTTAGE, 4 POTTERELLS STATION ROAD, BROOKMANS PARK AL9 7SL

Asking Price £1,195,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A stunning four bedroom luxury semi detached house set in over sixteen acres of beautiful communal grounds with private parking and fabulous mature walled garden. The property offers a natural blend of period charm and contemporary design comprising entrance hall with cloakroom, spacious living room with doors to garden, dining room and generous size contemporary kitchen/breakfast room also with doors to garden. To the first floor there are plenty of built in cupboards and wardrobes with the master suite enjoying en suite facilities with the remaining three bedrooms served by the family bathroom. The property is approached by a long private drive, meandering through beautiful grounds with parking to front and pretty 100ft south facing secluded landscaped garden to rear.





Property Features

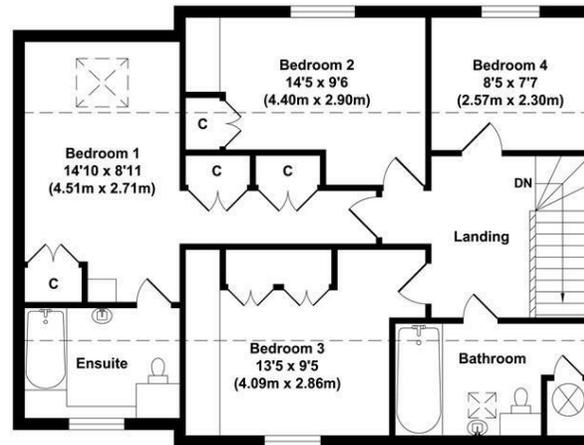
- Living Room: 22'9 x 13'5
- Dining Room: 17'5 x 9'11
- Kitchen/Breakfast Room: 22'0 x 8'10
- 16 Acres of Communal Grounds
- Family Bathroom
- Master Bedroom with En Suite: 14'10 x 8'11
- Bedroom Two: 14'5 x 9'6
- Bedroom Three: 13'5 x 9'5
- Bedroom Four: 8'5 x 7'7
- 100ft South Facing Garden

Agents Notes

Situated within walking distance to the village of Brookmans Park with its vast array of shops and rail station the property is located in an idyllic semi rural setting amongst 16 acres of stunning communal parkland with walled orchard gardens and private lake.



----- Restricted Head Height



Ground Floor

First Floor

TOTAL APPROX FLOOR AREA 1557.43 SQ. FT. (AREA 144.69 SQ. M)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS