Hamptons
INTERNATIONAL



Maple House Bell Lane, Brookmans Park, AL9

4 3 3

£1,700,000
(£1,700,000)

Property details



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Key features

- **Kitchen with integrated appliances**
- **Utility room with freestanding wash**
- **Bathroom and two ensuites**
- **Guest wc**
- **Study**
- **Dressing room to bedroom 1 and fit**
- **Air source heat pump and solar pan**
- **Turfed garden**
- **Garage with electric car charger**
- **10 year NHBC warranty**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

SHOW HOME NOW LAUNCHED - ARRANGE YOUR APPOINTMENT. The development of Bell Bar is set in the hamlet of Brookmans Park, a desirable location surrounded by generous green space and has a village character.ONE OF ONLY THREE FAMILY HOMES AVAILABLE TO VIEW - Maple House, one of three homes at Bell Bar. This four bedroom, three bathroom detached family home with 2,581sq.ft of living space includes a spacious kitchen/family/dining room, with bi-fold doors leading onto the garden. A utility room with side access, separate living room, study and guest wc. The first floor houses the four bedrooms with the principal bedroom including an ensuite shower room and dressing room. Bedroom 2 also includes an ensuite shower room and fitted wardrobes. The garage includes an electric car charger, power and light with access to the home via the utility room.Specification:• High quality kitchen furniture in choice of colours*. Quartz worktops and upstand in choice of colours*. Quooker hot tap. Under cabinet and under counter LED lighting and soft close doors and drawers. 1.5 bowl under mounted sink. Tiled flooring in choice of colours throughout kitchen/dining/family room. Integrated appliances include: larder fridge, larder freezer, dishwasher, wine cooler, two integrated single ovens, self-extracting black glass induction hob, combination oven and warming drawer.• Utility room with high quality kitchen furniture in choice of colours*. Quartz worktops and upstands*. Freestanding washer and dryer. Single bowl undermounted sink and tap.• Bathroom & Ensuites with Villeroy & Boch sanitaryware, Hansgrohe taps and rain showers. Chrome towel rail bars to bathrooms, ensuites and wc. Mirrored wall cabinets to bathrooms and ensuites including shaver sockets with under cabinet PIR lighting. Full height tiling in bathroom and ensuites. Half height tiling in wc. Choice of wall tiles*. Tiled flooring in bathroom, ensuite and wc in choice of colours*. Underfloor heating. Tiled flooring in choice of colours*.• Hallway with tiled flooring throughout in choice of colours with matwell*. Staircase wrought iron balustrade.• Air source heat pump.• PV panels.• Wet system underfloor heating to ground floor, radiators to all other floors. Hot Water cylinder.• LED downlighters.• Antique brass sockets throughout. TV points in living room, study and bedrooms. TV/SAT distribution system: sky cables coiled in loft, TV aerial provided.• Fibre broadband available (subject to connectionby homeowner). CAT 6 cabling to living room, study, kitchen/family room, bedroom 1 and first floor cupboard. Master BT in hall cupboard. USB-C sockets kitchen/family room, living room, study and bedrooms.• CCTV cabled coiled in termination box at eaves 1 no front, 1 no rear.• Dark grey contemporary front door with brushed chrome ironmongery and door bell. Black internal doors with antique brass handles.• All walls, ceilings and woodwork to be painted with Dulux paint, colour Timeless.• Dressing room to bedroom 1.• Fitted wardrobes to bedroom 2.• Grey external with white internal UPVC windows with white handles.• Electric garage door with electric car charger, power and lighting.• Front and rear outside tap. Front and rear double power socket.• Paved patio with turfed garden.• Outside lights.• Electric gates subject to planning.• NHBC 10 year warranty.* All specification is subject to change and availability at stage of construction.Tenure: FreeholdCouncil Tax Band: AwaitingPredicted EPC rating: ATo arrange a viewing or for further information, please contact Hamptons Hertford on 01992 874 223.The photos you see may not be indicative of this development. They could be photos of the Development Show Home.SituationIdeally located in the desirable Hertfordshire hamlet of Brookmans Park, this exclusive new development brings together modern design, generous green space and village character. These homes offer:Close proximity to local shops, delightful village pubs, a garden centre and bakery, plus leisure facilities like Brookmans Park Golf Club and the well-regarded Brookmans Park Primary School and Chancellors Secondary School.A wide choice of shopping, dining, leisure and cultural attractions just a short drive away in Potters Bar, Hatfield, Welwyn Garden City and St Albans.Ample open space on your doorstep, from wildlife-rich trails at Panshanger Park and Hatfield Park to peaceful country walks in the surrounding Hertfordshire countryside.Excellent schools nearby, including Dame Alice Owen’s School, Bishop’s Hatfield Girls’ School and the prestigious Stormont School, Queenswood School and Lochinver House School.Easy access to the M25, A1(M) and London Luton Airport, plus excellent commuter connections to London. Property Ref Number: HAM-66462







