Pine Grove, Brookmans Park, AL9 7BW

Price: Offers Over £1,500,000
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

An extremely spacious and well presented 4 bedroom 2 bathroom detached family home which benefits from 3 reception rooms, large kitchen/breakfast room with bi-folding doors to the stunning 100ft rear garden with outdoor swimming pool. With approx.. 2,500 sq ft of accommodation this property is ideal for family living. The property has a large frontage with plenty of off street parking. An internal viewing is highly recommended.

• SPACIOUS 4 BEDROOM DETACHED FAMILY HOME	• STUNNING 100FT REAR GARDEN
• 3 RECEPTION/2 BATHROOMS	• OUTDOOR SWIMMING POOL
• LARGE KITCHEN/BREAKFAST ROOM	• LARGE FRONTAGE
• APPROX 2,500 SQ FT OF ACCOMMODATION	• OFF STREET PARKING

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FEATURES

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

4 BEDROOMS - one with En-Suite bathroom
FAMILY BATHROOM

GARAGE
OUTDOOR SWIMMING POOL
STUNNING 100ft REAR GARDEN

LOCATION
Pine Grove is regarded as one of Brookmans Park's premier roads and is off Georges Wood Road, Chancellor's secondary school is a stone's throw away as are the local Golf and Tennis Clubs. The mainline railway station (London Moorgate and Kings Cross) and shops are a short drive away as are the M25 and A1(M). Gobions open space, with its scenic woodland walks, lakes and children's park are a short walk away

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

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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Approximate Gross Internal Area 2474 sq ft - 230 sq m

Ground Floor Area 1543 sq ft – 143 sq m
First Floor Area 931 sq ft – 87 sq m

PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer