Peplins Way, Brookmans Park, AL9 7UR

OIEO: £799,950
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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Situated in this convenient location is this 3-4 bedroom 2-bathroom semi-detached family home. This property has just under 1,600 sq ft of versatile accommodation with a 28ft open plan kitchen/family room to the rear plus lounge and another reception room which could easily be used as a 4th bedroom. The west facing rear garden is approx 70ft in length and has a private driveway and garage.

- 3-4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION/2 BATHROOMS
- 28FT OPEN PLAN KITCHEN/FAMILY ROOM
- VERSATILE ACCOMMODATION
- 70FT WEST FACING REAR GARDEN
- GARAGE
- PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

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VANESSA MCCALLUM ESTATES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
KITCHEN/FAMILY ROOM
LOUNGE
SITTING/BEDROOM 4
GROUND FLOOR CLOAKROOM - with shower

3 BEDROOMS
FAMILY BATHROOM

70FT WEST FACING REAR GARDEN
GARAGE
PRIVATE DRIVEWAY

LOCATION
Peplins Way is a convenient turning off of Bradmore Way. Brookmans Park Primary School is a stones throw away, mainline railway station (Kings Cross/Moorgate) and local shops are all within a few minutes walk. M25 and A1(M) are 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 £50 plus vat per person.

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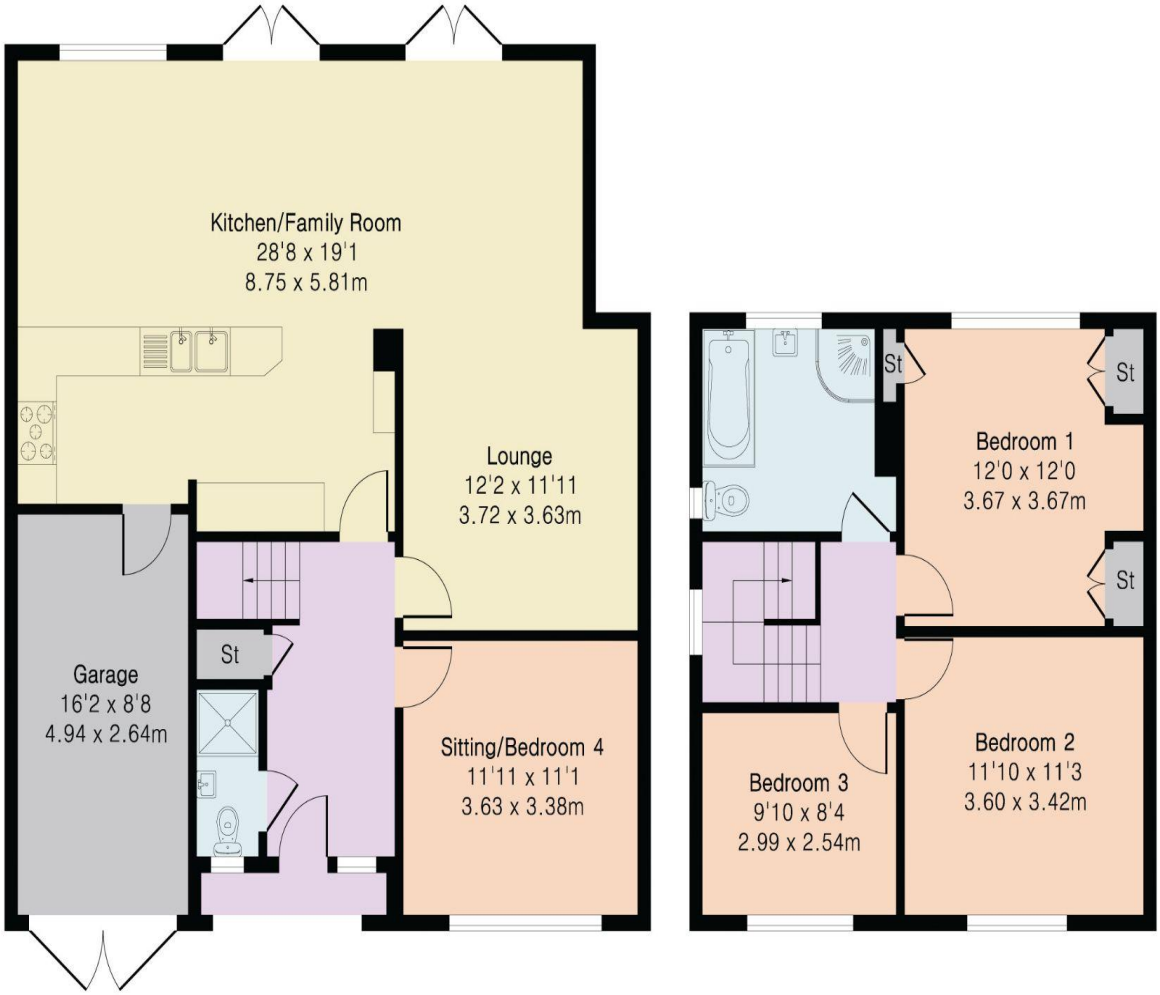

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Approximate Gross Internal Area 1591 sq ft - 147 sq m (Including Garage)

Ground Floor Area 1059 sq ft – 98 sq m
First Floor Area 532 sq ft – 49 sq m



Ground Floor First Floor

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.