Price: £1,750,000

Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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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
- 555FT SUMMER HOUSE WITH SAUNA AND SWIMSPA POOL
- PROVIDES 2,500 SQ FT OF SUPERB FAMILY ACCOMMODATION

- BEAUTIFUL KITCHEN
- 95FT LANDSCAPED REAR GARDEN
- PLENTY OF OFF STREET PARKING
- CONTEMPORARY ACCOMMODATTION
- STONES THROW OF CHANCELLORS SECONDARY SCHOOL



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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. Facial recognition will be offered at a charge of £15 plus vat per person.

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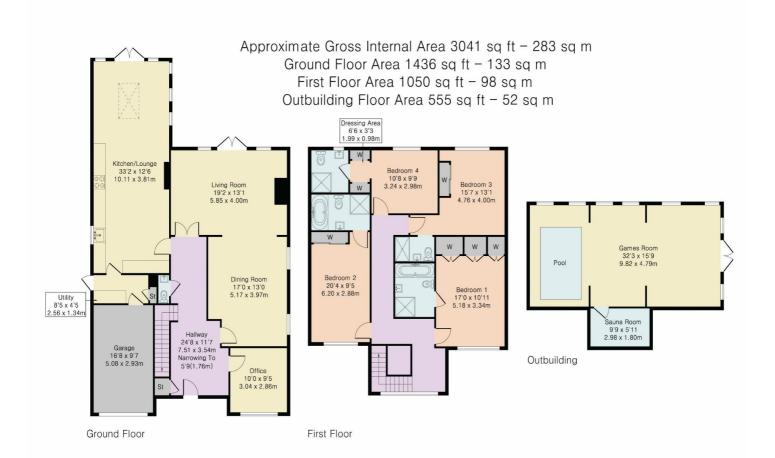
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VANESSA MCCALLUM ESTATES

Price: £1,750,000

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Although Pink Plan Itd 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.

