

**Price: £1,200,000
Freehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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This is an extended detached family home with 5 bedrooms including one in the loft accessed via piano stairs, 2 bathroom/shower rooms and loft shower room. It is situated in this sought after cul-de-sac location in the heart of Brookmans Park village. This property features a lovely wood-panelled dining hall and 2 separate reception rooms. The rear garden is 80ft in length and side access. There is off street parking and garage, and further scope to enlarge (subject to planning consents).

- EXTENDED DETACHED FAMILY HOME
- 4 BEDROOM / 2 BATHROOM/SHOWER ROOMS ON THE FIRST FLOOR
- 5TH BEDROOM AND SHOWER ROOM IN LOFT
- 2 SEPARATE RECEPTION ROOMS
- WOOD PANELLED DINING ROOM
- 80FT REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CUL DE SAC
- SCOPE TO ENLARGE (STPP)

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

DINING HALL
SITTING ROOM
LIVING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
CLOAKROOM WC

FIRST FLOOR

4 BEDROOMS - one with En-Suite shower room
6- PIECE FAMILY BATHROOM

SECOND FLOOR via piano stairs

5th BEDROOM
3-PIECE SHOWER ROOM

80ft REAR GARDEN
GARAGE
SIDE ACCESS
OFF STREET PARKING

LOCATION

Bluebridge Avenue is a quiet cul-de-sac turning off of Bluebridge Road which is one of the main roads through Brookmans Park Village. This road leads into the village where you will find a variety of local shops, mainline railway station (Kings Cross/Moorgate), primary school, etc. At the end of the cul-de-sac there is a footpath which leads to Gobions Wood, a 36-acre nature reserve. The Golf and Tennis Clubs are only a short drive away, as is A1(M) and M25.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Welwyn and 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 £25 plus vat per person.

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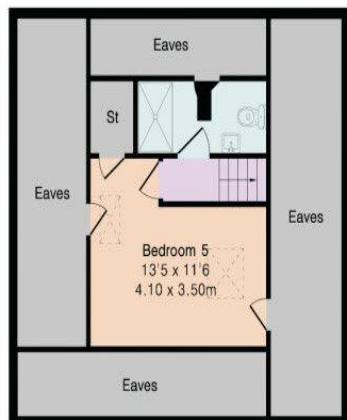
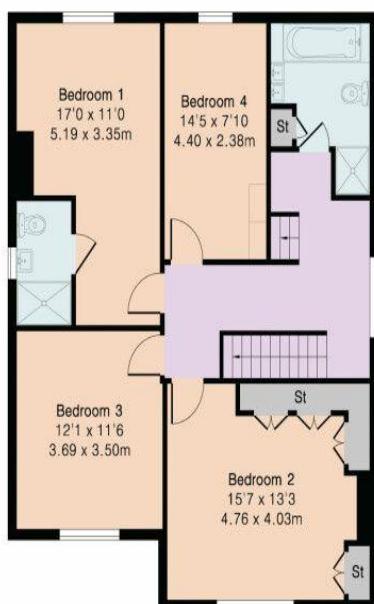
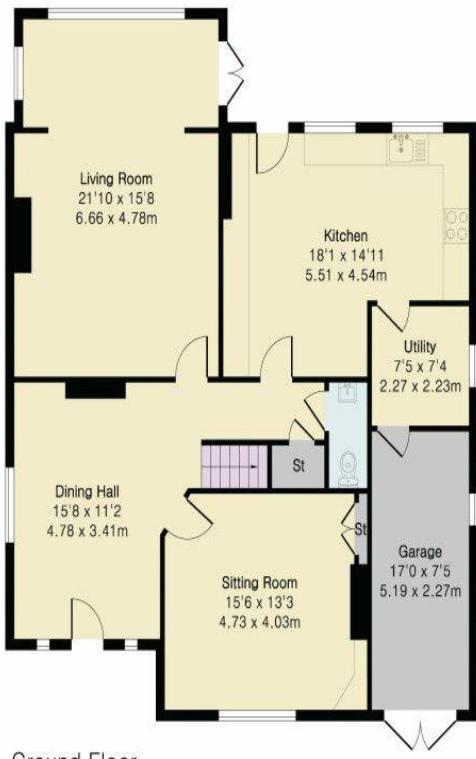
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**Approximate Gross Internal Area 2407 sq ft - 223 sq m
(Including Garage)**

Ground Floor Area 1286 sq ft - 119 sq m

First Floor Area 903 sq ft - 84 sq m

Second Floor Area 218 sq ft - 20 sq m



Ground Floor

First Floor

Second Floor



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.

