

Georges Wood Road, Brookmans Park, AL9 7BX



Price: £1,750,000
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 outstanding 4 bedroom 4 bathroom detached 'Hicks' style family home. This property benefits from 3,623 sq ft of spacious accommodation. On the ground floor there are 4 reception rooms, the kitchen is open plan with family room. Two of the bedrooms are en-suite and the principle bedroom has a dressing room. On the ground floor there is a good size indoor swimming pool and shower room. The garage is also larger than average. There is plenty of off street parking and it benefits from a south facing 90ft x 50ft rear garden. An internal viewing is highly recommended.

- 4 BEDROOM DETACHED 'HICKS' STYLE FAMILY HOME
- 4 RECEPTION/4 BATHROOMS
- 3,623 SQ FT OF SPACIOUS ACCOMMODATION
- PRINCIPLE BEDROOM WITH EN-SUITE & DRESSING ROOM
- INDOOR SWIMMING POOL & SHOWER ROOM
- SOUTH FACING 90FT X 50FT REAR GARDEN
- INTEGRAL LARGER THAN AVERAGE GARAGE
- PLENTY OF OFF STREET PARKING

www.vanessamccallumestates.co.uk

Georges Wood Road, Brookmans Park, AL9 7BX



Price: £1,750,000
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

FEATURES

DESCRIPTION

We are delighted to offer for sale this outstanding 4 bedroom 4 bathroom detached 'Hicks' style family home. This property benefits from 3,623 sq ft of spacious accommodation. On the ground floor there are 4 reception rooms, the kitchen is open plan with family room. Two of the bedrooms are en-suite and the principle bedroom has a dressing room. On the ground floor there is a good size indoor swimming pool and shower room. The garage is also larger than average. There is plenty of off street parking and it benefits from a south facing 90ft x 50ft rear garden. An internal viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY
FAMILY ROOM
KITCHEN
RECEPTION/DINING ROOM
STUDY
GROUND FLOOR CLOAKROOM
UTILITY ROOM
LIVING ROOM
SWIMMING POOL
GROUND FLOOR SHOWER ROOM

FIRST FLOOR

4 BEDROOMS - two with En-Suite bathrooms
one with walk in dressing room
FAMILY BATHROOM

SOUTH FACING 90FT X 50FT REAR GARDEN
SIDE ACCESS
INTEGRAL GARAGE
OFF STREET PARKING

LOCATION

Georges Wood Road is regarded as one of the village's premier roads and is a turning off of the Great North Road (A1000) and a continuation of Brookmans Avenue. Brookmans Park village centre, mainline railway station (Kings Cross/Moorgate) local schools and the golf club are only a few minutes drive away as are the A1(M) and M25.

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 £25 plus vat per person.

Georges Wood Road, Brookmans Park, AL9 7BX



Price: £1,750,000
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



www.vanessamccallumestates.co.uk

Georges Wood Road, Brookmans Park, AL9 7BX



Price: £1,750,000
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

Approximate Gross Internal Area 3623 sq ft - 337 sq m
(Including Garage)

Ground Floor Area 2343 sq ft - 218 sq m

First Floor Area 1280 sq ft - 119 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.

