

Bluebridge Avenue, Brookmans Park, AL9 7RY

Price: £1,175,000
Freehold



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



A beautifully presented 5 bedroom extended semi-detached family home, situated on this highly south after cul-de-sac. The bright and spacious accommodation benefits from 3 reception rooms, kitchen/dining room, utility room, downstairs cloakroom, off street parking and a secluded 75ft rear garden.

- 5 BEDROOM EXTENDED SEMI-DETACHED HOUSE
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- QUIET CUL-DE-SAC LOCATION
- SHORT WALK TO VILLAGE SHOPS
- UTILITY ROOM
- LARGE OPEN-PLAN KITCHEN/DINER
- GOOD SIZE LEVEL FAMILY GARDEN
- SHORT WALK TO MAINLINE RAILWAY STATION
- CLOSE TO GOBIONS NATURE RESERVE AND OPEN-SPACE

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DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

PORCH AND ENTRANCE HALLWAY
3 RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
GUEST CLOAKROOM
PLAYROOM
BOILER CUPBOARD

FIRST FLOOR

BEDROOM 1 WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM
3 FURTHER BEDROOMS
FAMILY BATHROOM

SECOND FLOOR

BEDROOM 5

EXTERIOR

DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
75FT REAR GARDEN
SUMMERHOUSE

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.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains 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

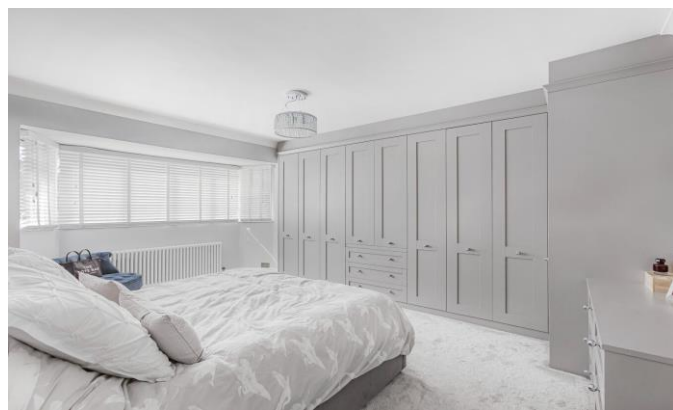
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving 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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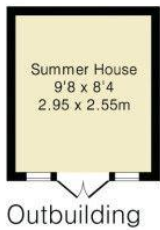


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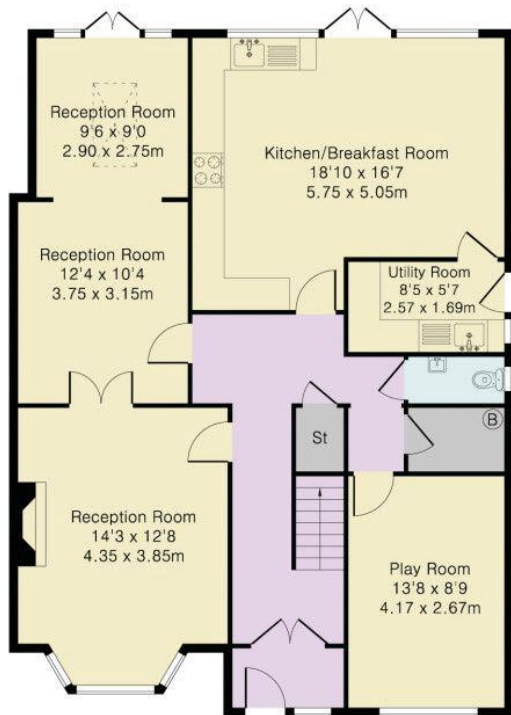
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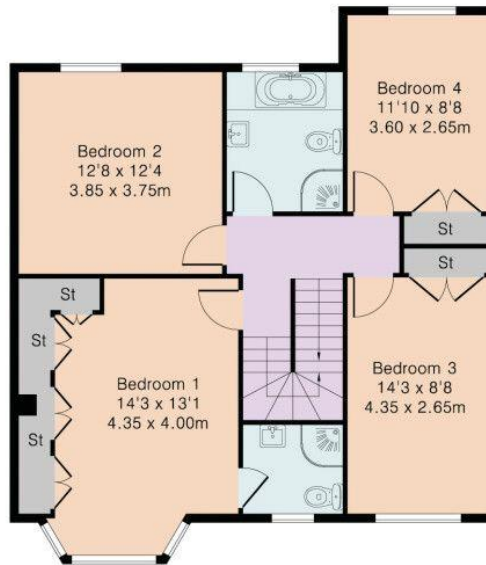
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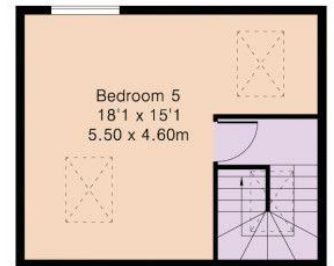
Approximate Gross Internal Area 2380 sq ft – 221 sq m
Ground Floor Area 1189 sq ft – 110 sq m
First Floor Area 837 sq ft – 78 sq m
Second Floor Area 273 sq ft – 25 sq m
Outbuilding Area 81 sq ft – 8 sq m



Ground Floor



First Floor



Second 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.

