

Pine Grove, Brookmans Park, AL9 7BP

Price: £1,995,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A truly outstanding 5 bedroom 5 bathroom detached family home set on 3 floors with circa 4,000 sq ft of accommodation .The property has been extremely well thought about and was built approximately 5 years ago so still has around 5 years NHBC insurance. The property benefits from a 28ft x 25ft super-room to the rear, separate sitting room,study and utility room. There is also a good size garage, plenty of off street parking and a stunning 80ft south west facing garden which benefits from a full width patio and backs directly onto woodlands.

- 5 BEDROOM DETACHED FAMILY HOME
- 5 BATHROOMS
- SET OVER 3 FLOORS
- CIRCA 4,000 SQ FT OF ACCOMMODATION
- 28FT X 25FT SUPER ROOM TO THE REAR
- SEPARATE SITTING ROOM
- STUDY
- STUNNING 80FT SOUTH WEST FACING REAR GARDEN
- BACKS DIRECTLY ONTO WOODS
- PLENTY OF OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

RECEPTION HALLWAY
SITTING ROOM
STUDY
OPEN PLAN SUPER ROOM INCORPORATING KITCHEN/DINING/LIVING ROOM
UTILITY
GROUND FLOOR CLOAKROOM

1ST FLOOR

4 BEDROOMS - one with walk in wardrobe
4 BATH/SHOWER ROOMS

2ND FLOOR

BEDROOM - with walk in wardrobe and En-Suite bath/shower room

GARAGE

STUNNING 80FT SOUTH WEST FACING REAR GARDEN
PLENTY OF 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

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band H

LOCAL AUTHORITY

Welwyn Hatfield Council.

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 £25 plus vat per person.

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Approximate Gross Internal Area 3956 sq ft - 367 sq m

Ground Floor Area 1591 sq ft - 148 sq m

First Floor Area 1554 sq ft - 144 sq m

Second Floor Area 811 sq ft - 75 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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