The Gardens, Brookmans Park, AL9 7UL

OIEO: £800,000
Freehold

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



****CHAIN FREE****

We are delighted to offer for sale this chain free extended 3 bedroom, 3 bathroom, 2 receptions rooms semi-detached family home with the added benefit of a utility room, integral garage, off street parking, and a mature 85ft rear garden. The village centre and mainline railway station are only a short walk away. There is plenty of scope to improve further (subject to the usual consents.)

- EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION/3 BATHROOMS
- SCOPE TO ENLARGE (STPP)
- INTEGRAL GARAGE
- MATURE 85FT REAR GARDEN
- OFF STREET PARKING
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM - with shower

3 BEDROOMS - one with an En-Suite shower room
FAMILY BATHROOM

85FT MATURE REAR GARDEN
INTEGRAL GARAGE
OFF STREET PARKING

LOCATION
Ideally situated for the mainline railway station (Kings Cross/Moorgate), local shops and local primary school. The Gardens is a turning off of Bluebridge Road. The A1(M) and M25 are only a short drive away.

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

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 £50 plus vat per person.

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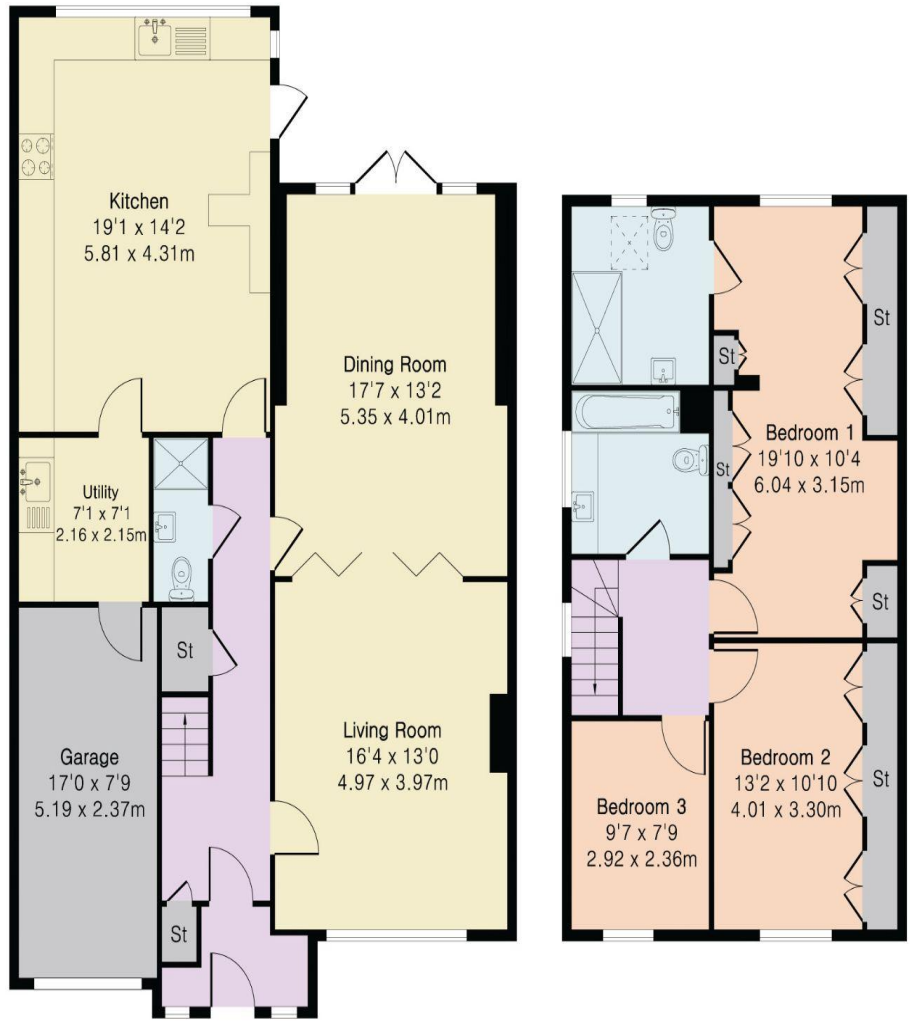

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Approximate Gross Internal Area 1701 sq ft - 158 sq m (Including Garage)

Ground Floor Area 1091 sq ft – 101 sq m
First Floor Area 610 sq ft – 57 sq m



Ground Floor First Floor

PINKPLAN

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.