

Calder Avenue, Brookmans Park, AL9 7AQ

Price: £1,895,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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An outstanding 4 double bedroom 4 bathroom detached family home which has over 3,000 sq ft of accommodation over 3 floors. This property has been completely remodelled by the current owners to provide excellent accommodation including a welcoming reception hallway, open plan kitchen/diner/family room with hand made kitchen, separate lounge, study, utility room and garage, all finished to a very high standard. The South facing rear garden features a full width patio and is approx. 125ft long. There is plenty of off street parking on the private driveway. This property can only be fully appreciated with an internal viewing.

- 4 DOUBLE BEDROOMS
- 4 BATHROOMS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- STUDY
- LOUNGE
- UTILITY ROOM
- 125ft SOUTH FACING REAR GARDEN
- PLENTY OF OFF STREET PARKING

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DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALLWAY
CLOAKROOM
LOUNGE
OPEN PLAN KITCHEN/DINER/FAMILY ROOM
STUDY
UTILITY ROOM

EXTERIOR

125ft SOUTH FACING REAR GARDEN
PRIVATE DRIVEWAY
GARAGE

FIRST FLOOR

3 DOUBLE BEDROOMS
3 EN-SUITE BATH/SHOWER ROOMS

2ND FLOOR

DOUBLE BEDROOM
SHOWER ROOM

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 AND HATFIELD COUNCIL
COUNCIL TAX BAND G

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

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. Facial recognition will be offered at a charge of £15 plus vat per person.

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Approximate Gross Internal Area 3090 sq ft – 287 sq m
Ground Floor Area 1421 sq ft – 132 sq m
First Floor Area 1184 sq ft – 110 sq m
Second Floor Area 485 sq ft – 45 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.

