

Georges Wood Road, Brookmans Park, AL9 7BX



**Price: £1,950,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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Constructed 13 years ago, a substantial 5 double bedroom, 4 bathroom detached family home which has been thoughtfully designed to provide versatile family accommodation arranged over 3 floors (approximately 3,400sq ft). Located on one of Brookmans Park's premier roads, the property has been finished to a high standard with underfloor heating to the whole of the ground floor. Accommodation comprises of an impressive reception hall, living room with log burner, study, cloakroom, utility room, beautiful open plan family room, dining room and kitchen, making it ideal for entertaining. To the first floor there are 4 bedrooms, fitted wardrobes to bedroom 1 and 3, 2 en-suite bath/shower rooms and family bathroom. The second (top) floor comprises of a large bedroom with en-suite, a storage room and cinema room. The property has a deep frontage with off street parking, integral garage, and a beautifully kept south facing 100ft rear garden with quaint relaxing water feature.

- IMPRESSIVE 5 BED DETACHED HOUSE
- PREMIER VILLAGE ROAD
- 4 BATHROOMS
- 3 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- UTILITY ROOM
- OPEN PLAN LIVING
- ACCOMMODATION SET OVER 3 FLOORS
- OFF-STREET PARKING FOR SEVERAL VEHICLES
- INTEGRAL GARAGE

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**FEATURES**  
**DESCRIPTION**

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**ACCOMMODATION**

**GROUND FLOOR**

LARGE ENTRANCE HALLWAY  
GUEST CLOAKROOM  
LIVING ROOM  
OFFICE  
OPEN PLAN KITCHEN/FAMILY ROOM/DINING ROOM  
UTILITY ROOM

**EXTERIOR**

100ft SOUTH FACING REAR GARDEN  
INTEGRAL GARAGE  
OFF-STREET PARKING FOR SEVERAL VEHICLES

**FIRST FLOOR**

BEDROOM 1 WITH EN-SUITE AND FITTED WARDROBES  
BEDROOM 2  
BEDROOM 3 WITH EN-SUITE AND FITTED WARDROBES  
BEDROOM 4  
FAMILY BATHROOM  
STORAGE CUPBOARD  
GOOD SIZE LANDING

**2ND FLOOR**

BEDROOM 5 WITH EN-SUITE  
STORAGE ROOM  
CINEMA ROOM

**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 AND MAINS DRAINAGE.  
COUNCIL TAX BAND H. CAT5 installed throughout. External Electrical points to front and rear of property. Several exterior waterpoints. Side Access to both sides of property.

**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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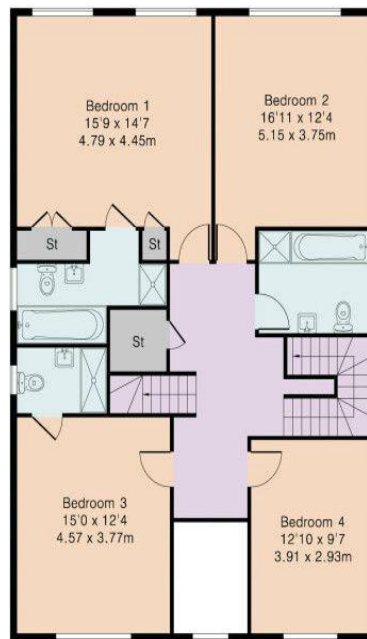
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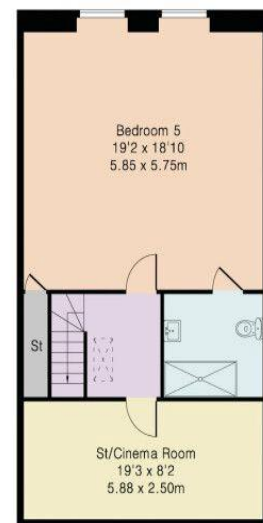
Approximate Gross Internal Area 3393 sq ft – 315 sq m  
Ground Floor Area 1503 sq ft – 140 sq m  
First Floor Area 1218 sq ft – 113 sq m  
Second Floor Area 671 sq ft – 62 sq m



Ground Floor



First Floor



Second Floor