

**Bluebridge Road, Brookmans Park, AL9**

**Price: £995,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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## PROPOSED REAR ELEVATION



### **\*Development Opportunity\***

**Detached house being sold with planning permission for a pair of semi-detached houses around 1650sq ft each. Other options include extending the current detached dwelling or knocking down and replacing with a new build detached house around 4,000 square foot (subject to planning). Conveniently situated in the heart of Brookmans Park Village with a West Facing Garden of Approx.135ft x 52ft in width. Please do contact the office for more information.**

- GREAT INVESTMENT OPPORTUNITY
- CURRENTLY 3 BEDROOM DETACHED HOUSE
- PLANNING PERMISSION FOR 2 SEMI DETACHED HOUSES AROUND 1650sq ft EACH
- OPTION TO BUILD A NEW DETACHED HOUSE AROUND 4,000 SQUARE FOOT (STPP)
- WEST FACING GARDEN OF APPROX.135FT X 52FT IN WIDTH
- CONVENIENTLY SITUATED IN THE HEART OF BROOKMANS PARK VILLAGE

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## **FEATURES**

### **DESCRIPTION**

#### **\*DEVELOPMENT OPPORTUNITY\***

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#### **CURRENT ACCOMMODATION**

Entrance Hallway  
Lounge  
Dining Room  
Kitchen  
Utility Room  
Ground Floor Guest Cloakroom with Shower  
3 Bedrooms  
Family Bathroom  
Detached Garage  
Off-Street Parking

#### **LOCATION**

Bluebridge Road is one of the main roads through Brookmans Park which leads into the village where you will find a variety of local shops, mainline railway station (Kings Cross/Moorgate), primary school etc. The Golf and Tennis Clubs are only a short drive away, as is the A1(M) and M25.

#### **SERVICES**

Gas Central Heating and Mains Drainage.

#### **LOCAL AUTHORITY**

Welwyn Hatfield Council

#### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

#### **IMPORTANT INFORMATION 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).

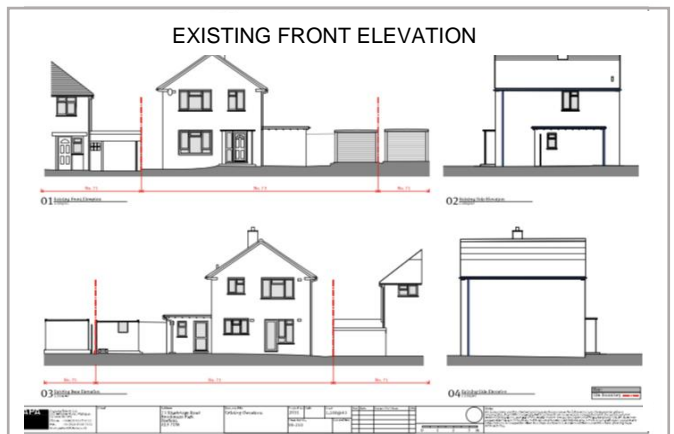
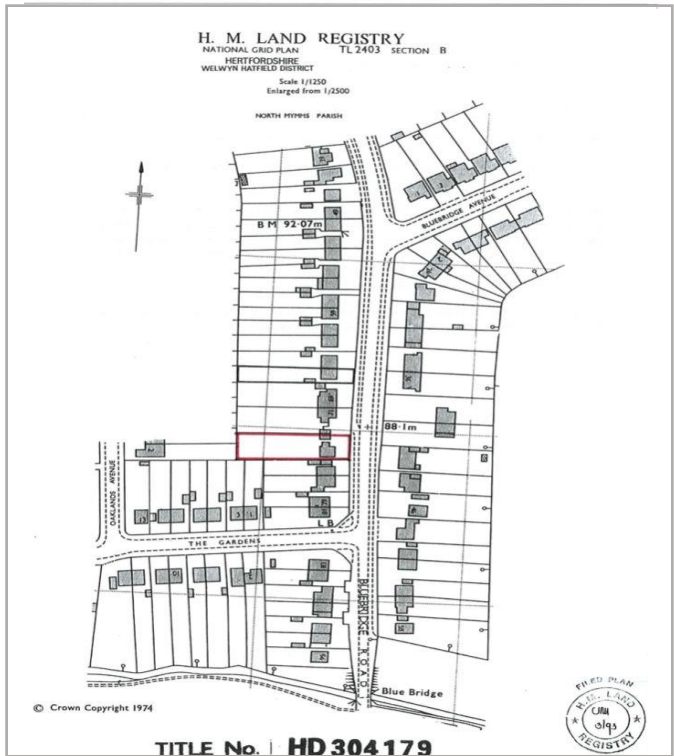


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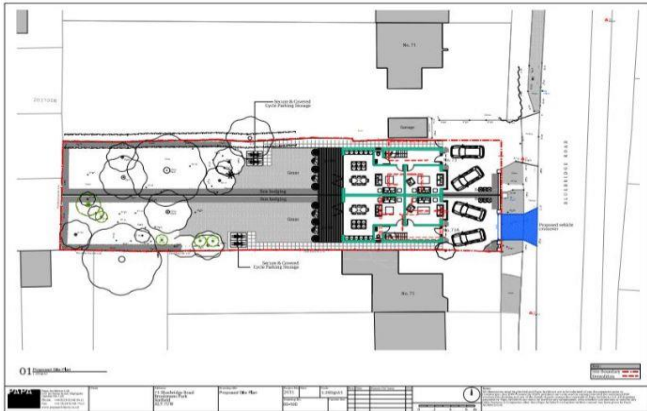
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PROPOSED GROUND FLOOR



PROPOSED 1ST FLOOR



PROPOSED 2ND FLOOR

