

Georges Wood Road, Brookmans Park, AL9 7BY

OIEO: £1,500,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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Situated in this sought after road within Brookmans Park is this handsome 4 double bedroom 2 bathroom 2,400 sq ft detached family home which benefits from 3 reception rooms, separate utility/cloakroom and a 110ft south facing rear garden. The plot is 50ft wide and there is a superb carriage driveway to provide off street parking for numerous vehicles. This property must be viewed internally to be fully appreciated.

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- SPACIOUS ENTRANCE HALLWAY
- STUDY
- UTILITY ROOM
- 110FT SOUTH FACING REAR GARDEN
- SUPERB CARRIAGE DRIVEWAY
- PREMIER ROAD IN BROOKMANS PARK VILLAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

SPACIOUS ENTRANCE HALLWAY
STUDY
DINING ROOM
LIVING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY/ GROUND FLOOR CLOAKROOM
4 DOUBLE BEDROOMS- one with En-suite
FAMILY BATHROOM
110FT SOUTH FACING REAR GARDEN
SUMMER HOUSE
SUPERB CARRIAGE DRIVEWAY
OFF STREET PARKING

LOCATION

Georges Wood Road is regarded as one of the village's premier roads and is a turning off of the Great North Road (A1000) and a continuation of Brookmans Avenue. Brookmans Park village centre, mainline railway station (Kings Cross/Moorgate) local schools and the golf club are only a few minutes drive away as are the A1(M) and M25.

SERVICES

Gas Central Heating & Mains Drainage
Council Tax Band G

LOCAL AUTHORITY

Welwyn Hatfield Council.

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

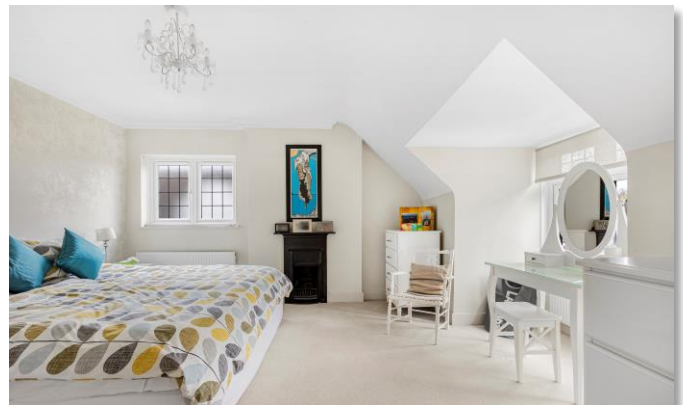
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (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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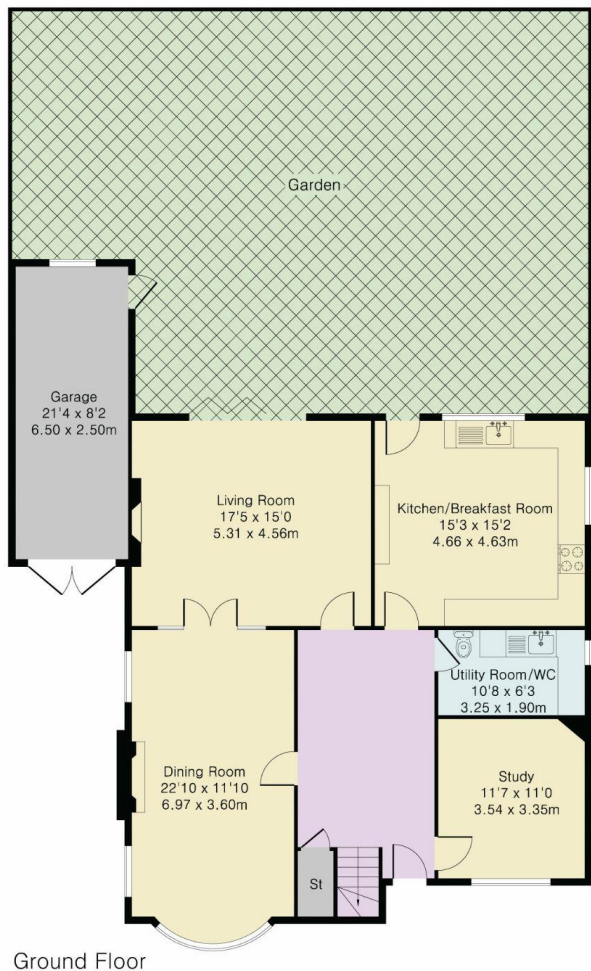
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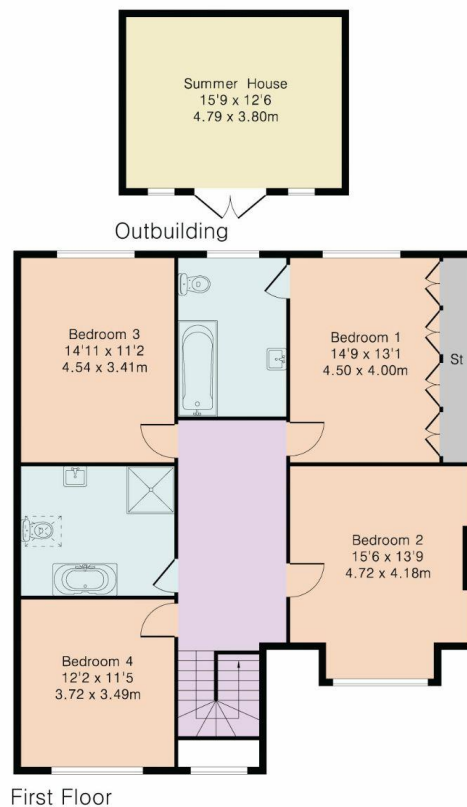


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Approximate Gross Internal Area 2628 sq ft – 244 sq m
Ground Floor Area 1338 sq ft – 124 sq m
First Floor Area 1094 sq ft – 102 sq m
Outbuilding Area 196 sq ft – 18 sq m



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.

