

Bluebridge Road, Brookmans Park, AL9 7UW

Price: OIEO £810,000
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



A beautifully presented 3 bedroom semi detached family home, situated in this convenient location for all amenities within 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

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 1321 sq ft - 123 sq m
(Including Garage)**

Ground Floor Area 795 sq ft – 74 sq m

First Floor Area 526 sq ft – 49 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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