

Woodlands, Brookmans Park, AL9 7AN



OIEO: £950,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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A well presented 4 bedroom 2 bathroom detached family home situated in this quiet cul-de-sac location. This property has 2 good size reception rooms, reception hallway, kitchen/breakfast room, double garage and a west facing rear garden which is 65ft max length x 50ft wide. This property has a private driveway and an internal viewing is highly recommended.

- 4 BEDROOM DETACHED FAMILY HOME
- 2 RECEPTION/2 BATHROOMS
- KITCHEN/BREAKFAST ROOM
- WEST FACING 65FT X 50FT REAR GARDEN
- CUL DE SAC
- CLOSE TO AMENITIES
- DOUBLE GARAGE
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/BREAKFAST ROOM
DINING ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

4 BEDROOMS - one with En-Suite bathroom with shower
FAMILY BATHROOM

WEST FACING 65FT MAX IN LENGTH X 50FT WIDE GARDEN
DOUBLE GARAGE
PRIVATE DRIVEWAY

LOCATION

Woodlands is a turning off Calder Avenue which in turn is off Mymms Drive off the Great North Road (A1000). Brookmans Park village centre, gobions park, mainline railway station (Kings Cross/Moorgate) local schools including Lochinver, Stormont, Chancellors, Queenswood and the golf club are only a short drive away as are the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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 £25 plus vat per person.

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Approximate Gross Internal Area 1721 sq ft - 160 sq m
(Including Garage)

Ground Floor Area 1061 sq ft – 99 sq m

First Floor Area 660 sq ft – 61 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

