

**Bluebridge Road, Brookmans Park, AL9**

**Price: £1,175,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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Situated in this convenient location for all amenities within this village, is this completely refurbished and extended 5 bedroom 3 bathroom semi-detached family home. The current owners have significantly improved this property. This is ideal for entertaining with a superb open plan kitchen/diner/family room to the rear with bi-folding doors. There is also a separate lounge, study and utility room. There is plenty of off street parking and has a 115ft rear garden.

- 5 BEDROOM SEMI DETACHED FAMILY HOME
- COMPLETELY REFURBISHED & EXTENDED
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- SEPARATE LOUNGE
- STUDY
- 3 BATHROOMS
- 115FT REAR GARDEN
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN/DINING/FAMILY ROOM  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM  
PLANT/STORE ROOM  
STUDY

### **FIRST FLOOR**

4 BEDROOMS - one with En - Suite shower room  
FAMILY BATHROOM

### **SECOND FLOOR**

BEDROOM - with En-Suite shower room & eaves storage

115FT REAR GARDEN  
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.

### **LOCAL AUTHORITY**

Welwyn Hatfield Council

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### **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 £15 plus vat per person.



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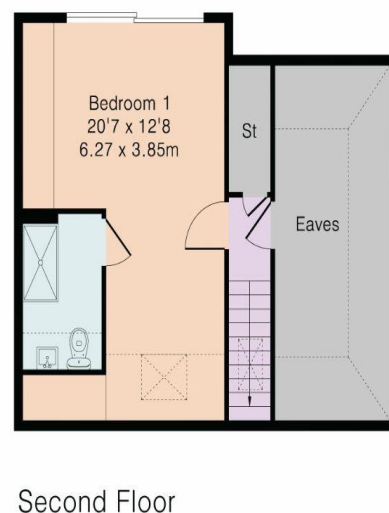
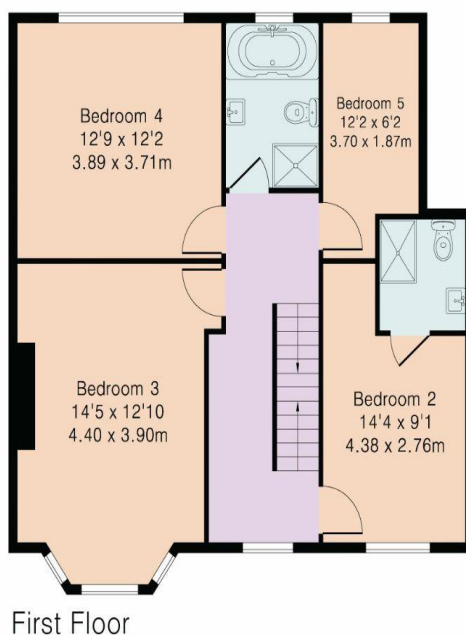
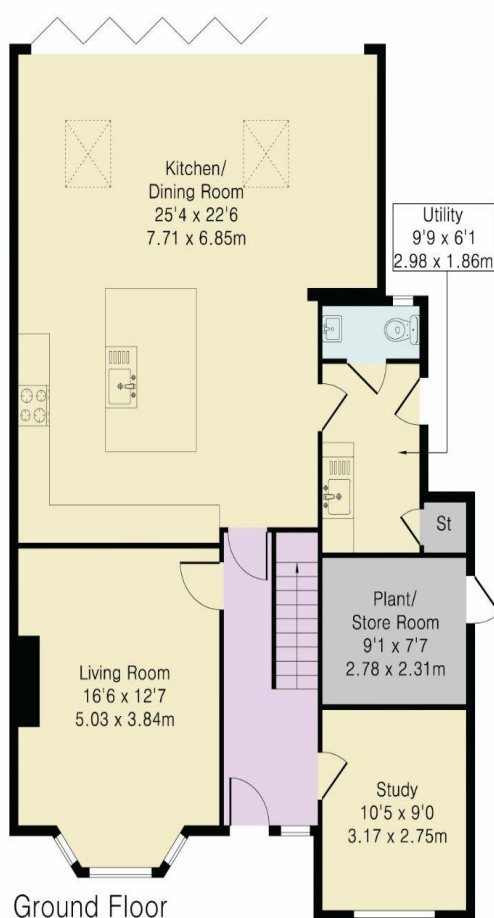
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### Approximate Gross Internal Area 2122 sq ft - 198 sq m

Ground Floor Area 1071 sq ft – 100 sq m

First Floor Area 738 sq ft – 69 sq m

Second Floor Area 313 sq ft – 29 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.



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