

Green Close, Brookmans Park, AL9



**Price: OIEO £575,000**  
**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



**An immaculate and beautifully presented 3 bedroom, 3 bathroom, terraced house situated in the heart of Brookmans Park Village benefiting from a low maintenance courtyard garden, private parking, garage, good size lounge, kitchen/diner and also has the benefit of a study on the first floor. An internal viewing is highly recommended.**

- Entrance Hallway - 18'5 in length
- Double Doors through to Lounge - 15'0 x 10'2
- Bedroom 2 - 16'3 > 9'9 x 11'5 max with En-Suite Shower Room - 6'0 x 5'10
- Family Bathroom - 6'2 x 5'7
- Master Bedroom (2nd Flr) 16'9 x 13'0 with En-Suite Bathroom - 8'5 x 7'7
- South Facing Courtyard Style Garden
- Close proximity to village shops, Golf Club and Schools
- Ground Floor WC - 6'7 x 2'10
- Kitchen/Diner - 16'2 x 11'7 with Double Doors to Courtyard Rear Garden
- Bedroom 3 - 16'0 > 9'10 x 10'0
- Study - 10'0 x 4'10
- High Specification
- Several Years remaining on NHBC Certificate
- A Stone's Throw from Brookmans Park Station

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## **Features**

### **DESCRIPTION**

An immaculate 3 bedroom, 3 bathroom terraced home situated in the heart of Brookmans Park Village and within a stone's throw of the local amenities and Mainline Railway Station into Kings Cross and Moorgate. This property still has several years remaining on the NHBC Certificate. This property was built to an extremely high specification with integrated Neff appliances throughout and although this property has 3 bedrooms it also has a study on the first floor which could make a baby's room/4th bedroom. This is a great size home of approximately 1,350 sq ft, and has underfloor heating on the ground and first floor. There is a low maintenance rear garden, private parking for 1 vehicle plus a garage.

### **ACCOMMODATION**

#### Ground Floor –

Entrance Hallway,  
Guest Cloakroom/WC,  
Understairs Storage,  
Lounge,  
Kitchen/Diner,  
Courtyard Rear Garden.

#### 1st Floor -

Bedroom 2 with En-Suite Shower Room,  
Bedroom 3,  
Study,  
Family Bathroom.

2nd Floor - Master Bedroom with En-Suite Bathroom and Balcony.

### **LOCATION**

Green Close is a convenient location leading off Station Road. 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 within a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage. Please note the property is Freehold but the garage is Leasehold. There are yearly service charges of approximately £300 per annum. (not verified).

### **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. 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).

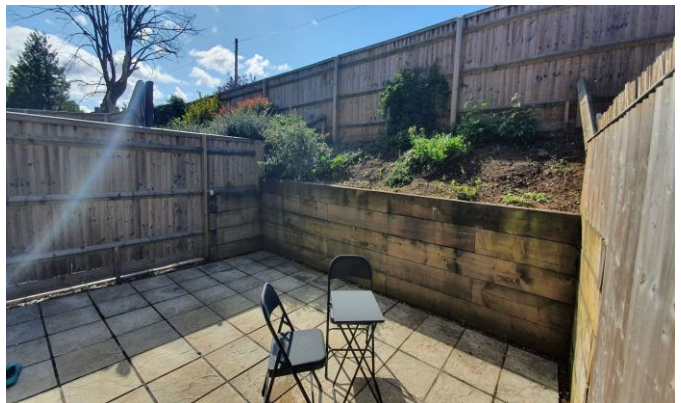
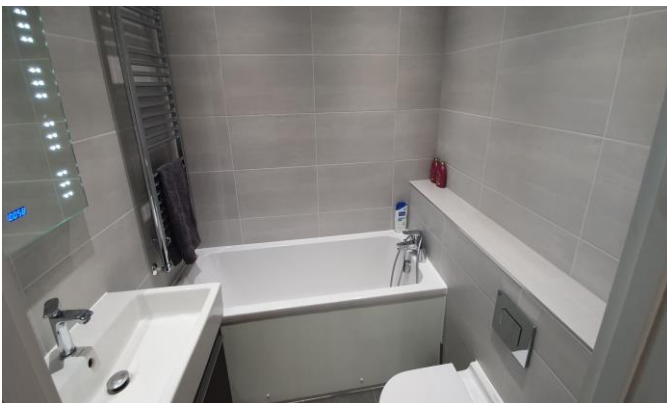


