

Westland Drive, Brookmans Park, AL9 7UG



Price: £825,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****CHAIN FREE****

Offered for sale chain free is this attractive and deceptively spacious 3/4 bedroom extended semi-detached bungalow within walking distance of the local shopping facilities. The accommodation is extremely versatile with a great size kitchen/family room, large lounge/diner, utility room, study or 4th bedroom and benefits from a superb 75ft west facing garden, garage and private driveway.

- 3/4 BEDROOM EXTENDED SEMI-DETACHED BUNGALOW
- CHAIN FREE
- DECEPTIVELY SPACIOUS
- GREAT SIZE KITCHEN/FAMILY ROOM
- LARGE LOUNGE/DINER
- UTILITY ROOM
- STUDY/ 4TH BEDROOM
- SUPERB 75FT WEST FACING REAR GARDEN
- OFF STREET PARKING
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE/DINER
DINING/FAMILY ROOM
KITCHEN
UTILITY ROOM
STUDY/BEDROOM
BEDROOM
GROUND FLOOR SHOWER ROOM

FIRST FLOOR

2 BEDROOMS
FAMILY BATHROOM

75FT WEST FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Ideally situated for the mainline railway station (Kings Cross/Moorgate), local shops and local primary school. Westland Drive is a turning off The Gardens which is a turning off of Bluebridge Road. The A1(M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

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 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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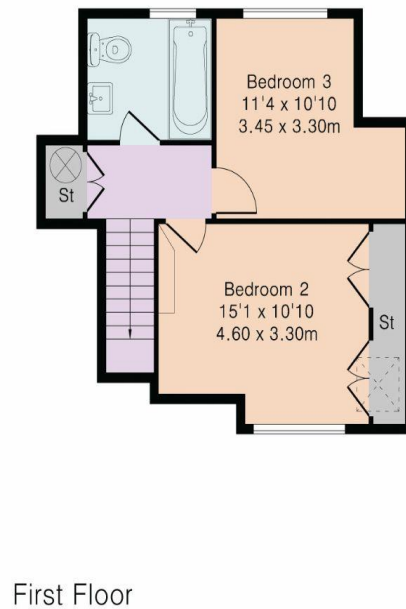
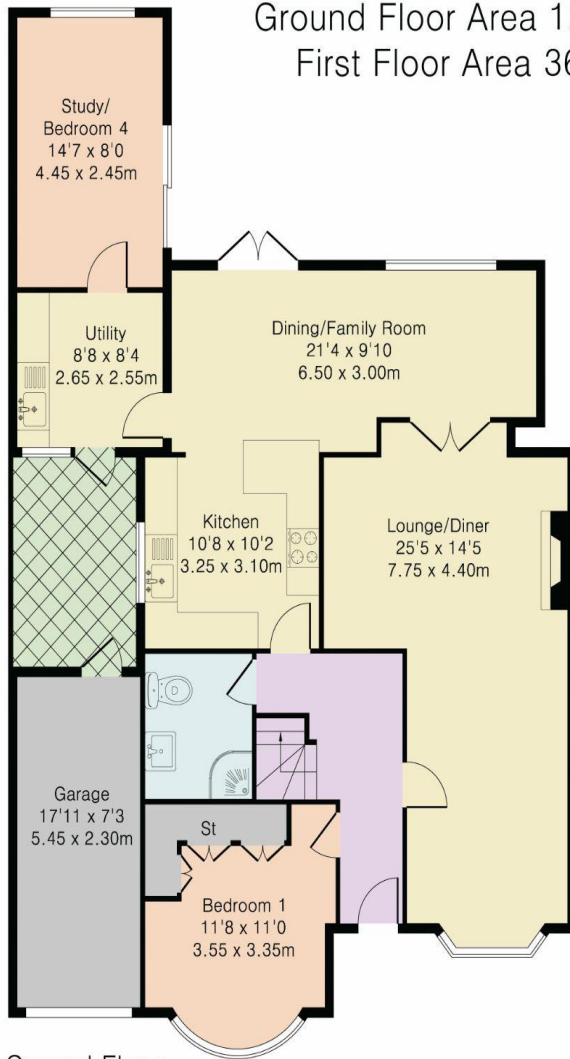
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Approximate Gross Internal Area 1641 sq ft – 152 sq m
Ground Floor Area 1273 sq ft – 118 sq m
First Floor Area 368 sq ft – 34 sq m



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.

