Kentish Lane, Brookmans Park, AL9

Price £1,500,000
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 beautiful 5 bedroom 4 bathroom detached family home which is set behind electric gates on a plot of approx. 1/3rd of acre. This property has over 2,500 sq ft of versatile accommodation. To the ground floor there are 4 reception rooms and a welcoming reception hallway, the main feature is an open plan kitchen/diner/ and vaulted sun room. The bedrooms are all of good size and the rear garden is mature and approx. 120ft in length, to the front there is parking for several cars and benefits from a garage.

• 5 BEDROOM DETACHED FAMILY HOME	• 1/3RD OF AN ACRE PLOT
• 4 RECEPTION/ 4 BATHROOMS	• MATURE 120FT REAR GARDEN
• OPEN PLAN KITCHEN/DINER/VAULTED SUN ROOM	• GARAGE
• GOOD SIZE BEDROOMS	• SET BEHIND ELECTRIC GATES
• OVER 2,500 SQ FT OF VERSATILE ACCOMMODATION	• OFF STREET PARKING

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
RECEPTION ROOM
KITCHEN/DINING ROOM
PANTRY
UTILITY ROOM
SUN ROOM
GROUND FLOOR SHOWER ROOM
5 BEDROOMS - one with En-Suite shower room
- one with En-Suite bathroom
FAMILY BATHROOM
MATURE 120FT REAR GARDEN
GARAGE
DRIVEWAY WITH ELECTRIC GATES

LOCATION
This property is situated on the sought after Kentish Lane (B158) with Essendon Golf Club, Brookmans Park, Hertford, Hatfield (with the historic Hatfield House), Welwyn Garden City and Potters Bar (all with mainline railway stations into London - approx 30 mins by train) and the A1(M) and M25 are all within a short drive away.

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

LOCAL AUTHORITY
Welwyn Hatfield Council.

VIEWING
STRICTLY BY APPOINTMENT WITH 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 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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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.