

**Pine Grove, Brookmans Park, AL9 7BL**

**OIEO: £1,250,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**We are delighted to offer for sale this 4 bedroom 2 bathroom, 3 reception room detached family home ideally situated for Chancellor's Secondary School. This property benefits from a private driveway, carport, garage and a 73ft south/west facing rear garden. There is plenty of storage already and has plenty of scope to enlarge further (stpp).**

- 4 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION /2 BATHROOMS
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- PRIVATE DRIVEWAY
- 73FT SOUTH/WEST FACING REAR GARDEN
- CARPORT AND GARAGE
- SCOPE TO ENLARGE FURTHER (STPP)

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
RECEPTION ROOM  
KITCHEN  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM

### **FIRST FLOOR**

4 BEDROOMS - one with an En-Suite bathroom  
FAMILY BATHROOM

73FT SOUTH/WEST FACING REAR GARDEN  
GARAGE  
CARPORT  
OFF STREET PARKING

### **LOCATION**

Pine Grove is regarded as one of Brookmans Park's premier roads and is off Georges Wood Road, Chancellor's secondary school is a stone's throw away as are the local Golf and Tennis Clubs. The mainline railway station (London Moorgate and Kings Cross) and shops are a short drive away as are the M25 and A1(M). Gobions open space, with its scenic woodland walks, lakes and children's park are a short walk away

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **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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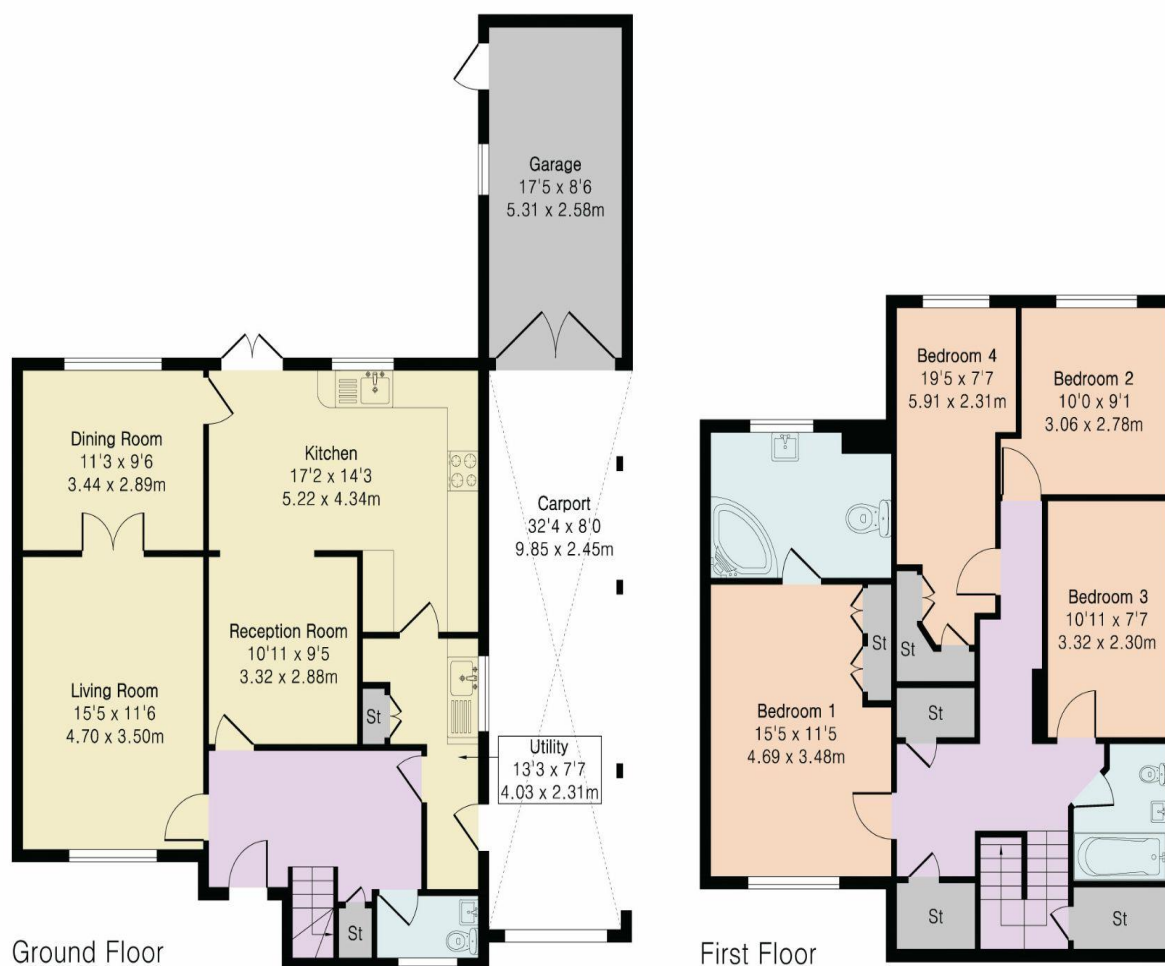


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**Approximate Gross Internal Area 1811 sq ft - 168 sq m**

Ground Floor Area 956 sq ft – 89 sq m

First Floor Area 855 sq ft – 79 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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