Bluebridge Road, Brookmans Park, AL9 7UW



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

Price: OIEO £810,000 Freehold



A beautifully presented 3 bedroom semi detached family home, situated in this convenient location for all amenities withing the village. Benefits include en suite to main bedroom, a bright and spacious kitchen dining room, front reception, conservatory, downstairs cloakroom, garage private off street parking and beautiful approx. 70ft westerly facing rear garden.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- BRIGHT & SPACIOUS KITCHEN/DINING ROOM
- FRONT RECEPTION ROOM
- CONSERVATORY

- GROUND FLOOR CLOAKROOM
- 70FT WESTERLY FACING REAR GARDEN
- CLOSE TO AMENITIES
- GARAGE/OFF STREET PARKING

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# FEATURES

## DESCRIPTION

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## ACCOMMODATION

ENTRANCE HALLWAY LIVING ROOM KITCHEN/DINING ROOM CONSERVATORY GROUND FLOOR CLOAKROOM

3 BEDROOMS - One with En-Suite shower room FAMILY BATHROOM

70FT WESTERLY REAR GARDEN GARAGE 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 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

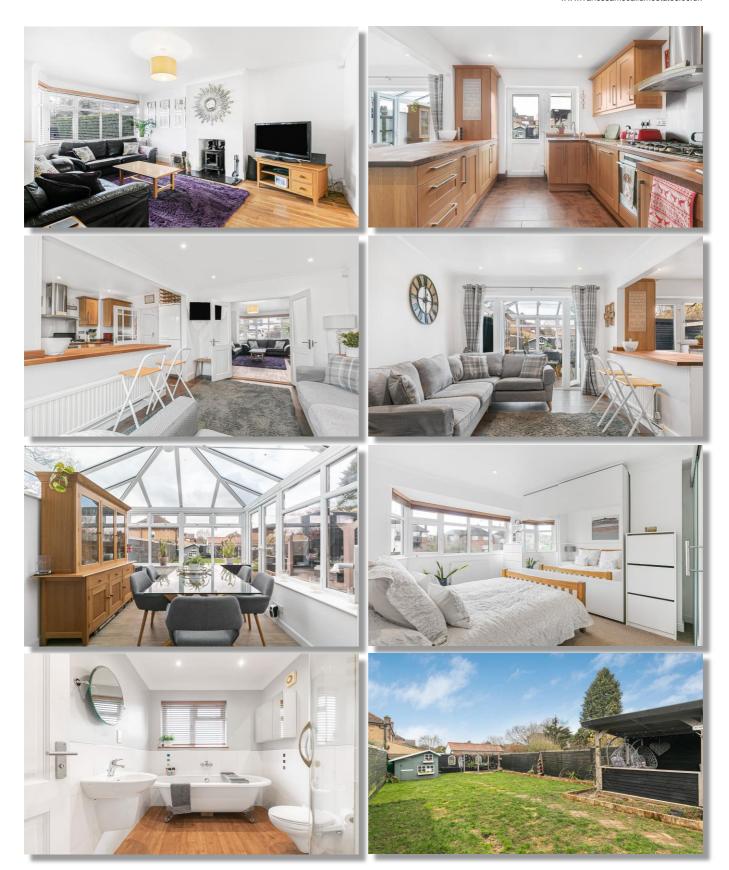
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Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by 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.