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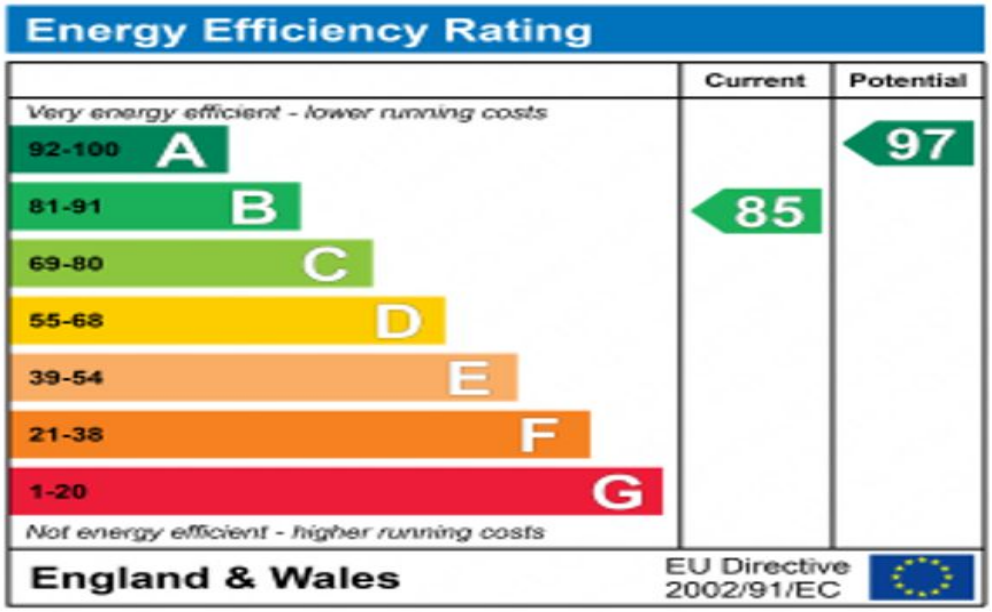




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Floor plan

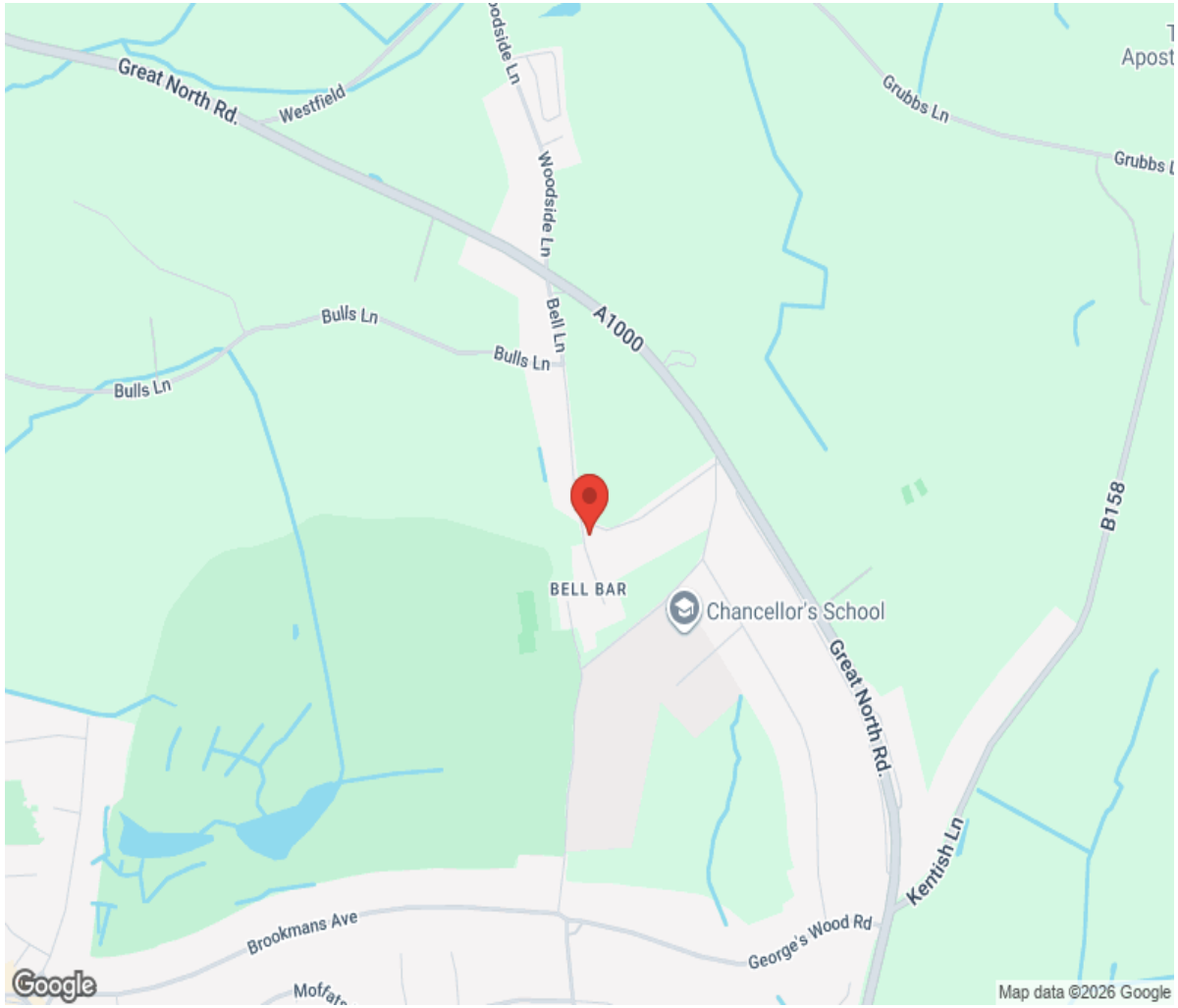


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First Floor

Location





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