

Bluebridge Road, Brookmans Park, AL9 7UW

Price: £995,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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****CHAIN FREE****

Built in 2024 is this conveniently situated 3 bedroom, 3 bathroom Semi Detached family home benefiting from 1800 sq ft of accommodation over 3 floors. 130ft west facing rear garden and off street parking for 2 vehicles. The property is offered for sale chain free and is ideally situated for Brookmans Park village and mainline railway station.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 9 YEAR NEWBUILD GUARANTEE
- OPEN-PLAN KITCHEN/DINER
- SEPERATE FRONT LOUNGE
- STUDY TO FIRST FLOOR
- 130FT WEST FACING GARDEN
- 3 BATHROOMS
- PRIVATE DRIVEWAY
- CONVENIENTLY SITUATED

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINER
GROUND FLOOR CLOAKROOM

1ST FLOOR

2 BEDROOMS - One with En-Suite shower room
FAMILY BATHROOM
STUDY

2ND FLOOR

1 BEDROOM - with En-Suite shower room
WALK-IN WARDROBE
STORAGE ROOM

130ft WEST FACING GARDEN
PRIVATE DRIVEWAY
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 Band F

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. Facial recognition will be offered at a charge of £25 plus vat per person.

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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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

