

Pine Grove, Brookmans Park, AL9 7BS

Guide Price: £1,600,000
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 imposing and extremely spacious 5 bedroom, 4 bathroom detached family home which is approximately 2,900 sq ft in size and benefits from an open-plan Kitchen/Diner/Conservatory, 3/4 further Reception Rooms, well maintained 125ft x 47ft rear garden and plenty of off-street parking. The property is elevated and has views from the front and rear of the property. An internal viewing is highly recommended.

- 5 BEDROOM DETACHED HOUSE
- 3 RECEPTION ROOMS
- UTILITY ROOM
- PREMIER ROAD CLOSE TO SCHOOL AND GOLF/TENNIS CLUBS
- 125FT REAR GARDEN WITH DECKED AND PATIO AREAS
- 4 BATHROOMS
- CONSERVATORY
- GROUND FLOOR W.C.
- PART-GARAGE/STORAGE AREA TO FRONT
- LARGE FRONT DRIVE FOR SEVERAL VEHICLES

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FEATURES

DESCRIPTION

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ACCOMMODATION

Large Entrance Hallway with 4 Storage Cupboards
Ground Floor WC
Study
Playroom/Office/Gym
Kitchen
Utility Room
Lounge
Living Room
Conservatory
5 Bedrooms
4 Bath/Shower Rooms (3 of which are En-Suite)
125ft x 47ft Rear Garden with Decked and Patio Areas
Store to Front/Part-Garage Area
Large Front Drive for Several Vehicles

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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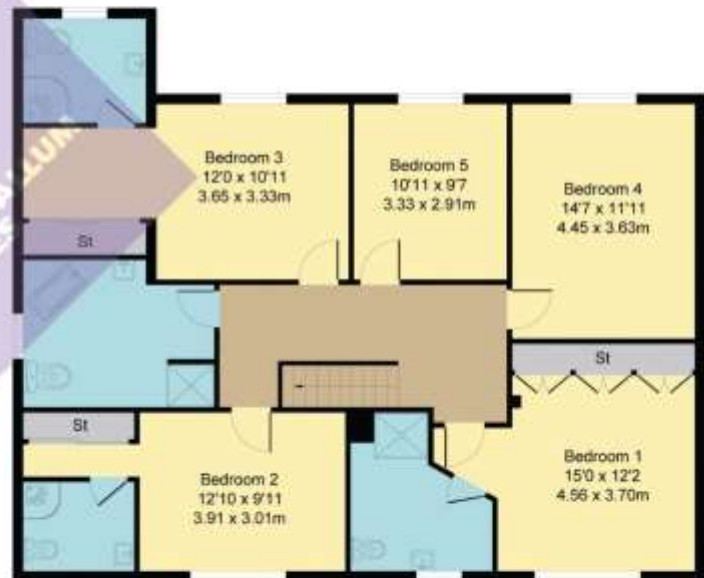


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Approximate Gross Internal Area
2829 sq ft - 263 sq m



Ground Floor



First Floor