Pine Grove, Brookmans Park, AL9 7BS

Price: £1,195,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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This 4 Double Bedroom, Detached, Family Home is situated on a 1/3 of an acre plot on one of the Premier Roads in Brookmans Park. Offering fantastic sized rooms, a large Carriage Driveway and 100ft mature rear garden, this property also benefits from a self-contained annexe which is accessed via the main house or its own front door. An internal viewing at this property is essential.

- 1/3 of an Acre Plot
- 4 Double Bedrooms
- 2 Bath/Shower Rooms + en-suite shower in Bedroom 2
- Carriage Driveway
- 100ft Approx Mature Rear Garden
- Premium Road
- Fantastic Location
- Close to Local Schooling
- Short Drive to Shopping Facilities
- Adjoining Self-contained Annexe

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FEATURES

DESCRIPTION Situated on one of the premier roads in Brookmans Park, this 4 Double Bedroom, Detached family home sits on a wide, third of an acre plot and has a self-contained 1 Double Bedroomed Annexe attached. The main property boasts great sized rooms with a fantastic size Kitchen/Diner/Family Room and the master bedroom benefits from an en-suite shower room, separate dressing area and large balcony overlooking the 100ft mature rear garden. The carriage driveway offers parking for several cars and planning permission for a double garage has been approved. The Annexe which can be accessed via the main house or its own front door consists of a wonderful size lounge/diner, a Double Bedroom with en-suite Shower Room, a Kitchen and access to the garden. (Scope to develop stpp). An internal viewing is essential.

ACCOMMODATION

- Porch Hallway - max 9'11 >4'4 x 11'10
- Study - 13'6 x 8'02
- Lounge - 27'03 max x 18'03 max - Featuring central fire place
- Kitchen/Diner/Family Room - 24'03 max x 20’0 >11’0
- Utility Room - 10'06 x 6'06
- WC
- Storage/Boiler/Boot Room - 11'06 x 9'06
- Master Bedroom - 18'0 x 14'10, Dressing Area - 9.03 x 4'10 to front of wardrobes, En-suite Shower Room 9'03 x 4'01 + French Doors to Balcony
- Bedroom 2 - 15'01 x 11'04 + Shower unit and Vanity Basin
- Bedroom 3 - 11'11 x 9'01 + Large Storage Cupboard.
- Bedroom 4 - 15'07 x 8'08 WC - 5'06 x 2'06
- Family Bathroom - 6'06 x 6'0
- Self-contained Annexe - Accessed via main house or by private front door
- Lounge Diner - 18'0 x 15'07
- Bedroom - max 14'03 x 12'07 to front of built in wardrobes En-suite Shower Room - 6'01 x 4'11
- Kitchen - 8'06 x 6'05
- 100ft Rear Garden
- Large Carriage Driveway with parking for several cars

LOCATION Pine Grove is regarded as one of Brookmans Park's premier roads and is off Georges Wood Road, Chancellor's secondary school is a stone's throw away as are the local Golf and Tennis Clubs. The mainline railway station (London Moorgate and Kings Cross) and shops are a short drive away as are the M25 and A1(M). Gobions open space, with its scenic woodland walks, lakes and children's park are a short walk away.

SERVICES Gas Central Heating and Mains Drainage

LOCAL AUTHORITY Welwyn and Hatfield

VIEWINGS 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. 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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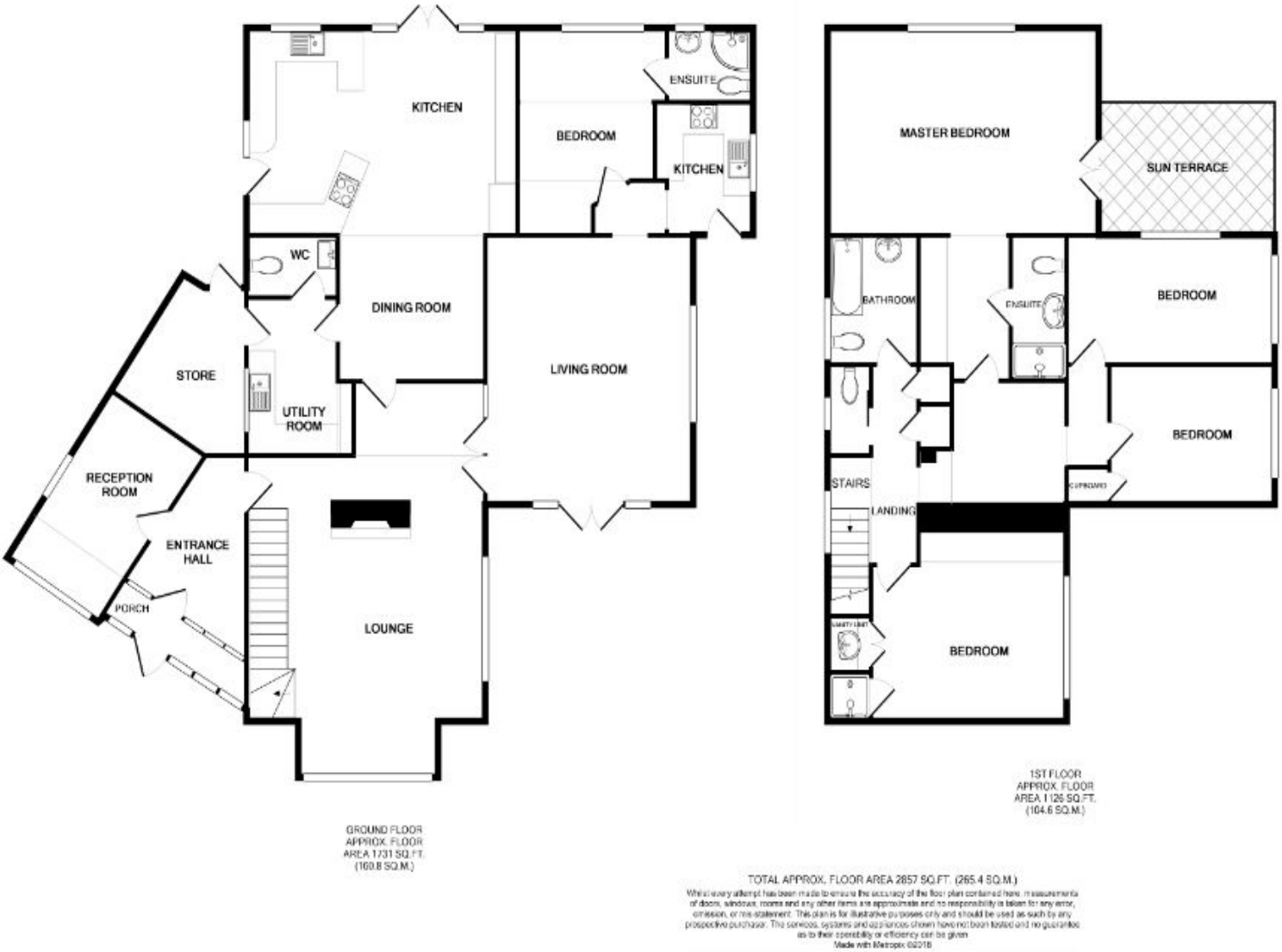

GROUND FLOOR
APPROX. FLOOR
AREA 1731 SQ.FT.
(160.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1126 SQ.FT.
(104.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2857 SQ.FT. (265.4 SQ.M.)

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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