

Georges Wood Road, Brookmans Park, AL9 7BX



OIEO: £1,395,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A deceptively spacious and extremely well presented 4 bedroom, 2 bathroom, detached Hicks-Style family home situated in this sought after road with a south facing plot. The property is approx. 2650 sq ft and benefits from 3 large reception rooms, plus study, garage/workshop and utility room with an approximate 100 ft x 50ft stunning rear garden, plenty of off-street parking. An internal viewing is highly recommended.

- 4 BEDROOM DETACHED PROPERTY
- 3 RECEPTIONS PLUS STUDY
- 2 BATHROOMS
- UTILITY ROOM
- SOUGHT-AFTER ROAD
- 100 ft x 50ft SOUTH FACING REAR GARDEN
- GARAGE/WORKSHOP
- OFF-STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
SITTING ROOM
OFFICE
KITCHEN
UTILITY ROOM
LIVING ROOM
DINING ROOM
GROUND FLOOR SHOWER ROOM
SEPARATE GUEST CLOAKROOM
4 BEDROOMS
FAMILY BATHROOM
WORKSHOP
GARAGE
APPROX 100FT X 50FT SOUTH FACING REAR GARDEN
OFF-STREET PARKING FOR SEVERAL VEHICLES

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 as are the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas central heating and mains drainage. Council Tax Band G.

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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Approximate Gross Internal Area 2651 sq ft – 246 sq m
Ground Floor Area 1586 sq ft – 147 sq m
First Floor Area 1065 sq ft – 99 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

