

Bluebridge Avenue, Brookmans Park, AL9 7RY



Price: £1,250,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A rarely available 3 bedroom detached family home with huge potential to extend (subject to the usual consents). The property is on a larger than average plot benefiting from a stunning 45ft x 80ft rear garden, garage and off street parking and situated in this highly sought after cul-de-sac, close to Gobions Wood Nature Reserve and Brookmans Park Village.

- RARELY AVAILABLE 3 BEDROOM DETACHED HOUSE
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO GOBIONS NATURE RESERVE AND OPEN-SPACE
- WALKING DISTANCE TO GOOD PRIMARY AND SECONDARY SCHOOLS
- 45FT X 80FT REAR GARDEN
- WALK TO VILLAGE SHOPS AND RAILWAY STATION
- SIDE ACCESS
- SCOPE TO ENLARGE SUBJECT TO USUAL PLANNING CONSENTS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM
3 BEDROOMS
FAMILY BATHROOM
GARAGE 45ft x 80ft
REAR GARDEN
PRIVATE DRIVEWAY

LOCATION

Bluebridge Avenue is a quiet cul-de-sac turning off of Bluebridge Road which is one of the main roads through Brookmans Park Village. This road leads into the village where you will find a variety of local shops, mainline railway station (Kings Cross/Moorgate), primary school etc. The Golf and Tennis Clubs are only a short drive away, as is the A1(M) and M25.

SERVICES

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

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 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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Approximate Gross Internal Area 1565 sq ft – 145 sq m
Ground Floor Area 794 sq ft – 74 sq m
First Floor Area 606 sq ft – 56 sq m
Garage Area 165 sq ft – 15 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.

