

Peplins Way, Brookmans Park, AL9 7UT



Price: OIEO £899,950
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 extended well presented 4 double bedroom semi-detached family home ideally situated for the local primary school, village shops and mainline railway station (Kings Cross/Moorgate). This property has been completely renovated by the current owners and provides excellent family accommodation including a large kitchen/family/dining room plus 3 other separate rooms. Features a west facing 90ft rear garden and off street parking for 2 vehicles.

- 4 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- COMPLETELY RENOVATED
- LARGE KITCHEN/FAMILY/DINING ROOM
- 3 FURTHER RECEPTION ROOMS
- CLOSE TO AMENITIES
- 90FT WEST FACING REAR GARDEN
- SIDE ACCESS
- OFF STREET PARKING FOR 2 VEHICLES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
STUDY
LIVING ROOM
SITTING ROOM
KITCHEN/FAMILY/DINING ROOM - Designer Siematic kitchen units, Miele appliances and natural stone worktops
UTILITY ROOM
GROUND FLOOR CLOAKROOM

4 DOUBLE BEDROOMS - two with a jack and Jill En-Suite shower room
FAMILY BATHROOM -Grohe bathroom fittings

90FT WEST FACING REAR GARDEN
SIDE ACCESS
OFF STREET PARKING FOR 2 VEHICLES

LOCATION

Peplins Way is a convenient turning off of Bradmore Way. 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 a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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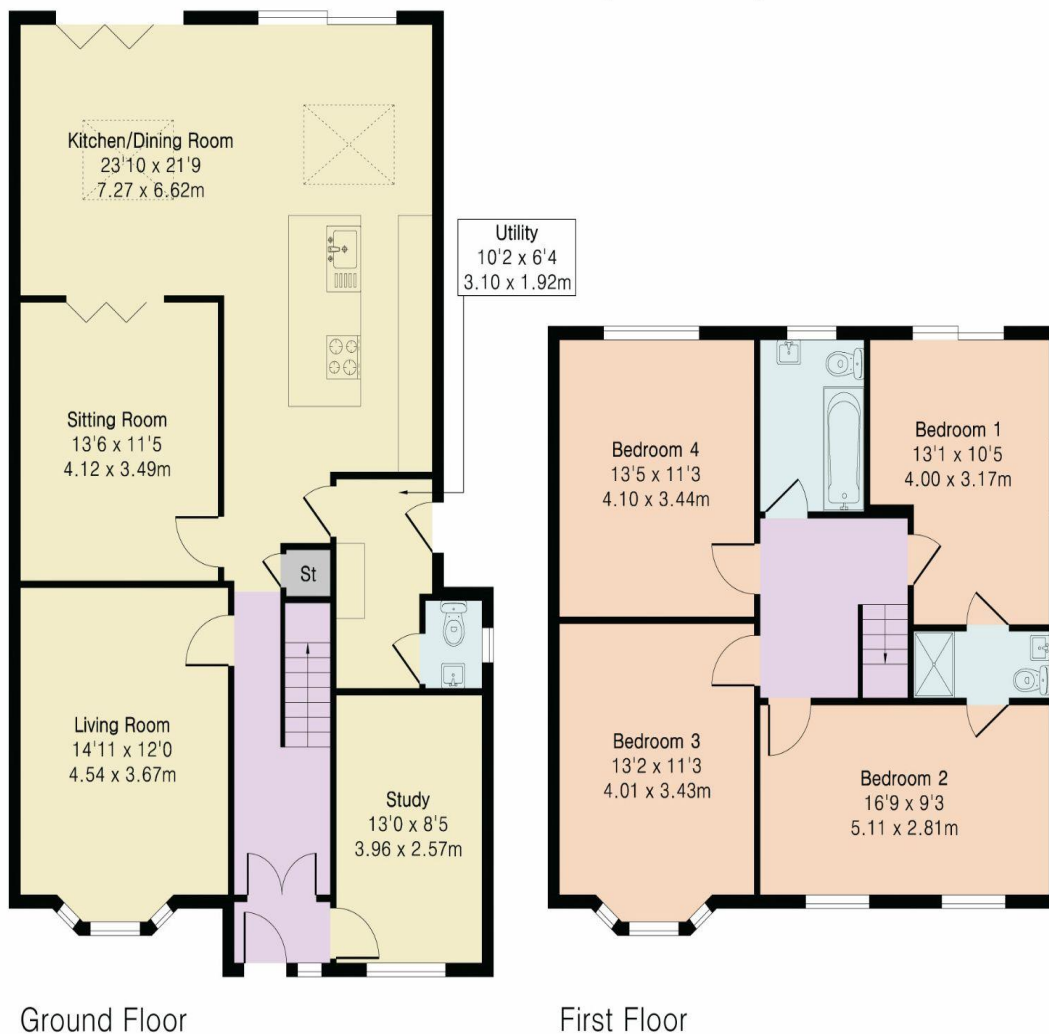
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Approximate Gross Internal Area 1874 sq ft - 174 sq m

Ground Floor Area 1103 sq ft – 102 sq m

First Floor Area 771 sq ft – 72 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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