

Green Close, Brookmans Park, AL9 7ST



OIEO: £650,000  
Freehold

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
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An immaculately presented 3 bedroom 3 bathroom family home which is situated in the heart of the village, a stone's throw from the mainline railway station and local shops. This property benefits from a separate lounge, ground floor cloakroom, kitchen/diner, all double bedrooms have en-suite shower or bathrooms, the master bedroom has a good size dressing area. The property has off street parking and a south facing courtyard style rear garden.

- 3 DOUBLE BEDROOM MID TERRACE FAMILY HOME
- 3 EN-SUITE BATH/SHOWER ROOMS
- GROUND FLOOR CLOAKROOM
- MASTER BEDROOM WITH DRESSING AREA
- SOUTH FACING COURTYARD STYLE GARDEN
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN/DINER  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM  
WALK -IN STORAGE CUPBOARD UNDER THE STAIRS

### **FIRST FLOOR**

2 DOUBLE BEDROOMS-with En-Suite shower rooms - small bedroom with air conditioning

### **SECOND FLOOR**

BEDROOM -with En-Suite bathroom  
-dressing area  
-balcony  
- Air Conditioning

SOUTH FACING COURTYARD STYLE REAR GARDEN  
LEASEHOLD GARAGE  
OFF STREET PARKING

### **LOCATION**

Green Close is a convenient location leading off Station Road in the heart of the village. 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 within a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **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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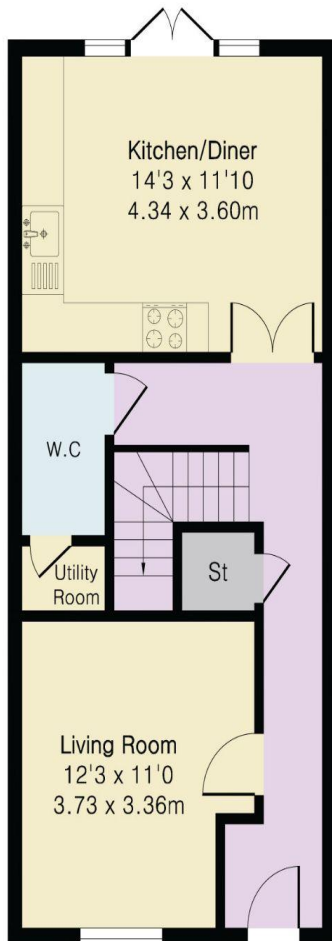
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**Approximate Gross Internal Area 1375 sq ft - 128 sq m**

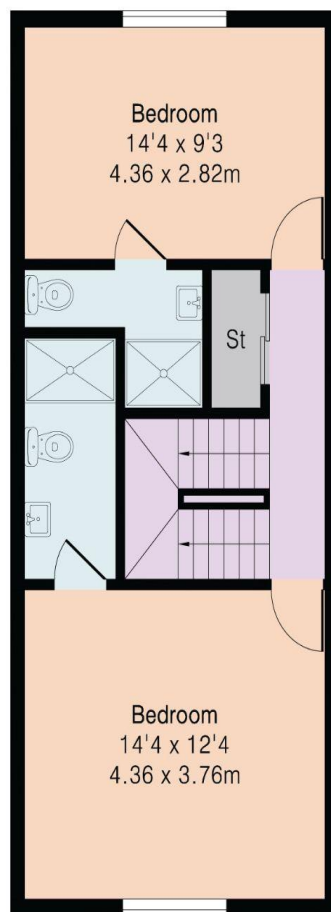
Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 495 sq ft – 46 sq m

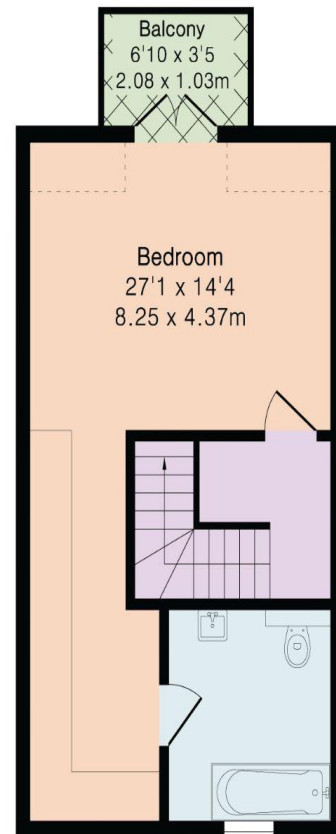
Second Floor Area 385 sq ft – 36 sq m



Ground Floor



First Floor



Second 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.

