

**Price: £1,185,000**  
**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



**A handsome 4 bedroom detached family home which has been extended to provide excellent accommodation and is a stone's throw from the village amenities. Benefits from a separate lounge, open plan kitchen/family/ dining room, utility room, integral garage, private driveway and a 100ft rear garden. An internal viewing is highly recommended in this beautiful home.**

- 4 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- SEPARATE LOUNGE
- 100FT REAR GARDEN
- INTEGRAL GARAGE
- PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM

KITCHEN

UTILITY ROOM

DINING ROOM

GROUND FLOOR CLOCKROOM

4 BEDROOMS - One with En-Suite bathroom

FAMILY BATHROOM

100ft REAR GARDEN

INTERGRAL 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.

### SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band G

### LOCAL AUTHORITY

Welwyn Hatfield Council

### VIEWING

STRICTLY BY APPOINTMENT THROUGH 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 £25 plus vat per person.

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**Approximate Gross Internal Area 2255 sq ft - 210 sq m  
(Including Garage)**

Ground Floor Area 1442 sq ft – 134 sq m

First Floor Area 813 sq ft – 76 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

