Bluebridge Road, Brookmans Park, AL9 7SA

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

OIEO £1,100,000
Freehold



****CHAIN FREE****

A handsome 4 bedroom detached family home which has been extended to provide excellent accommodation and is a stone's throw from the village amenities. Benefits from a separate lounge, open plan kitchen/family/ dining room, utility room, integral garage, private driveway and a 100ft rear garden. An internal viewing is highly recommended in this beautiful home.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 2 BATHROOMS
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- SEPARATE LOUNGE
- 100FT REAR GARDEN
- INTEGRAL GARAGE/PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
UTILITY ROOM
DINING ROOM
GROUND FLOOR CLOCKROOM

4 BEDROOMS - One with En-Suite bathroom
FAMILY BATHROOM

100ft REAR GARDEN
INTERGRAL 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 G

LOCAL AUTHORITY
Welwyn Hatfield Council

VIEWING
STRICTLY BY APPOINTMENT THROUGH 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 £50 plus vat per person.

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Approximate Gross Internal Area 2255 sq ft - 210 sq m (Including Garage)

Ground Floor Area 1442 sq ft – 134 sq m
First Floor Area 813 sq ft – 76 sq m



Ground Floor First Floor

PINK PLAN

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.