

Green Close, Brookmans Park, AL9 7ST



Price: OIEO £800,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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This stunning 4-bedroom townhouse, offered for sale in excellent condition. The property is situated in the heart of the thriving Brookmans Park Village, with great local amenities, quality schools and the mainline railway station.

The property boasts a separate lounge, lovely kitchen/dining room, 4 double bedrooms and 3 bathrooms, making it an ideal family home. All 4 bedrooms are stylish and modern, echoing the contemporary design and attention to detail found throughout the house.

The property has off-street parking to the front of the property and extra parking in a nearby carport.

- **4 BEDROOM TOWN HOUSE**
- **SET OVER 3 FLOORS**
- **IN THE HEART OF BROOKMANS PARK VILLAGE**
- **WALKING DISTANCE TO GOOD SCHOOLS AND LOCAL AMENITIES**
- **CLOSE TO GOLF AND TENNIS CLUBS**
- **REAR GARDEN AND PARKING**
- **MODERN KITCHEN AND 3 BATHROOMS**
- **A STONES THROW FROM BROOKMANS PARK RAILWAY STATION**

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FEATURES
DESCRIPTION

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ACCOMMODATION

GROUND FLOOR ENTRANCE HALLWAY
STORAGE CUPBOARD
LIVING ROOM
KITCHEN/DINING ROOM (bi-fold doors leading onto the garden)
GUEST CLOAKROOM

FIRST FLOOR
BEDROOM 1 WITH EN-SUITE
BEDROOM 4 WITH BALCONY
FAMILY BATHROOM

SECOND FLOOR
BEDROOM 2 WITH EN-SUITE
BEDROOM 3
ALL BEDROOMS HAVE BUILT-IN STORAGE

EXTERIOR
REAR GARDEN
OFF-STREET PARKING TO FRONT
CARPORT PARKING NEARBY

LOCATION

Green Close is a convenient location leading off Station Road in the heart of the village. Brookmans Park Primary School, mainline railway station (Kings Cross/Moorgate) and local shops are all within a short walk away. M25 and A1(M) are within a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council

SERVICES

Gas central heating and mains drainage.
Zonal underfloor heating to the ground floor.
Council Tax Band F.

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 Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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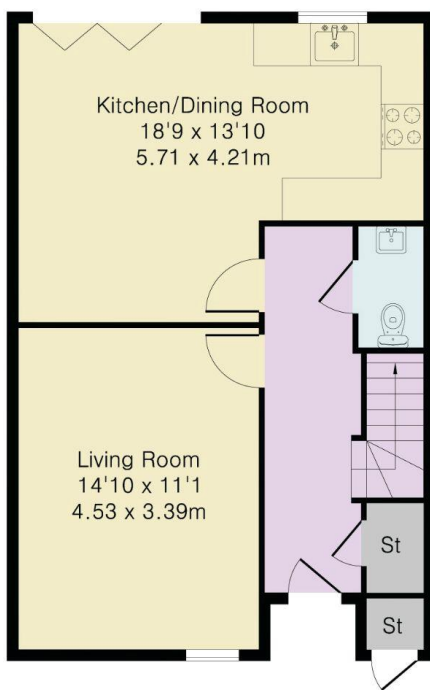
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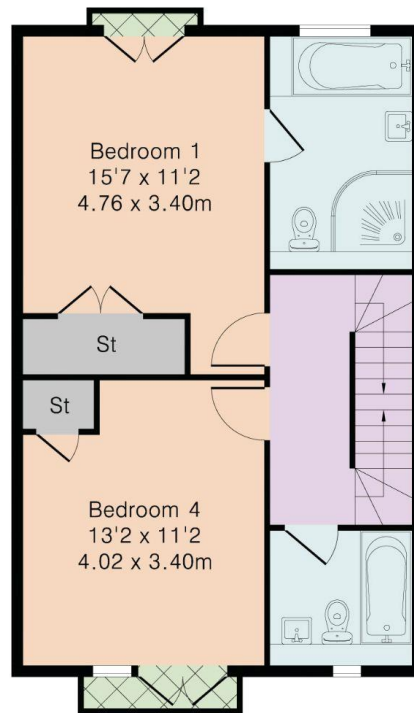
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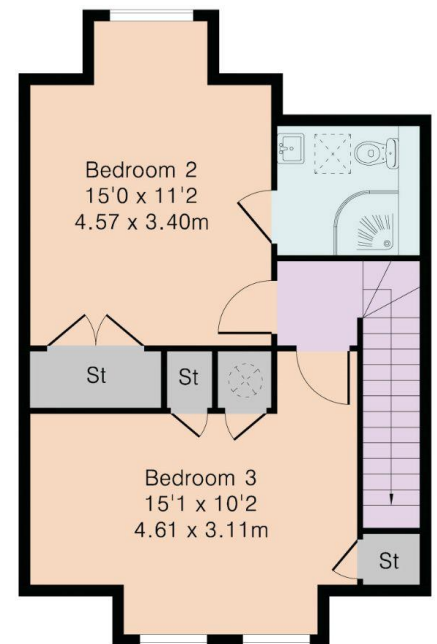
Approximate Gross Internal Area 1491 sq ft – 139 sq m
Ground Floor Area 529 sq ft – 49 sq m
First Floor Area 523 sq ft – 49 sq m
Second Floor Area 439 sq ft – 41 sq m



Ground Floor



First Floor



Second Floor



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.

