

Bluebridge Road, Brookmans Park, AL9 7UW

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



Price: £995,000



We are delighted to bring to the market this brand new 4 bedroom, 3 bathroom, semi-detached house around 1,800sq ft. Conveniently situated in the heart of Brookmans Park Village with a West Facing Garden of Approx.130ft . Call for more information for this rare opportunity purchase.

- **4 BEDROOM SEMI-DETACHED HOUSE**
- **FULL 10 YEAR NEWBUILD GUARANTEE**
- **OPEN-PLAN SUPERROOM**
- **3 BATHROOMS**
- **SEPERATE FRONT LOUNGE**
- **CONVENIENTLY SITUATED IN THE HEART OF BROOKMANS PARK VILLAGE**
- **WEST FACING GARDEN OF APPROX.130FT**
- **PRIVATE DRIVEWAY**

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DESCRIPTION

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ACCOMMODATION

GROUND FLOOR	1ST FLOOR	2ND FLOOR	EXTERIOR
LIVING ROOM KITCHEN/DINER GUEST CLOAKROOM	BEDROOMS 2,3 AND 4 (ONE WITH EN-SUITE) FAMILY BATHROOM	BEDROOM 1 WITH EN-SUITE WALK-IN WARDROBE STORAGE ROOM	WEST FACING GARDEN OF APPROX.130FT PRIVATE DRIVEWAY WITH 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.
Council Tax is unknown at present and to be confirmed.

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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Approximate Gross Internal Area 1828 sq ft – 170 sq m
Ground Floor Area 819 sq ft – 76 sq m
First Floor Area 583 sq ft – 54 sq m
Second Floor Area 426 sq ft – 40 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.

