

Georges Wood Road, Brookmans Park, AL9



**Price: £1,295,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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**We are delighted to offer for sale this attractive 4 bedroom 2 bathroom detached 'Hicks' bungalow. Located in this highly desirable road and sitting on a fabulous plot with large formal garden backing onto private woodland. The accommodation is versatile and there is plenty of scope to enlarge further (subject to planning). There is a large frontage providing plenty of parking and also benefits from a Tandem Garage. An internal viewing is essential. This property is offered for sale on a chain free basis.**

- 4 BEDROOM, 2 BATHROOM HICKS BUNGALOW
- TANDEM GARAGE
- LOCATED IN A HIGHLY DESIRABLE ROAD
- LARGE FRONTAGE PROVIDING PLENTY OF PARKING
- LARGE FORMAL GARDEN BACKING ONTO PRIVATE WOODLAND
- ACCOMMODATION IS VERSATILE, PLENTY OF SCOPE TO ENLARGE FURTHER (STPP)

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE/ DINING ROOM  
KITCHEN  
UTILITY ROOM  
BEDROOM 4  
FAMILY BATHROOM  
BEDROOM 2

### **FIRST FLOOR**

BEDROOM 3  
BEDROOM 1 (WITH EN-SUITE)  
LARGE FORMAL GARDEN BACKING ONTO PRIVATE WOODLAND  
TANDEM GARAGE

### **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. The A1(M) and M25 are only a short drive away

### **SERVICES**

Gas Central Heating and Mains Drainage.  
COUNCIL TAX BAND G

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **VIEWING**

STRICTLY BY APPOINTMENT THROUGH 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. You need to provide us with the following documents:

\* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

\* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Approximate Gross Internal Area 2226 sq ft – 207 sq m  
Ground Floor Area 1505 sq ft – 140 sq m  
First Floor Area 721 sq ft – 67 sq m



Ground Floor

First Floor