The Close, Brookmans Park, AL9 7QN

Price: £1,599,950
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



An attractive and charming 1920s 5 bedroom, 2 bathroom family home offering 3 reception rooms, ideally positioned in a highly sought-after cul-de-sac location. Set on an impressive plot of approximately a quarter of an acre, the property benefits from ample off-street parking, a tandem garage, and a beautifully secluded south-facing rear garden measuring approximately 96ft in length and 127ft at its widest point. Further features include a spacious kitchen/breakfast room, well-proportioned living accommodation throughout, and an enviable position just a stone's throw from Brookmans Park Village Centre.

- 5 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION/2 BATHROOMS
- ATTRACTIVE AND CHARMING 1920'S
- SPACIOUS KITCHEN/BREAKFAST ROOM
- APPROX ¼ OF AN ACRE PLOT
- SECLUDED SOUTH FACING REAR GARDEN
- TANDEM GARAGE
- AMPLE OFF STREET PARKING
- CUL-DE-SAC
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
RECEPTION ROOM
GROUND FLOOR CLOAKROOM

5 BEDROOMS - one with En-Suite shower room
OFFICE
FAMILY BATHROOM

SOUTH FACING SECLUDED REAR GARDEN - 96ft in length and 127ft at its widest point
TANDEM GARAGE
AMPLE OFF STREET PARKING

LOCATION
The Close is a sought after and quiet cul-de-sac just off Brookmans Avenue consisting of just 5 homes. The shops and mainline railway station (Kings Cross/Moorgate) are only a stones throw away. Brookmans Park Primary School and Chancellor's Secondary School are within walking distance. Queenswood, Lochinver and Stormont schools are only a short drive away. The A1(M) and M25 are also a short drive from the property.

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

LOCAL AUTHORITY
Welwyn and Hatfield

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 £50 plus vat per person.

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Approximate Gross Internal Area 2528 sq ft - 235 sq m (Including Garage)

Ground Floor Area 1362 sq ft – 127 sq m
First Floor Area 1166 sq ft – 108 sq m



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.