

Little Acres, Foxes Lane, Bell Bar, Brookmans Park, AL9



Price: £5,000.00 p.c.m.

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



Set behind electric gates is this impressive 5 bedroom 4 bathroom detached family home. Located in a delightful semi-rural location and nestled within approx. 2 acres of secluded land with great accommodation and fantastic size rooms. It has a superb open-plan lounge/dining room, 2 further reception rooms, large hallway, kitchen/breakfast room and utility room. There is use of a garage with water and electricity. An internal viewing is essential.

- IMPRESSIVE 5 BEDROOM FAMILY HOME
- APPROX. 2 ACRES OF SECLUDED LAND
- SET BEHIND ELECTRIC GATES
- SUPERB OPEN-PLAN LOUNGE/DINING ROOM
- 4 BATHROOMS
- UTILITY ROOM
- DELIGHTFUL SEMI-RURAL LOCATION
- USE OF A GARAGE WITH WATER AND ELECTRICITY

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DESCRIPTION

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ACCOMMODATION

GROUND FLOOR
LARGE ENTRANCE HALLWAY WITH STORAGE
GUEST CLOAKROOM
SITTING ROOM
OPEN-PLAN DINING/LIVING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
RECEPTION ROOM/GAMES ROOM

FIRST FLOOR
MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE
4 FURTHER BEDROOMS, 2 WITH EN-SUITES
FAMILY SHOWER ROOM

EXTERIOR
GARAGE WITH WATER AND ELECTRICITY

LOCATION

Little Acres is located on Foxes Lane which is just off Bell Lane, a crescent off the Great North Road. Brookmans Park and Welham Green both have mainline railway station's (London's Kings Cross and Moorgate) and a range of local shops and amenities are only a short drive away, as are the M25 and A1(M). There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Oil Heating and Cess Pitt Drainage.
Council Tax Band G.

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

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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Approximate Gross Internal Area 4088 sq ft - 379 sq m
Ground Floor Area 2534 sq ft - 235 sq m
First Floor Area 1554 sq ft - 144 sq m

