

Pine Grove, Hatfield, AL9

**Price: £2,500,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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**An absolutely stunning 6 bedroom 4 bathroom detached family home which has 4,200sq ft of spacious accommodation over 3 floors. Set behind electric gates, the property has been designed by the current vendors to reflect the perfect entertaining home with a 47ft open plan kitchen/lounge, separate office, sitting room, utility room and garage. There is a superb 100ft x 50ft south west facing rear garden, carriage driveway. This really is a superb property that can only be appreciated with an internal viewing.**

- 6 BEDROOM 4 BATHROOM DETACHED FAMILY HOME
- OPEN PLANNED KITCHEN/LIVING/DINING ROOM
- SPACIOUS ACCOMMODATION OVER 3 FLOORS
- SEPARATE OFFICE, SITTING ROOM, UTILITY ROOM
- 2 BEDROOMS WITH WALK IN WARDROBE AND EN-SUITES
- 100FT X 50FT SOUTH WEST FACING REAR GARDEN
- CABIN WITH DECKING
- ELECTRIC GATES WITH CARRIAGE DRIVEWAY

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**FEATURES**  
**DESCRIPTION**

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**ACCOMMODATION**

ENTRANCE HALLWAY SITTING ROOM OFFICE KITCHEN/LIVING/DINING ROOM UTILITY ROOM GROUND FLOOR CLOAKROOM  
FIRST FLOOR 4 BEDROOMS- 2 WITH WALK IN WARDROBES AND EN-SUITES FAMILY BATHROOM SECOND FLOOR 2  
BEDROOMS SHOWER ROOM OFFICE SPACE CABIN WITH DECKING 100ft x 50ft SOUTH WEST FACING REAR GARDEN SIDE  
ACCESS GARAGE ELECTRIC GATES WITH CARRIAGE DRIVEWAY

**LOCATION**

Pine Grove is regarded as one of Brookmans Park's premier roads and is off Georges Wood Road, Chancellor's secondary school is a stone's throw away as are the local Golf and Tennis Clubs. The mainline railway station (London Moorgate and Kings Cross) and shops are a short drive away as are the M25 and A1(M). Gobions open space, with its scenic woodland walks, lakes and children's park are a short walk away

**SERVICES**

Gas central Heating and Mains Drainage Council Tax Band G

**LOCAL AUTHORITY**

Welwyn Hatfield

**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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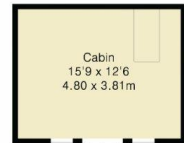
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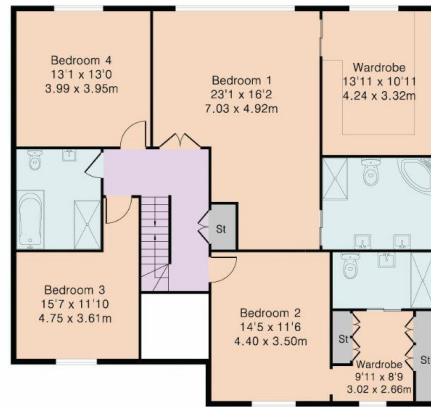
Approximate Gross Internal Area 4204 sq ft – 391 sq m  
Ground Floor Area 1699 sq ft – 158 sq m  
First Floor Area 1407 sq ft – 131 sq m  
Second Floor Area 901 sq ft – 84 sq m  
Outbuilding Area 197 sq ft – 18 sq m



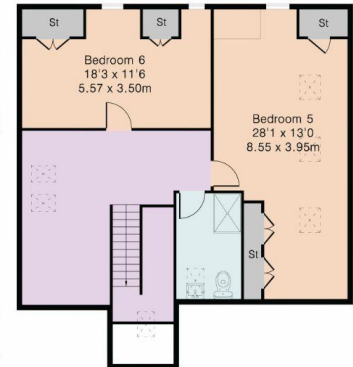
Outbuilding



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.

