

Bradmore Way, Brookmans Park, AL9 7QX

Price: £1,650,000
Freehold



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



We are delighted to offer for sale this superb 4 bedroom 3 bathroom detached family home situated in this sought after road close to the village's primary school and backing on to the golf course. The current owners have completely remodelled and modernised this property. It benefits from a super room to the rear plus a further 2 separate reception rooms. The accommodation is spread over 3 floors and features a stunning master suite with en-suite and Juliet balcony on the second floor. A particular feature of the property is the 135ft rear garden which benefits from a summerhouse/gym. There is plenty of off street parking to the front. This property can only be appreciated with an internal viewing.

- SUPERB 4 BEDROOM DETACHED FAMILY HOME
- STUNNING MASTER SUITE
- SUPER ROOM TO THE REAR
- 135FT REAR GARDEN
- FURTHER 2 RECEPTION/ 3 BATHROOMS
- SUMMERHOUSE/GYM
- COMPLETELY REMODELLED & MODERNISED
- BACKING ONTO GOLF COURSE
- SPREAD OVER 3 FLOORS
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
SITTING ROOM
FAMILY ROOM
LIVING ROOM /KITCHEN/DINING ROOM
UTILITY ROOM
BOOT ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

3 BEDROOMS - one with En-Suite
FAMILY BATHROOM

SECOND FLOOR

BEDROOM - with En-Suite

135ft REAR GARDEN
SUMMERHOUSE/GYM
SIDE ACCESS
OFF STREET PARKING

LOCATION

Bradmore Way is a convenient location leading off Bradmore Green. Brookmans Park Primary School, mainline railway station (Kings Cross/Moorgate) and local shops are all within a stones throw. M25 and A1(M) are a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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 £25 plus vat per person.

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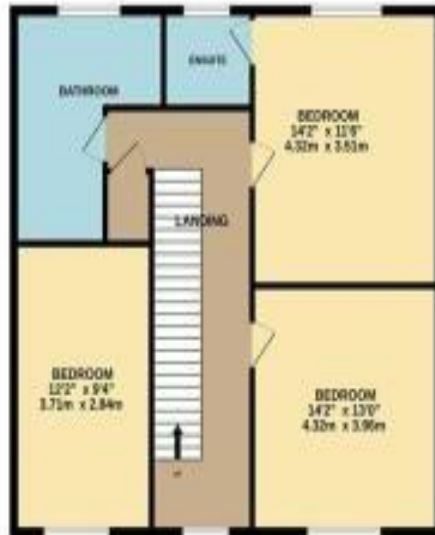
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GROUND FLOOR
181 sq ft (16.5 sq m) approx.

1ST FLOOR
82 sq ft (7.5 sq m) approx.

2ND FLOOR
54 sq ft (5.0 sq m) approx.



TOTAL FLOOR AREA: 2788 sq ft (259.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.

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