

Price: £1,699,999

Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
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www.vanessamccallumestates.co.uk



An attractive and charming 1920s 5 bedroom, 2 bathroom family home offering 3 reception rooms, ideally positioned in a highly sought-after cul-de-sac location. Set on an impressive plot of approximately a quarter of an acre, the property benefits from ample off-street parking, a tandem garage, and a beautifully secluded south-facing rear garden measuring approximately 96ft in length and 127ft at its widest point. Further features include a spacious kitchen/breakfast room, well-proportioned living accommodation throughout, and an enviable position just a stone's throw from Brookmans Park Village Centre.

- 5 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION/2 BATHROOMS
- ATTRACTIVE AND CHARMING 1920'S
- SPACIOUS KITCHEN/BREAKFAST ROOM
- APPROX 1/4 OF AN ACRE PLOT
- SECLUDED SOUTH FACING REAR GARDEN
- TANDEM GARAGE
- AMPLE OFF STREET PARKING
- CUL-DE-SAC
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

An attractive and charming 1920s 5 bedroom, 2 bathroom family home offering 3 reception rooms, ideally positioned in a highly sought-after cul-de-sac location. Set on an impressive plot of approximately a quarter of an acre, the property benefits from ample off-street parking, a tandem garage, and a beautifully secluded south-facing rear garden measuring approximately 96ft in length and 127ft at its widest point. Further features include a spacious kitchen/breakfast room, well-proportioned living accommodation throughout, and an enviable position just a stone's throw from Brookmans Park Village Centre.

ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

RECEPTION ROOM

GROUND FLOOR CLOAKROOM

5 BEDROOMS - one with En-Suite shower room

OFFICE

FAMILY BATHROOM

SOUTH FACING SECLUDED REAR GARDEN - 96ft in length and 127ft at its widest point

TANDEM GARAGE

AMPLE OFF STREET PARKING

LOCATION

The Close is a sought after and quiet cul-de-sac just off Brookmans Avenue consisting of just 5 homes. The shops and mainline railway station (Kings Cross/Moorgate) are only a stones throw away. Brookmans Park Primary School and Chancellor's Secondary School are within walking distance. Queenswood, Lochinver and Stormont schools are only a short drive away. The A1(M) and M25 are also a short drive from the property.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band G

LOCAL AUTHORITY

Welwyn and Hatfield

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 £25 plus vat per person.

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**Approximate Gross Internal Area 2528 sq ft - 235 sq m
(Including Garage)**

Ground Floor Area 1362 sq ft - 127 sq m

First Floor Area 1166 sq ft - 108 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

