

Mymms Drive, Brookmans Park, AL9 7AE



OIEO: £2,000,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this charming 4 bedroom detached family home in this highly sought after location. This property has versatile accommodation approaching 2,500sq ft. Benefitting from 5 reception rooms, a good size kitchen, walk-in pantry, separate utility room and garage. The master bedroom has a large dressing room and luxury en-suite shower room. This superb family home is absolutely ready to move into and, sitting in a ¼ acre plot, offers plenty of scope to enlarge further if required (STPP). The secluded rear garden extends to 120ft in length and there is a private driveway offering parking for several vehicles. An internal viewing is highly recommended.

- ATTRACTIVE 4 BEDROOM DETACHED FAMILY HOME
- 5 RECEPTION ROOMS
- PRINCIPLE WITH DRESSING ROOM & ENSUITE SHOWER ROOM
- VERSATILE ACCOMMODATION
- SCOPE TO ENLARGE FURTHER STPP
- SECLUDED 120FT REAR GARDEN
- SOUGHT AFTER LOCATION
- GARAGE AND PRIVATE DRIVEWAY

www.vanessamccallumestates.co.uk

Mymms Drive, Brookmans Park, AL9 7AE



OIEO: £2,000,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

FEATURES

DESCRIPTION

We are delighted to offer for sale this charming 4 bedroom detached family home in this highly sought after location. This property has versatile accommodation approaching 2,500sq ft. Benefitting from 5 reception rooms, a good size kitchen, walk-in pantry, separate utility room and garage. The master bedroom has a large dressing room and luxury en-suite shower room. This superb family home is absolutely ready to move into and, sitting in a ¼ acre plot, offers plenty of scope to enlarge further if required (STPP). The secluded rear garden extends to 120ft in length and there is a private driveway offering parking for several vehicles. An internal viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY
2 RECEPTION ROOMS
LOUNGE
DINING ROOM
SNUG
KITCHEN
UTILITY ROOM
PANTRY
GROUND FLOOR CLOAKROOM

FIRST FLOOR

4 BEDROOMS - principle with dressing room and En-Suite shower room
FAMILY BATHROOM

SECLUDED 120FT REAR GARDEN
GARAGE
BIKE STORE
PRIVATE DRIVEWAY

LOCATION

Mymms Drive is one of the village's premier roads, and is a turning off The Great North Road (A1000), it can also be accessed off of Georges Wood Road. Brookmans Park village centre, mainline railway station (Kings Cross/Moorgate), local schools and the Golf Club are only a few minutes drive away. The A1 (M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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. Facial recognition will be offered at a charge of £25 plus vat per person.

Mymms Drive, Brookmans Park, AL9 7AE

OIEO: £2,000,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



www.vanessamccallumestates.co.uk

Mymms Drive, Brookmans Park, AL9 7AE

OIEO: £2,000,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



www.vanessamccallumestates.co.uk

Mymms Drive, Brookmans Park, AL9 7AE



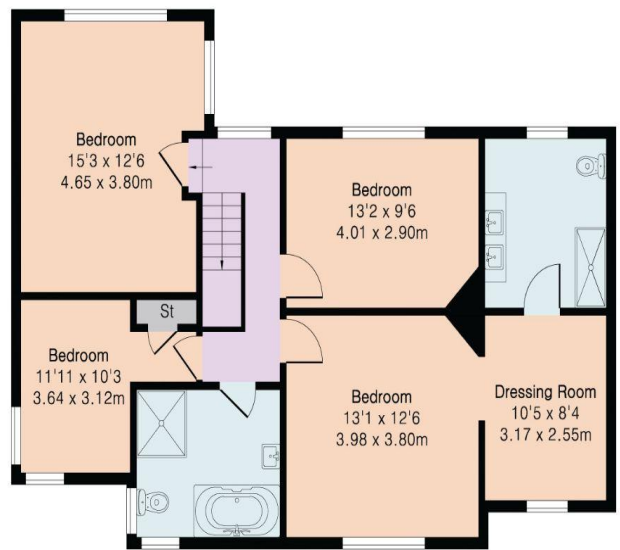
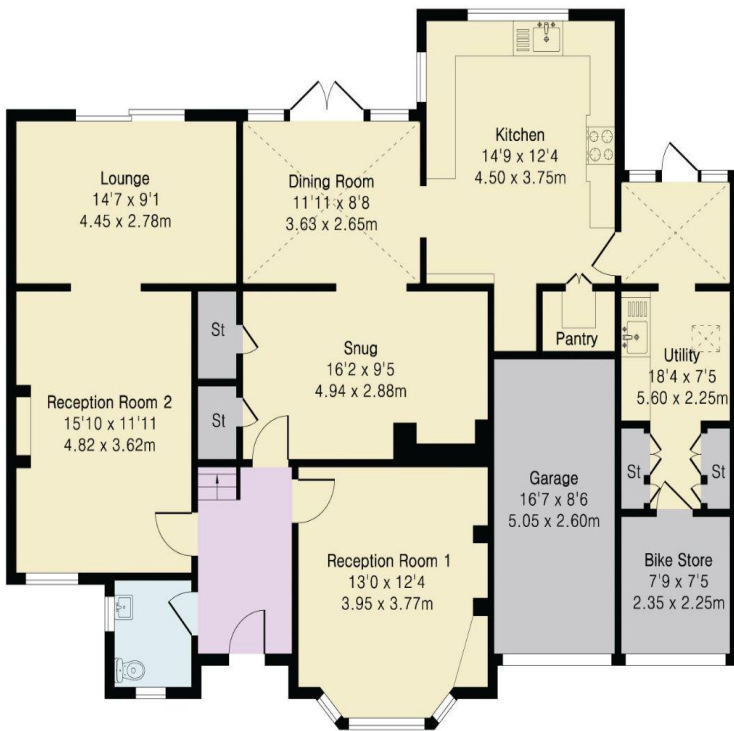
OIEO: £2,000,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 2438 sq ft - 226 sq m (Including Garage)

Ground Floor Area 1512 sq ft – 140 sq m

First Floor Area 926 sq ft – 86 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.

