

Peplins Way, Brookmans Park, AL9 7UU



**Price: £999,999**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



We are delighted to offer for sale this fabulous 5-bedroom semi-detached family home, situated in this convenient village location close to Brookmans Park Primary School, village shops and Mainline station to Kings Cross and Moorgate. This property is spacious, perfect for a growing family and has recently undergone full refurbishment throughout to include new electrics, plumbing, aluminium windows and roof. The property has a delightful L-shaped Lounge/Diner and another separate reception room/office. There is an impressive modern kitchen with a central island, offering the ideal hub for families. The house additionally offers a utility room and a handy ground floor guest cloakroom. The principal bedroom has a lovely en-suite shower room with 4 further bedrooms and a modern family bathroom. Outside, there's an 80ft rear garden, mainly laid to lawn with a full width patio to the rear of the property. There is off street parking for several vehicles.

- 5 BEDROOM SEMI-DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- 80FT REAR GARDEN
- CLOSE TO VILLAGE SHOPS AND BROOKMANS PARK SCHOOL
- UTILITY ROOM
- MODERN KITCHEN WITH CENTRAL ISLAND
- 3 RECEPTION ROOMS
- FAMILY BATHROOM AND EN-SUITE TO PRINCIPAL BEDROOM

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#### **DESCRIPTION**

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#### **ACCOMMODATION**

ENTRANCE HALLWAY  
FRONT RECEPTION ROOM  
LIVING/DINING ROOM  
KITCHEN  
GROUND FLOOR GUEST CLOAKROOM  
UTILITY ROOM  
PRINCIPAL BEDROOM WITH EN-SUITE  
4 FURTHER BEDROOMS  
FAMILY BATHROOM  
80FT REAR GARDEN  
GOOD SIZED DRIVEWAY FOR SEVERAL VEHICLES

#### **LOCATION.**

Peplins Way is a convenient turning off of Bradmore Way. Brookmans Park Primary School is a stone's throw away. Brookmans Park Golf Club and Tennis Club are both within walking distance. Brookmans Park mainline railway station (Kings Cross/Moorgate) and local shops are all within a few minutes' walk. The M25 and A1(M) are a short drive away.

#### **SERVICES**

- Gas Central Heating and Mains Drainage.
- Council Tax Band G.
- The newly installed plumbing has a secondary hot water circuit – which means almost instant hot water to all hot water taps.

#### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

#### **VIEWING**

STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

#### **IMPORTANT NOTICE 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 of the 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**

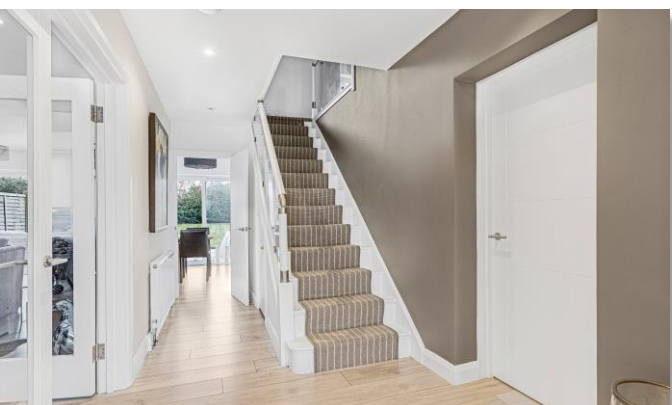
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: \* One form of photographic identification (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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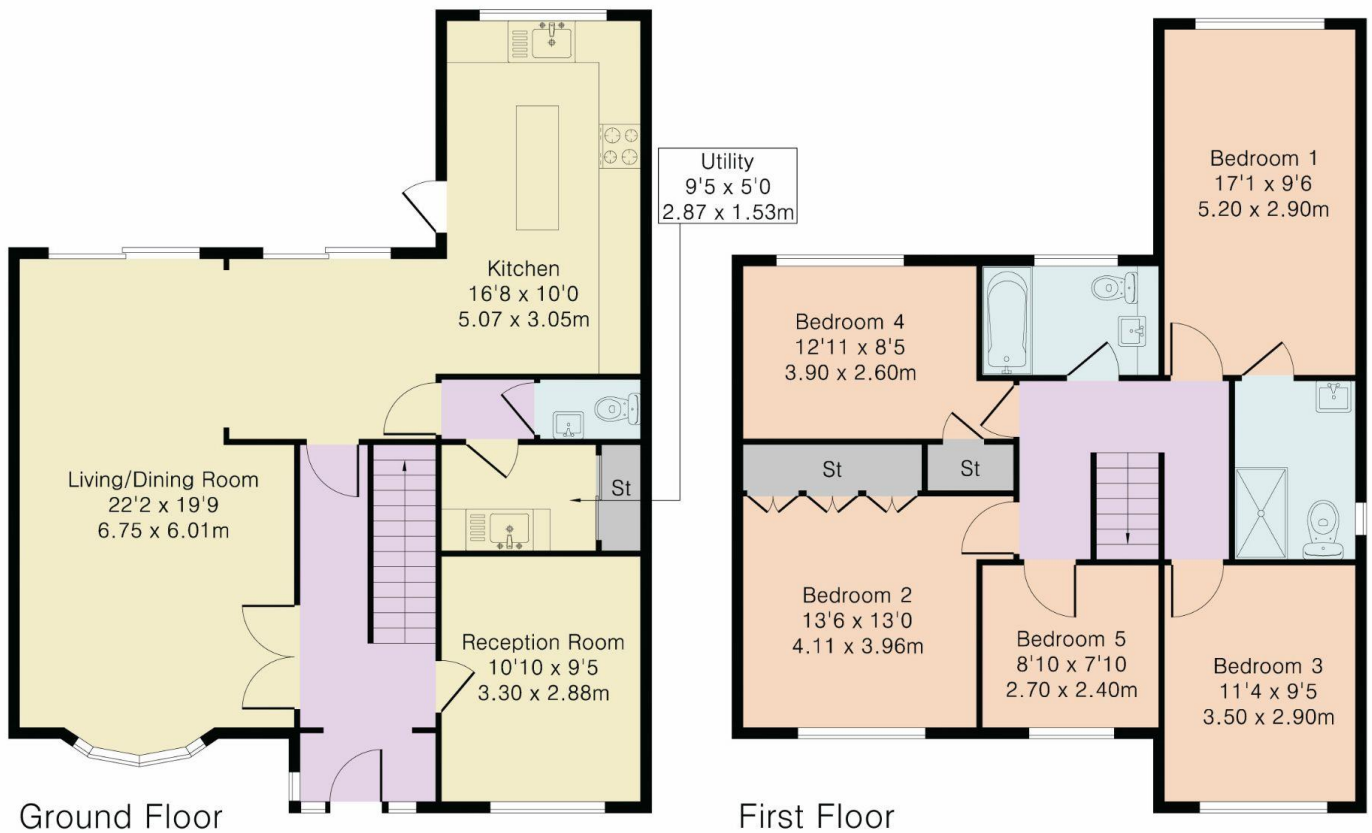
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Approximate Gross Internal Area 1568 sq ft – 146 sq m  
Ground Floor Area 797 sq ft – 74 sq m  
First Floor Area 771 sq ft – 72 sq m



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.

