

Brookmans Avenue, Brookmans Park, AL9 7QH

Price: £1,750,000
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****

Situated in the area's most prestigious turning is this deceptively spacious 5 bedroom 3 bathroom detached family home, comprising 2,832 sq ft of accommodation and within a stone's throw of the village centre. Benefitting from a large galleried reception hallway, great size lounge with bi-folding doors to the rear garden and interconnecting doors to the family room and kitchen, again with bi-fold doors to the garden. Behind the electric gates the carriage driveway has off street parking for numerous vehicles. The rear garden is 100ft and backs directly onto Brookmans Park Golf Course. Planning permission has been granted to extend further.

- 5 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 2,832 SQ FT OF ACCOMMODATION
- 3 BATHROOMS
- LARGE GALLERIED RECEPTION HALLWAY
- LOUNGE WITH BI- FOLDING DOORS TO THE REAR GARDEN
- 100FT REAR GARDEN BACKING ONTO GOLF CLUB
- CARRIAGE DRIVEWAY WITH ELECTRIC GATES
- PANNING PERMISSION TO EXTEND FURTHER
- CLOSE TO AMENITIES/MAINLINE RAILWAY STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

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

FIRST FLOOR

5 BEDROOMS - two with En-Suite shower rooms
FAMILY BATHROOM

100ft REAR GARDEN- backing onto Brookmans Park Golf Club
DOUBLE GARAGE
CARRIAGE DRIVEWAY WITH ELECTRIC GATES

LOCATION

Brookmans Avenue is regarded as the premier road within this village. The local shops, schools and mainline railway station (Kings Cross/Moorgate) are all within walking distance. Queenswood, Lochinver and Stormont Schools are only a short drive away as are the M25 and A1(M).

LOCAL AUTHORITY

Welwyn and Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band H

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.

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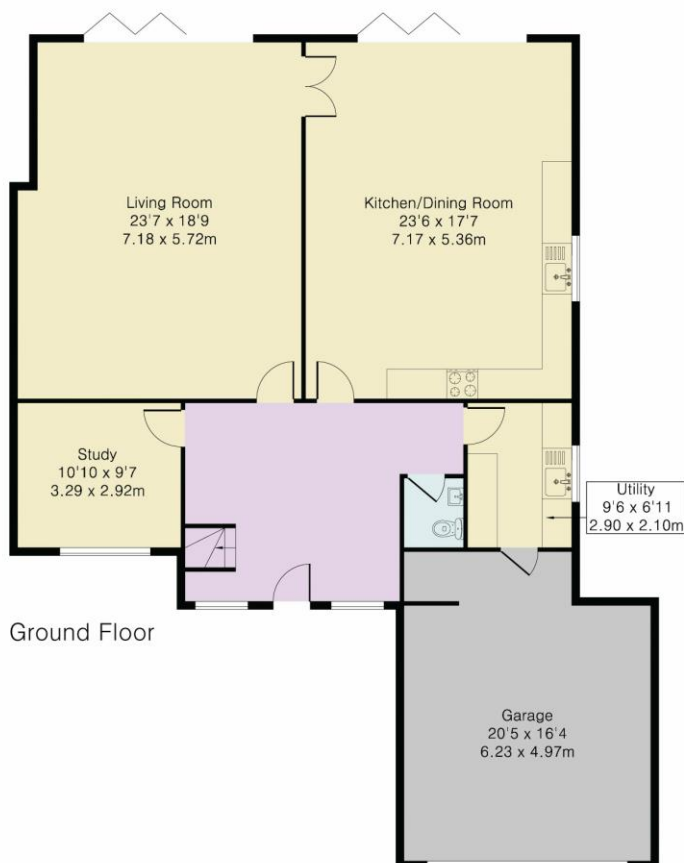
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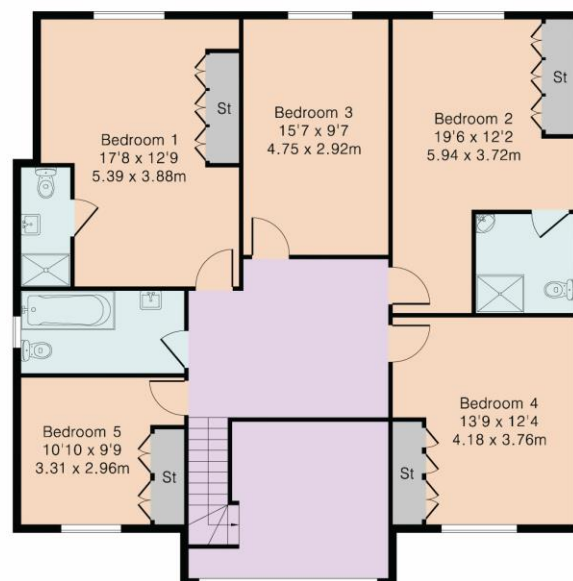
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Approximate Gross Internal Area 2832 sq ft - 263 sq m
(Including Garage)



Ground Floor



First 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.

