

Calder Avenue, Brookmans Park, AL9 7AH



Price: £1,195,000
Freehold

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



**** CHAIN FREE ****

Offered for sale chain free is this good size 4 bedroom 2 bathroom link detached family home situated in a popular residential road. This property has 3 reception rooms and good size garage. Situated on a generous corner plot this property also benefits from planning permission for a double storey side and rear extension. With a carriage driveway there is plenty of parking, the frontage is 75ft wide. The pretty side and rear gardens are a great size for a family garden and at the furthest is 105ft in length.

- 4 BEDROOM LINK DETACHED FAMILY HOME
- 3 RECEPTION/ 2 BATHROOMS
- GENEROUS CORNER PLOT
- PLANNING PERMISSION FOR A DOUBLE STORY SIDE AND REAR EXTENSION
- SIDE AND REAR GARDENS
- CHAIN FREE
- CARRIAGE DRIVEWAY
- POPULAR RESIDENTIAL ROAD

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING/PLAYROOM
DINING ROOM
KITCHEN
BREAKFAST ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM
4 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM
SIDE AND REAR GARDENS - at the furthest is 105ft in length
GARAGE
CARRIAGE DRIVEWAY

LOCATION

Calder Avenue is situated off Mymms Drive which is off Great North Road (A1000). Brookmans Park village centre, gobions park, mainline railway station (Kings Cross/Moorgate) local schools including Lochinver, Stormont, Queenswood and the golf club are only a short drive away as are the A1(M) and M25.

SERVICES

GAS CENTRAL HEATING AND MAINS DRAINAGE.
COUNCIL TAX BAND G

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 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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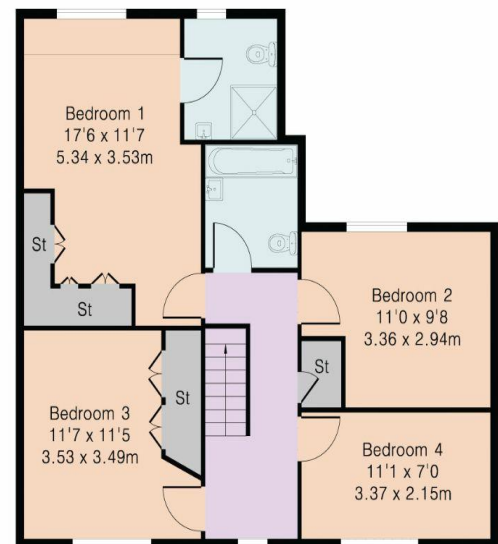
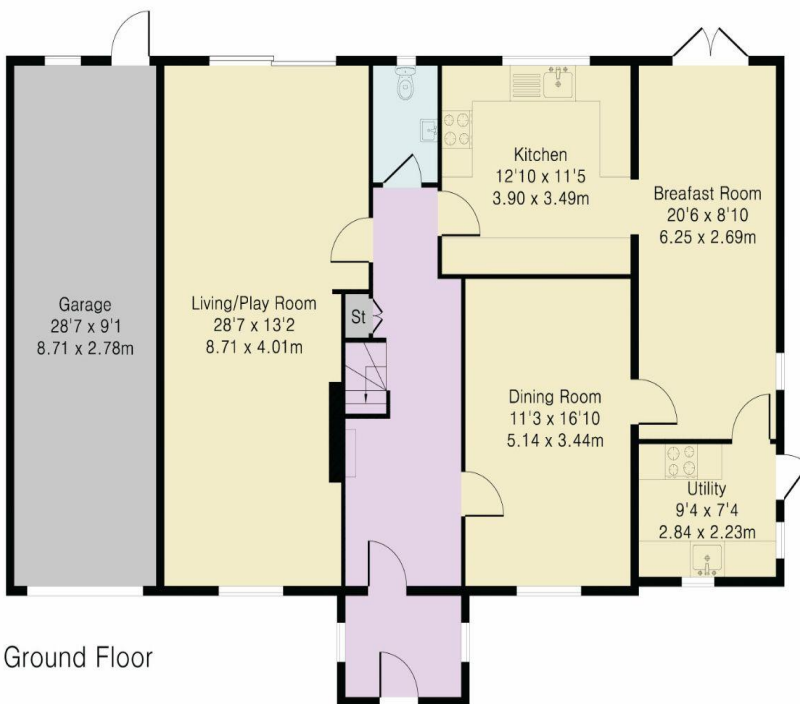
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Approximate Gross Internal Area 2143 sq ft – 199 sq m
Ground Floor Area 1440 sq ft – 134 sq m
First Floor Area 703 sq ft – 65 sq m



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.

