

Pine Grove, Brookmans Park, AL9 7BW

Price: £1,750,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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An absolutely stunning 4 bedroom, 4 bathroom detached family home which has been completely refurbished and extended by the current owners to provide circa 3,055 sq ft of superb contemporary accommodation which comprises of 4 reception rooms, beautiful kitchen, a fantastic summerhouse with sauna and swimspa pool, 95 ft landscaped garden with composite decking. This property is situated within a stone's throw of Chancellors Secondary School and has plenty of off street parking.

- STUNNING 4 BEDROOM, 4 BATHROOM DETACHED FAMILY HOME
- 4 RECEPTION ROOMS
- REFURBISHED AND EXTENDED
- PROVIDES 2,500 SQ FT OF SUPERB FAMILY ACCOMMODATION
- BEAUTIFUL KITCHEN
- 95FT LANDSCAPED REAR GARDEN
- 55FT SUMMER HOUSE WITH SAUNA AND SWIMSPA POOL
- STONES THROW OF CHANCELLORS SECONDARY SCHOOL
- PLENTY OF OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
OFFICE
LIVING ROOM
DINING ROOM
KITCHEN/LOUNGE
UTILITY ROOM
GROUND FLOOR
CLOAKROOM
4 BEDROOMS (All with en-suites, 1 with dressing room)
SUMMER HOUSE/ GAMES ROOM WITH SAUNA AND SWIMSPA POOL
GARAGE
95FT LANDSCAPED REAR GARDEN
OFF STREET PARKING

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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Approximate Gross Internal Area 3041 sq ft – 283 sq m
Ground Floor Area 1436 sq ft – 133 sq m
First Floor Area 1050 sq ft – 98 sq m
Outbuilding Floor Area 555 sq ft – 52 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.

