

Westland Drive, Brookmans Park, AL9 7UG

OIEO: £725,000
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 well presented extended 3 bedroom semi-detached family home which offers good size accommodation. Benefits include a large open plan lounge/dining area, kitchen, utility room, ground floor shower room, 55ft west facing rear garden, summer house ideal for a gym or home office and private driveway. An internal viewing is highly recommended.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- GOOD SIZE ACCOMMODATION
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- 55FT WEST FACING REAR GARDEN
- SUMMER HOUSE
- GARAGE/PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM - with shower

3 BEDROOMS
FAMILY BATHROOM

SUMMER HOUSE
55FT WEST FACING REAR GARDEN
GARAGE
PRIVATE DRIVEWAY

LOCATION

Ideally situated for the mainline railway station (Kings Cross/Moorgate), local shops and local primary school. Westland Drive is a turning off The Gardens which is a turning off of Bluebridge Road. The A1(M) and M25 are only a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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 1077 sq ft - 100 sq m
(Excluding Garage&Outbuilding)**

Ground Floor Area 623 sq ft – 58 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 228 sq ft – 21 sq m

Outbuilding Area 175 sq ft – 16 sq m

