

**Pine Grove, Brookmans Park, AL9 7BW**



**Price: £1,750,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
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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 ACCOMMODATION
- 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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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.

