

Bradmore, Bradmore Way, Brookmans Park, AL9 7QX



Price: £1,425,000
Freehold

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



This beautiful 5 bedroom detached family home is situated within a stone's throw of the village centre and has been extended to provide versatile family accommodation on the ground, first and second floor and backs directly onto the golf course. The property has off-street parking for several vehicles and has many original features. The property has open-plan accommodation to the rear and 2 further separate reception rooms to the front. This is a large property - approx 3,100 sq ft.

- 5 Bedroom Detached House
- 4 Bathrooms
- 4 Reception Rooms
- Fantastic Village Location for Trains and Shops
- Luxury Kitchen with Island/Integrated Appliances
- Timber Shed and Large Timber Summerhouse
- Full Width Patio
- Approx. 120 ft Rear Garden
- Utility Room
- Backing onto Golf Course

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DESCRIPTION We are extremely delighted to offer for sale this approx. 3,100 sq ft, beautiful and deceptively spacious 5 bedroom, 4 bathroom, 4 reception, detached family home situated in this sought after and convenient road. This property has a superb private rear garden which measures approximately 120ft in length and backs directly onto the Golf Course. The property has been extended and refurbished by the present owners to provide a superb family home with well proportioned rooms throughout, an internal viewing is highly recommended.

ACCOMMODATION - approx. 3,100 sq ft

Ground Floor	
Hallway - 23'9 x 6'0	Ground Floor Shower Room - 8'3 x 5'0 (Jack n Jill)
Reception Room - 16'0 x 14'4 into bay narrowing 8'10	Sitting Room - 14'10 into bay x 13'0
Lounge - 21'0 x 13'0 Open Plan	Family Room/Diner - 27'6 x 12'8 (Open plan with Kitchen)
Luxury Kitchen- 16'8 x 15'4 - with central Island	Inner Lobby / W.C. and Utility Room - 15'0 x 6'6
First Floor	
Spacious First Floor Landing	Family Bath/Shower Room - 8'10 x 6'0
Bedroom 2 - 19'0 (to front of w'drobes) x 13'0 narrowing to 11'9 with Luxury En-Suite Shower Room - 7'8 x 5'6	
Bedroom 3 - 15'0 into bay x 13'0	Bedroom 4 - 14'10 x 9'10 with fitted wardrobes
Bedroom 5 - 14'10 x 8'9	
Second Floor	
Loft Master Bedroom - 25'2 x 11'7 widening to 12'5 with En-Suite Shower Room - 9'2 x 7'5	
Property Exterior	
Approx. 120ft Rear Garden with Full width Patio	Side Entrance and Covered Walkway from front to rear
Gate to Golf Course	Timber Shed and Timber Summerhouse - 15'6 x 12'3

LOCATION Bradmore Way is a convenient location leading off Bradmore Green. Brookmans Park Primary School, mainline railway station (Kings Cross/Moorgate) and local shops are all within a stone's throw. M25 and A1(M) are a short drive away.

SERVICES Gas Central Heating and Mains Drainage. Underfloor Heating in Kitchen and Family/Dining Room.

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. 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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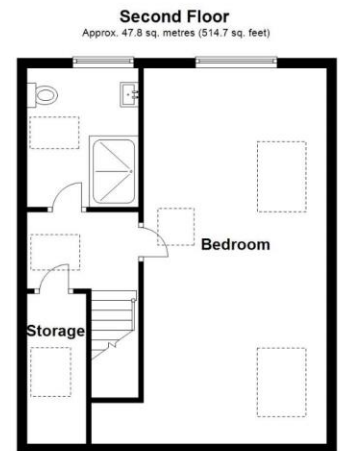
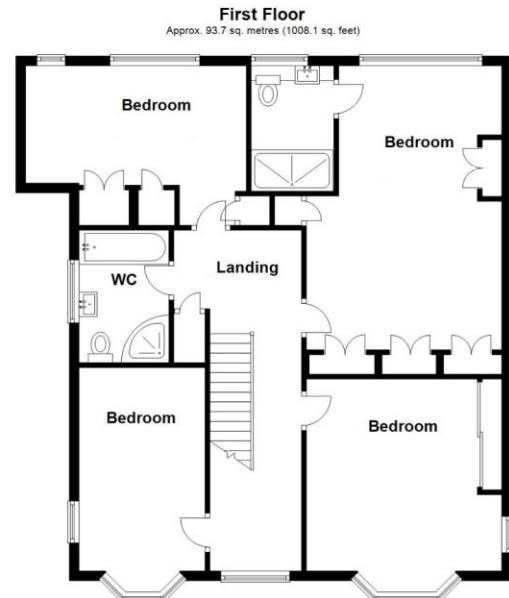
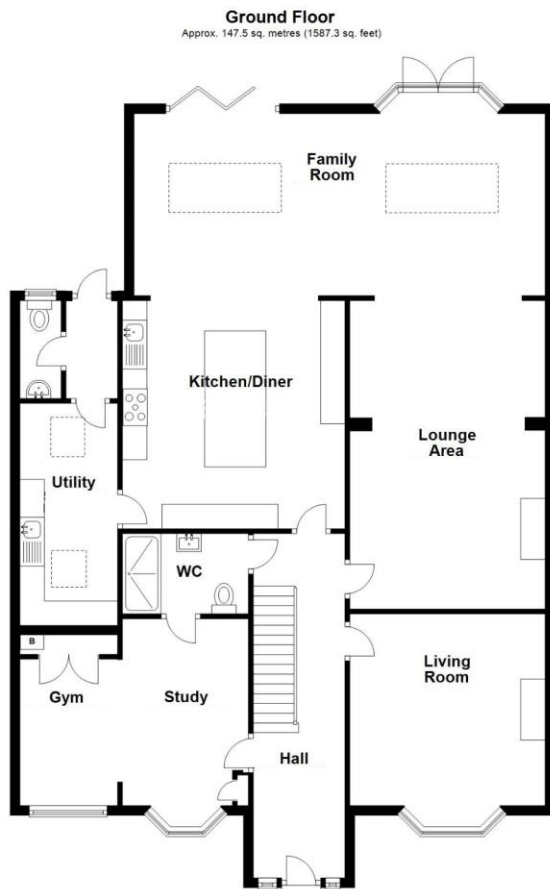


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Total area: approx. 288.9 sq. metres (3110.1 sq. feet)