

Little Acres, Foxes Lane, Bell Bar, Brookmans Park, AL9



**Price: £1,950,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar, Hertfordshire., EN6 5BS  
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Set behind electric gates is this impressive 5 bedroom 4 bathroom detached family home. Located in a delightful semi-rural location and nestled within approx. 2 acres of secluded land this property has approx. 4,500 square ft of accommodation with fantastic size rooms. The main house has a superb open-plan lounge/dining room, 2 further reception rooms, large hallway, kitchen/breakfast room and utility room. There is a detached double garage block and a further 850sq ft separate self-contained annexe. An internal viewing is essential.

- IMPRESSIVE 5 BEDROOM FAMILY HOME
- 4 BATHROOMS
- SUPERB OPEN-PLAN LOUNGE/DINING ROOM
- UTILITY ROOM
- SEPARATE ANNEXE
- SET BEHIND ELECTRIC GATES
- DELIGHTFUL SEMI-RURAL LOCATION
- APPROX. 2 ACRES OF SECLUDED LAND
- APPROX. 5,300 SQUARE FT OF ACCOMMODATION
- DETACHED 2 x DOUBLE GARAGE BLOCK

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**DESCRIPTION**

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**ACCOMMODATION**

**GROUND FLOOR**

LARGE ENTRANCE HALLWAY WITH STORAGE  
GUEST CLOAKROOM  
SITTING ROOM  
OPENPLAN DINING/LIVING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
RECEPTION ROOM/GAMES ROOM

**ANNEXE**

LARGE LIVING/BEDROOM AREA  
KITCHEN  
SHOWER ROOM

**FIRST FLOOR**

MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE  
A FURTHER 4 BEDROOMS, 2 WITH EN-SUITES AND 1 FAMILY SHOWER ROOM

**EXTERIOR**

DOUBLE GARAGE WITH LOFT SPACE ABOVE (space for 4 vehicles)  
UNDERCOVER COOKING AREA WITH PIZZA OVEN  
OUTSIDE SHOWER ROOM  
OUTBUILDING

**LOCATION**

Little Acres is located on Foxes Lane which is just off Bell Lane, a crescent off the Great North Road. Brookmans Park and Welham Green both have mainline railway station's (London's Kings Cross and Moorgate) and a range of local shops and amenities are only a short drive away, as are the M25 and A1(M). There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.

**LOCAL AUTHORITY**

Welwyn Hatfield Council.

**SERVICES**

Oil Heating and Cess Pitt Drainage. Council Tax Band G.

**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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Approximate Gross Internal Area 7371 sq ft – 685 sq m  
 Ground Floor Area 2534 sq ft – 235 sq m  
 First Floor Area 1554 sq ft – 144 sq m  
 Garage Area 588 sq ft – 55 sq m  
 Garage(Loft Space) Area 580 sq ft – 54 sq m  
 Annexe Area 834 sq ft – 77 sq m  
 Outbuilding Area 1280 sq ft – 119 sq m



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.

