

Georges Wood Road, Brookmans Park



Price: £3,750 PCM

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**\*\* AVAILABLE EARLY OCTOBER \*\***

An immaculately presented and extremely spacious 5 bedroom, 3 bathroom detached family home situated in this premier location. This property has been extended to create a spacious and bright 5 bedroom family home and features a superb solid oak 30ft kitchen and 3 other reception rooms, and a magnificent 300ft rear garden.

- 5 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- 3 BATHROOMS (1 En-Suite)
- GUEST CLOAKROOM
- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE
- LUXURY KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM/BOOT ROOM
- TANDEM LENGTH GARAGE
- PREMIER ROAD IN BROOKMANS PARK VILLAGE

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**FEATURES  
DESCRIPTION**

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**ACCOMMODATION**

Entrance Hallway  
3 Reception Rooms  
Kitchen/Breakfast Room  
Utility Room  
Ground Floor Guest Cloakroom  
Ground Floor Shower Room and Boot Room  
Utility Room  
5 Bedrooms (including the Master with Dressing Room and En-suite)  
Family Bathroom  
100ft plus garden, cabin and 300ft of woodland behind the house  
Tandem Length Garage  
Driveway for several vehicles

**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 & Mains Drainage.  
Council Tax Band G

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

**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. 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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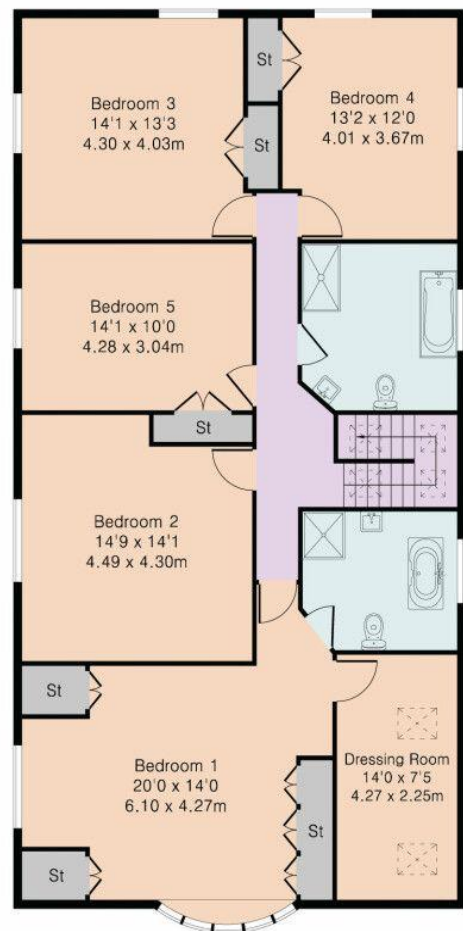
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Approximate Gross Internal Area 3050 sq ft – 283 sq m  
Ground Floor Area 1635 sq ft – 152 sq m  
First Floor Area 1415 sq ft – 131 sq m



Ground Floor



First Floor



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.

