

**Bradmore Way, Brookmans Park**

**Price: £1,699,999**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**We are delighted to offer for sale this stunning 5 bedroom Detached Family Home which has been completely refurbished and extended by the current owners to provide excellent family accommodation. The property features 3 reception rooms which include magnificent bespoke Schmidt kitchen with large island breakfast bar, open plan to a super-room with family living and dining plus separate front lounge. The property also boasts 3 bathrooms and a large Summerhouse/games room. An undoubted feature of this property is the fabulous Landscaped 200ft plus rear garden, wooded to the rear and backing onto the Golf Course. This home is well situated within walking distance to Brookmans Park Village and its Shops, Mainline Railway Station and Primary School.**

- 5 BEDROOM DETACHED HOUSE
- 3 BATHROOMS & UTILITY ROOM
- 3 RECEPTION ROOMS
- GROUND FLOOR WC AND SHOWER ROOM
- FANTASTIC 200FT PLUS REAR GARDEN
- BACKING ONTO BROOKMANS PARK GOLF CLUB
- PARKING FOR NUMEROUS VEHICLES
- SIDE ACCESS
- SHORT WALK TO VILLAGE GREEN AND STATION
- WALKING DISTANCE TO BROOKMANS PARK PRIMARY SCHOOL

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### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
SNUG  
FRONT LIVING ROOM  
INNER LOBBY  
GROUND FLOOR GUEST WC AND SHOWER ROOM  
KITCHEN/LIVING AREA  
DINING ROOM  
UTILITY ROOM  
MASTER BEDROOM WITH EN-SUITE  
4 MORE BEDROOMS  
FAMILY BATHROOM  
200FT PLUS LANDSCAPED REAR GARDEN  
SUMMERHOUSE/GAMES ROOM  
LARGE GARDEN  
SHED  
WOODEN PLAYHOUSE  
GARAGE STORAGE  
OFFSTREET PARKING FOR SEVERAL VEHICLES

### LOCATION

Situated within walking distance to Brookmans Park Village, its Shops and Primary School. The Mainline Railway Station (London Kings Cross/Moorgate) is a short walk away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band G.

### LOCAL AUTHORITY

Welwyn and 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. Please note that this property is owned by one of the employees at Vanessa McCallum Estates.

### 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 Licence, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).



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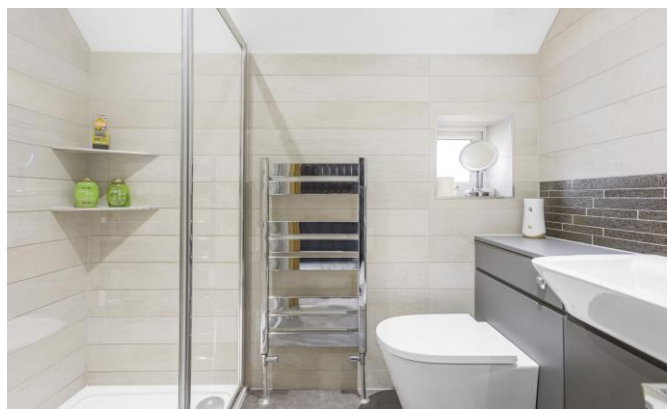


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Approximate Gross Internal Area 2804 sq ft – 261 sq m

Ground Floor Area 1485 sq ft – 138 sq m

First Floor Area 1029 sq ft – 96 sq m

Outbuilding Area 290 sq ft – 27 sq m

