

Bluebridge Road, Brookmans Park, AL9 7SA



Price: £1,000,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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PROCEEDABLE BUYERS ONLY

Situated in a popular location, within short walking distance to the village centre with its array of shops, local pub, schools and mainline railway station. This property has 4 bedrooms, 2 bathrooms, 2 reception rooms and a great size kitchen/conservatory. The rear garden is 110ft in length and benefits from a summer house/gym. There is a detached garage and plenty of off street parking.

- 4 BEDROOM DETACHED FAMILY HOME
- 110FT REAR GARDEN WITH SUMMER HOUSE
- 2 RECEPTION /2 BATHROOMS
- DETACHED GARAGE
- GREAT SIZE KITCHEN/CONSERVATORY
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
STUDY/PLAYROOM
LIVING ROOM
KITCHEN
UTILITY ROOM
CONSERVATORY
GROUND FLOOR CLOAKROOM
4 BEDROOMS - one with en suite
FAMILY BATHROOM
110FT REAR GARDEN
SUMMER HOUSE / GYM
DETACHED GARAGE
OFF STREET PARKING

LOCATION

Bluebridge Road is one of the main roads through Brookmans Park which leads into the village where you will find a variety of local shops, mainline railway station (Kings Cross/Moorgate), primary school etc. The Golf and Tennis Clubs are only a short drive away, as is the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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 Licence, 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 1947 sq ft – 181 sq m
Ground Floor Area 985 sq ft – 92 sq m
First Floor Area 808 sq ft – 75 sq m
Garage Area 154 sq ft – 14 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.

