Peplins Way, Brookmans Park, AL9 7UU

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

Price: £725,000
Freehold

We are delighted to offer this well presented 3 bedroom semi-detached family home in an ideal central village location with a variety of shops, restaurants and amenities. It benefits from a through lounge/diner, a kitchen with integrated appliances, a modern bathroom, and useful storage throughout. This property is ready to move into, and also offers scope for extension subject to the usual planning consents. Outside, there is an approximately 85 ft x 30ft mature rear garden and a large front paved driveway/garden (approximately 30 ft x 30 ft), providing ample off-road parking, together with a car port.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- THROUGH LOUNGE/DINER
- MODERN FAMILY BATHROOM
- PLENTY OF STORAGE
- POTENTIAL TO EXTEND (STPP)
- DRIVEWAY AND CARPORT
- 85FT X 30FT REAR GARDEN
- VILLAGE LOCATION AND NEAR SCHOOLS

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE/DINER
KITCHEN

3 BEDROOMS
FAMILY BATHROOM

85FT X 30FT REAR GARDEN
CARPORT
DRIVEWAY

LOCATION
Peplins Way is a convenient turning off of Bradmore Way in the village. Brookmans Park Primary School, mainline railway station (Kings Cross/Moorgate) and local shops and restaurants are all within a short walk away. M25 and A1(M) are a short drive away.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY
Welwyn 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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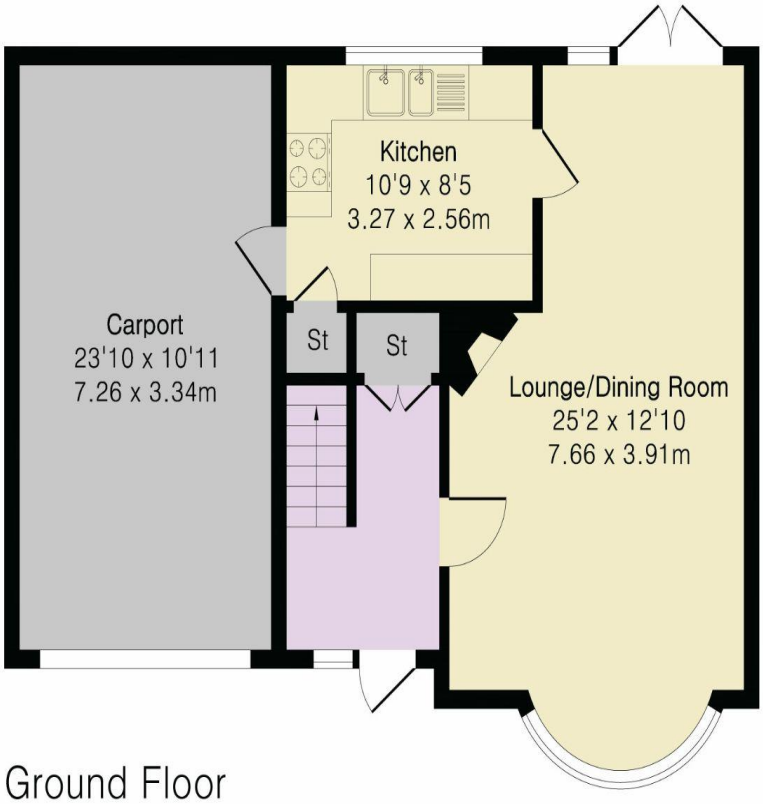
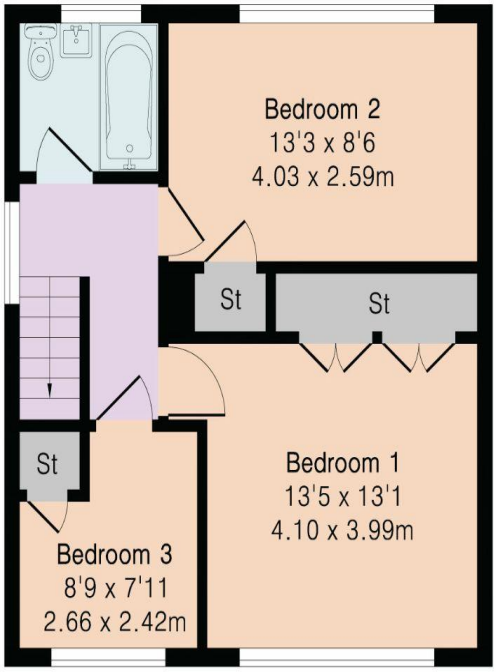
Approximate Gross Internal Area 1137 sq ft - 105 sq m (Including Carport)

Ground Floor Area 693 sq ft – 64 sq m
First Floor Area 444 sq ft – 41 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.

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