

White Lodge, North Mymms, AL9 6DA

Price: £1,299,999
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



****CHAIN FREE****

A rare opportunity to purchase 1 dwelling which is currently being used as 2 separate homes so would be ideal for multi-generational living or someone wishing to make the most of this 3,300 sq ft 5 bedroom 3 bathroom detached family home. On the ground floor there are 6 reception rooms, great size kitchen/breakfast room and a separate utility room. Situated on a south facing plot with views over farmland the rear garden is approx. 250ft x 60ft and has a large patio area with outdoor swimming pool. There is plenty of off street parking, an internal viewing is recommended.

- 5 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 6 RECEPTION/3 BATHROOMS
- GREAT SIZE KITCHEN/BREAKFAST ROOM
- SOUTH FACING PLOT
- 250FT X 60FT REAR GARDEN WITH VIEWS OVER FARMLAND
- OUTDOOR SWIMMING POOL
- GARDEN ROOM
- GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
4 LIVING ROOMS
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
STUDY
GROUND FLOOR CLOAKROOM

FIRST FLOOR

5 BEDROOMS - one with En-Suite shower room
2 BATHROOMS

GARDEN ROOM – with hot tub
SWIMMING POOL
250FT X 60FT REAR GARDEN- with views over farmland
GARAGE
OFF STREET PARKING

LOCATION

This property is situated on The Great North Road also known as the (A1000). Brookmans Park and Welham Green are only a few minutes drive away where there are mainline railway station (Kings Cross/Moorgate), a variety of shops, primary and secondary schools and a renowned golf club. The A1(M) and M25 are also only a short drive away.

SERVICES

Oil 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 of the 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 3282 sq ft - 305 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 2128 sq ft – 198 sq m

First Floor Area 1154 sq ft – 107 sq m

Outbuilding Area 290 sq ft – 27 sq m



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.