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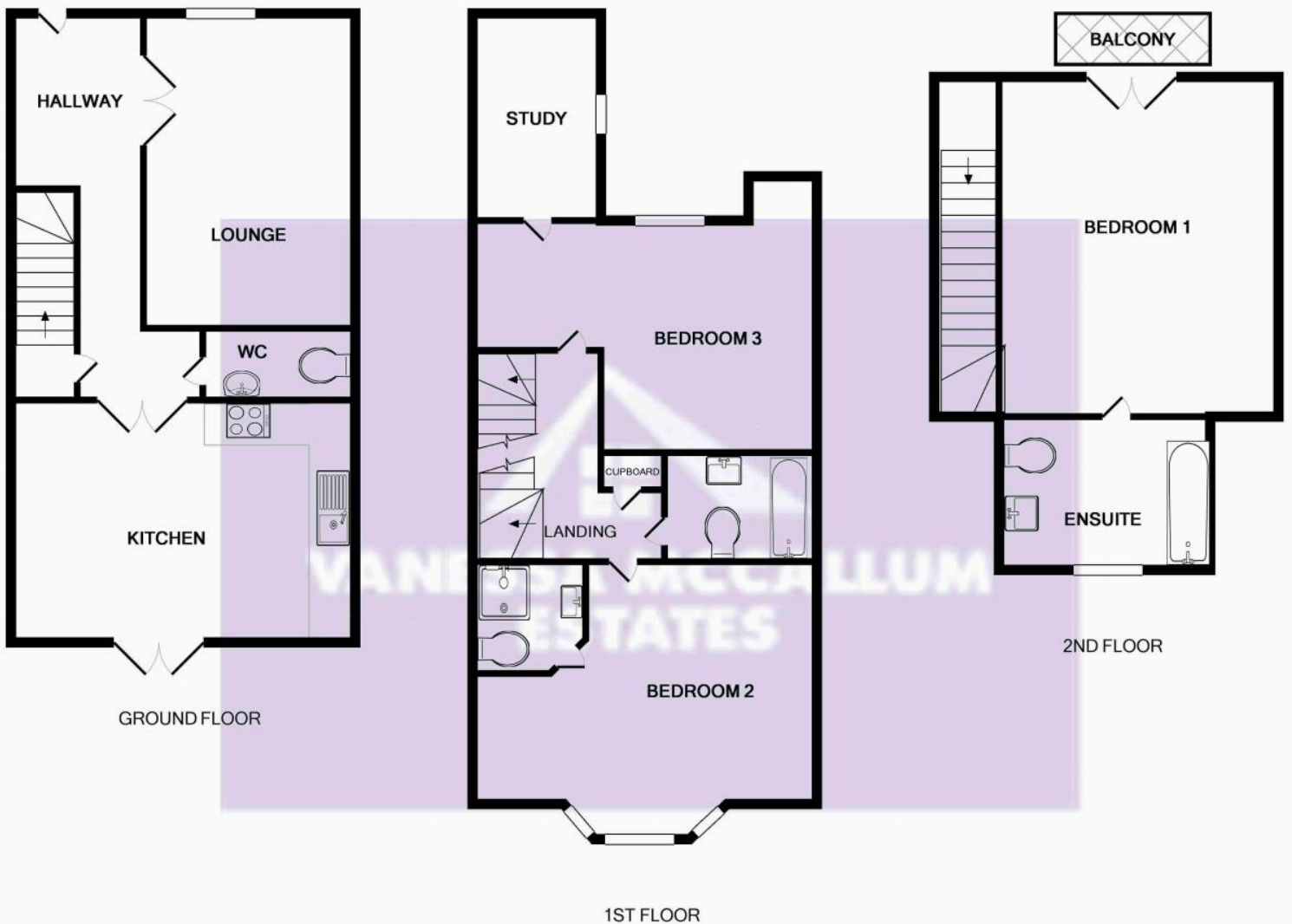


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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