

Georges Wood Road, Brookmans Park, AL9 7BT



OIEO: £1,250,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this attractive 4 bedroom 2 bathroom detached 'Hicks' bungalow. Located in this highly desirable road and sitting on a fabulous plot with large formal garden backing onto private woodland. The accommodation is versatile and there is plenty of scope to enlarge further (subject to planning). There is a large frontage providing plenty of parking and also benefits from a Tandem Garage. An internal viewing is essential. This property is offered for sale on a chain free basis.

- 4 BEDROOM, 2 BATHROOM HICKS BUNGALOW
- ACCOMMODATION IS VERSATILE, PLENTY OF SCOPE TO ENLARGE FURTHER (STPP)
- LOCATED IN A HIGHLY DESIRABLE ROAD
- LARGE FRONTAGE PROVIDING PLENTY OF PARKING
- LARGE FORMAL GARDEN BACKING ONTO PRIVATE WOODLAND
- TANDEM GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

Entrance Hall Way
Lounge/ Dining Room
Kitchen
Utility Room
Bedroom 4
Family Bathroom
Bedroom 2
First Floor
Bedroom 3
Bedroom 1 (with en-suite)
Large formal garden backing onto private woodland
Tandem Garage

LOCATION

Georges Wood Road is regarded as one of the village's premier roads and is a turning off of the Great North Road (A1000) and a continuation of Brookmans Avenue. Brookmans Park village centre, mainline railway station (Kings Cross/ Moorgate) local schools and the golf club are only a few minutes' drive away. The A1(M) and M25 are only a short drive away

SERVICES

Gas Central Heating and Mains Drainage.
COUNCIL TAX BAND G

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Approximate Gross Internal Area 2226 sq ft – 207 sq m
Ground Floor Area 1505 sq ft – 140 sq m
First Floor Area 721 sq ft – 67 sq m



Ground Floor

First Floor