



63 CALDER AVENUE, BROOKMANS PARK AL9 7AJ

RENT: £3,350 Per Calendar Month

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

A WELL MAINTAINED AND SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME - The property was re-decorated some 15 months ago, along with new carpets and Kitchen flooring.

Offering a modern fitted Kitchen breakfast room with built-in washer/dryer, Dishwasher, Fridge/freezer Oven and hob. Spacious hall and separate entrance lobby, large through lounge, separate dining room, ensuite and family bathroom.

SITUATED IN A QUIET PRIVATE ROAD WITH A LARGE 80ft SECLUDED GARDEN. AMPLE PARKING WITH CARRIAGE DRIVEWAY AND DOUBLE GARAGE. NEARBY LOCAL SCHOOLS AND BROOKMANS PARK VILLAGE CENTRE WITH MAIN LINE RAILWAY STATION.





Property Features

- LOUNGE: 30'0 X 12'2
- DINING ROOM: 23'0 X 9'6
- KIT/BREAKFAST RM: 23'0 X 9'6
- DOUBLE LENGTH GARAGE
- LARGE SECLUDED GARDEN
- FIVE BEDROOMS
- EN-SUITE TO MASTER BED
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GCH/DBLE GLAZED/ARMED

Agents Notes

AVAILABLE from Mid-July 2025 - Long term tenancy preferred. Spacious family home - local junior and senior schools are close by. Quiet and lovely area.

Tenants will be responsible for all the usual outgoings and services relating to the rental property. Please ask for our tenants information sheet B(16) for guidance on tenant responsibilities and costs.



Contact us

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Our Offices

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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.

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