

Oaklands Avenue, Brookmans Park, AL9

Price: £950,000
Freehold



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



A bright and spacious completely refurbished and extended 3 bedroom 2 bathroom detached home which is situated in an extremely convenient location close to all amenities this village has to offer. Ideal for entertaining this property features a stunning open plan kitchen/living room to the rear with bi-folding doors onto the 70ft south/west facing rear garden. The principle bedroom is on the ground floor and has en-suite. This is a property that can only be appreciated with an internal viewing.

- EXTENDED 3 BEDROOM DETACHED FAMILY HOME
- BRIGHT AND SPACIOUS
- STUNNING OPEN PLAN KITCHEN/LIVING ROOM
- 2 BATHROOMS
- BI-FOLDING DOOR ONTO THE 70FT SOUTH/WEST FACING REAR GARDEN
- CLOSE TO ALL AMENITIES
- OFF STREET PARKING

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FEATURES
DESCRIPTION

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ACCOMMODATION

ENTRANCE RECEPTION LIVING ROOM KITCHEN/DINING ROOM UTILITY ROOM GROUND FLOOR CLOAKROOM BEDROOM 1 WITH EN-SUITE FIRST FLOOR 2 BEDROOMS FAMILY BATHROOM 70FT SOUTH/WEST FACING REAR GARDEN OFF STREET PARKING

LOCATION

Ideally situated for the mainline railway station (Kings Cross/Moorgate), local shops and local primary school. Oaklands Avenue is a turning off of Bluebridge Road. The A1(M) and M25 are only a short drive away.

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 1520 sq ft – 142 sq m
Ground Floor Area 1166 sq ft – 109 sq m
First Floor Area 354 sq ft – 33 sq m

