

Pine Grove, Brookmans Park, AL9



Price: £1,395,000
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



We are delighted to offer for sale this exceptional 5 double bedroom , 4 bathroom, family home situated in this sought-after turning in Brookmans Park Village which is 4,040 sq.ft in area. The property features a superb open-plan Lounge, Kitchen and Diner which has been extended to provide a wonderful entertaining area. There is also 2 other separate reception rooms, utility room, good size ground floor cloakroom and integral garage. The property has a beautiful rear garden - an internal viewing is essential.

- Reception Hallway
- Sitting Room
- Superb Open Plan Lounge/Kitchen
- Utility Room
- 4 Walk-In Wardrobes
- Garage with Roller Door
- Off-Street Parking For Numerous Vehicles
- 5 Years remaining on New Build Policy
- Ground Floor Cloakroom
- Study
- Dual Aspect Dining Area Open-Plan with Lounge
- 5 Double Bedrooms
- 4 Bathrooms
- Plenty of Storage
- Approx 85ft. Rear Garden
- Premier Location



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DESCRIPTION

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ACCOMMODATION

Ground Floor

Large Entrance Hallway
Sitting Room
Kitchen/Lounge/Dining Area
Utility Room
Study
Ground Floor Cloakroom
Integral Garage

First Floor

Master Bedroom Suite with Walk-in wardrobe and En-Suite Bathroom
2 Further Double Bedrooms with Shower Rooms (one with storage/wardrobe area)
2 x Store Areas

Second Floor

2 Double Bedrooms with Dressing Rooms
Family Bathroom
Store Area
Exterior Large Driveway for Several Vehicles
Approx 85ft. Rear Garden with 2 patio areas and Pergola
Side Access

LOCATION

Pine Grove is regarded as one of Brookmans Park's premier roads and is situated 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 Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA 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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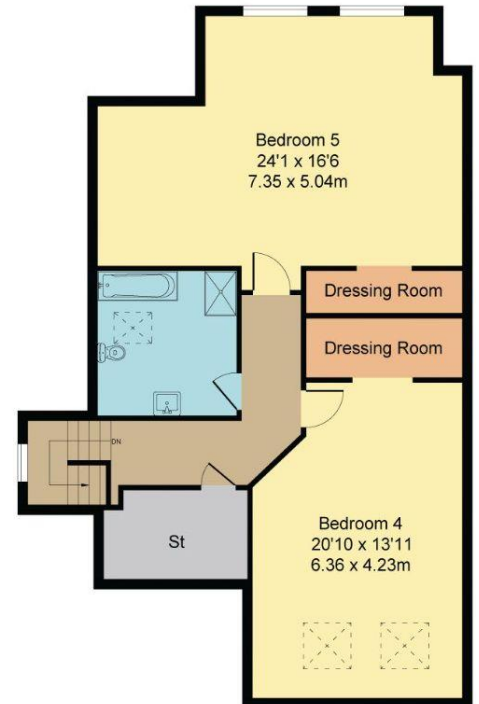
Approximate Gross Internal Area
4040 sq ft - 375 sq m



Ground Floor



First Floor



Third Floor