

Peplins Way, Brookmans Park, AL9 7UU



Price: £779,950
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

We are delighted to offer for sale this 3 bedroom semi detached family home. The property boasts approx. 95ft mature rear garden, 2 reception rooms, utility room, downstairs shower room, family bathroom, garage, off street parking and fantastic potential to extend subject to the usual planning consents. Brookmans Park Village Centre and mainline station are only a short walk away.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION ROOMS
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- SCOPE TO EXTEND (STPP)
- 95FT MATURE REAR GARDEN
- GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR SHOWER ROOM
3 BEDROOMS
FAMILY BATHROOM
SEPARATE TOILET
95FT MATURE REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Peplins Way is a convenient turning off of Bradmore Way. Brookmans Park Primary School, mainline railway station (Kings Cross/Moorgate) and local shops are all within a short walk away. M25 and A1(M) are a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

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. Facial recognition will be offered at a charge of £15 plus vat per person.

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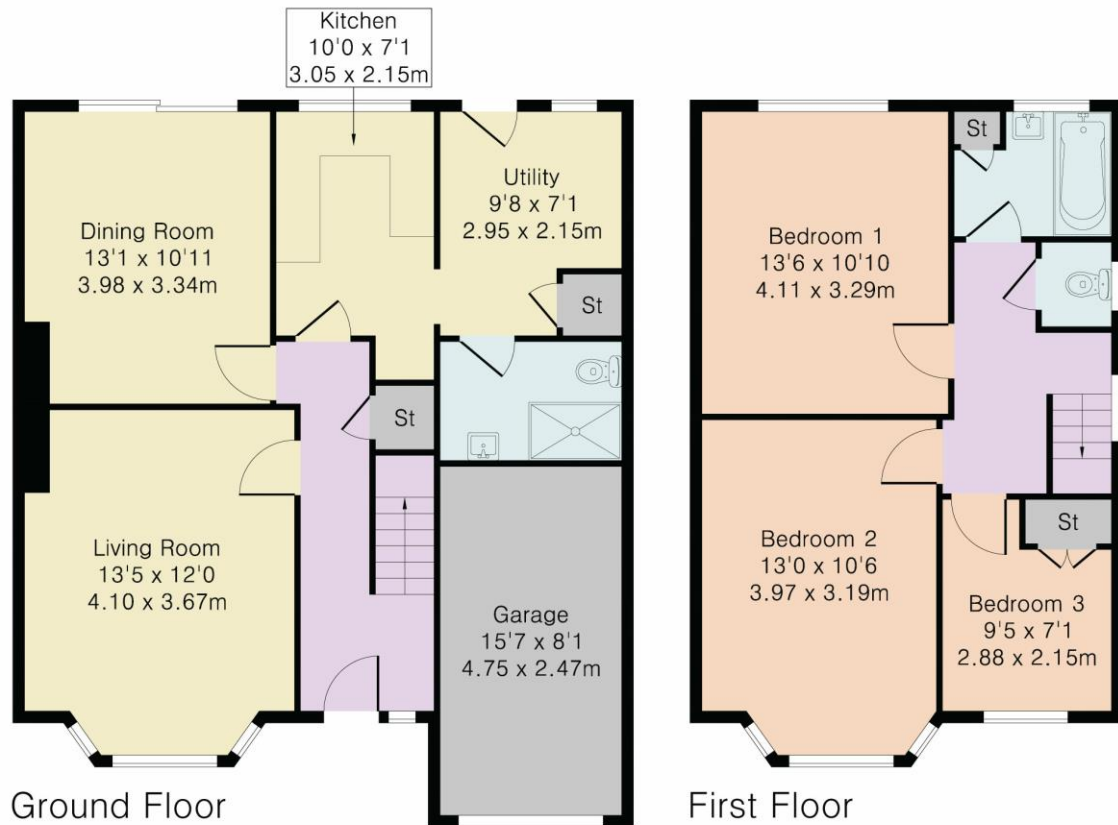
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Approximate Gross Internal Area 1268 sq ft – 118 sq m
Ground Floor Area 765 sq ft – 71 sq m
First Floor Area 503 sq ft – 47 sq m



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.

