The Grove, Brookmans Park, AL9 7RL

Price: £1,999,999
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



An outstanding 4 bedroom 4 bathroom detached residence set on a corner plot on this desirable turning. The current owners have completely refurbished and extended this lovely home which features a stunning 37ft super room with exceptional kitchen. Benefitting from 3,364 sq ft of versatile accommodation over 3 floors, there are 2 separate reception rooms, study as well as the super room and utility room. There is underfloor heating, garage, and plenty of off street parking. The rear garden is 60ft x 55ft and has a large cabin/summer house ideal for entertaining. To fully appreciate this beautiful home please do book an internal viewing.

- 4 BEDROOM DETACHED FAMILY HOME
- 37FT SUPER ROOM WITH EXCEPTIONAL KITCHEN
- 2 SEPARATE RECEPTION ROOMS
- 3,364 OF VERSATILE ACCOMMODATION
- OVER 3 FLOORS
- STUDY
- 60FT X 55FT REAR GARDEN
- LARGE CABIN/SUMMER HOUSE
- GARAGE & OFF STREET PARKING
- CORNER PLOT

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VANESSA MCCALLUM ESTATES

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FEATURES

DESCRIPTION
An outstanding 4 bedroom 4 bathroom detached residence set on a corner plot on this desirable turning. The current owners have completely refurbished and extended this lovely home which features a stunning 37ft super room with exceptional kitchen to the rear. Benefitting from 3,364 sq ft of versatile accommodation over 3 floors, there are 2 separate reception rooms, study as well as the super room and utility room. There is underfloor heating, garage, and plenty of off street parking. The rear garden is 60ft x 55ft and has a large cabin/summer house ideal for entertaining. To fully appreciate this beautiful home please do book an internal viewing.

ACCOMMODATION

GROUND FLOOR
ENTRANCE HALLWAY
LIVING ROOM
STUDY/PLAYROOM
KITCHEN/DINING/FAMILY ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM
OFFICE

FIRST FLOOR
3 BEDROOMS - one with dressing area & En-Suite shower room
- one with En-Suite shower room
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with dressing area & En-Suite bathroom with shower

60FT X 55FT REAR GARDEN
LARGE CABIN/SUMMER HOUSE - with toilet
GARAGE
OFF STREET PARKING

LOCATION
The Grove is a popular quiet turning off of Mymms Drive and Moffats Lane. The mainline railways station (Kings Cross/ Moorgate), local shops and Gobions trustland are within a short walk. The local primary and secondary schools are also close by. 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 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 of the 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 £50 plus vat per person.

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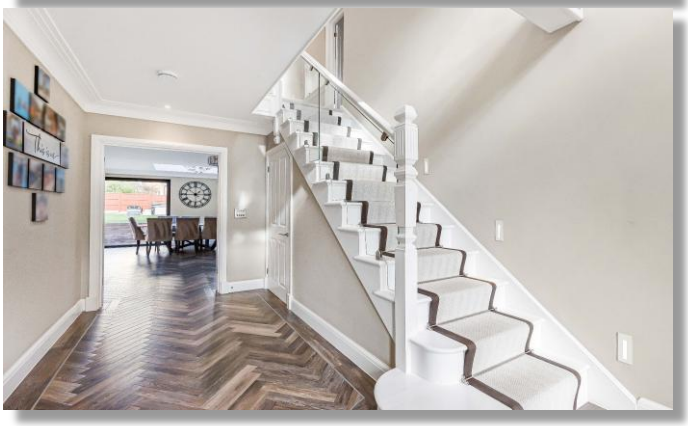
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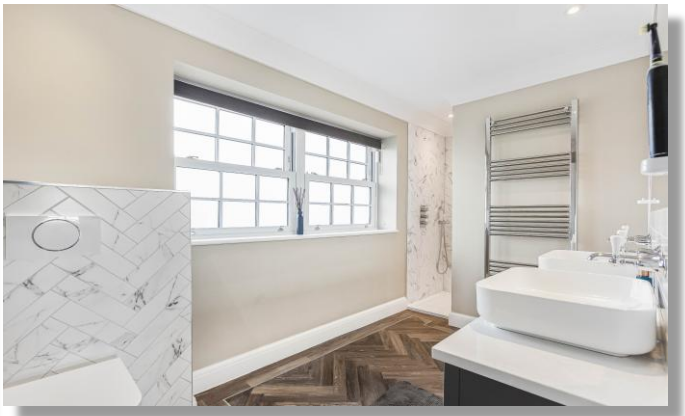





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Approximate Gross Internal Area 3364 sq ft - 313 sq m
(Including Garage & Excluding Outbuilding)

Ground Floor Area 1689 sq ft – 157 sq m
First Floor Area 1055 sq ft – 98 sq m
Second Floor Area 620 sq ft – 58 sq m
Outbuilding Area 379 sq ft – 35 sq m



PINKPLAN

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.