

Peplins Way, Brookmans Park, AL9 7UU

Price: £2,750.00 p.c.m.



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



Available to let from approx. January 6th 2027 is this well presented 3 bedroom semi-detached family home situated in this convenient location close to the village amenities, mainline railway station and primary school. This property has an extended kitchen/breakfast room, through lounge/diner and study. The property has a 80ft rear garden and off street parking. It is available either unfurnished or furnished.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- AVAILABLE TO LET 6TH JANUARY 2027
- UNFURNISHED OR FURNISHED
- THROUGH LOUNGE/DINER
- EXTENDED KITCHEN/BREAKFAST ROOM
- 80FT REAR GARDEN
- OFF STREET PARKING
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
RECEPTION ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
STUDY
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM

80FT REAR GARDEN
OFF STREET PARKING

LOCATION

Peplins Way is a convenient turning off of Bradmore Way. 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 a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

Permitted payments are the monthly rent plus 5 weeks rent as a deposit.

Vanessa McCallum Estates is a member of the property Ombudsman We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

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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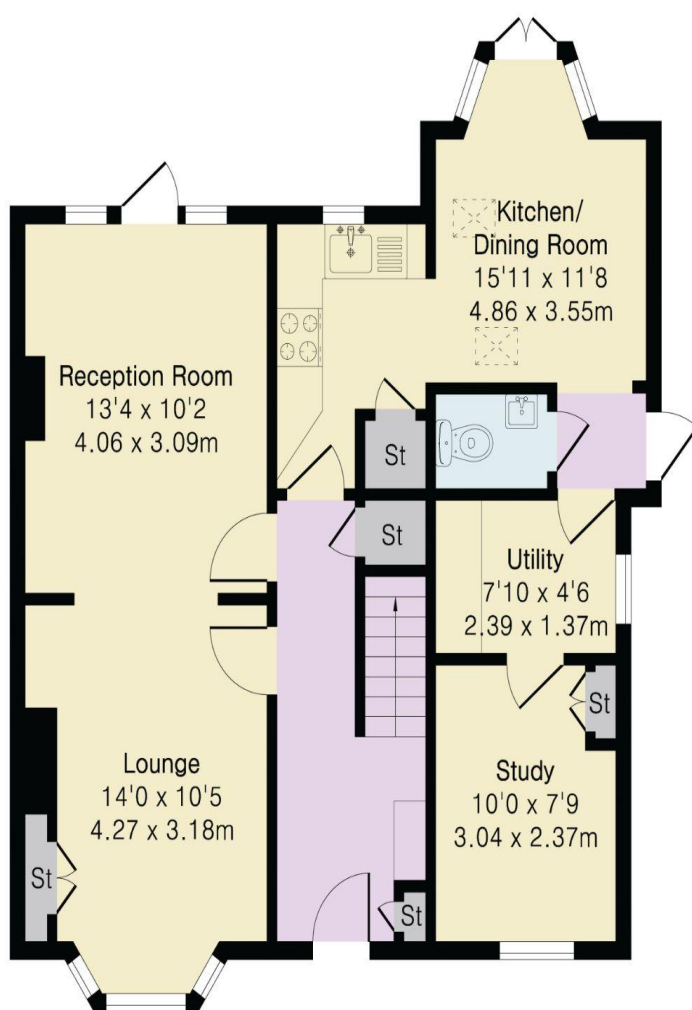
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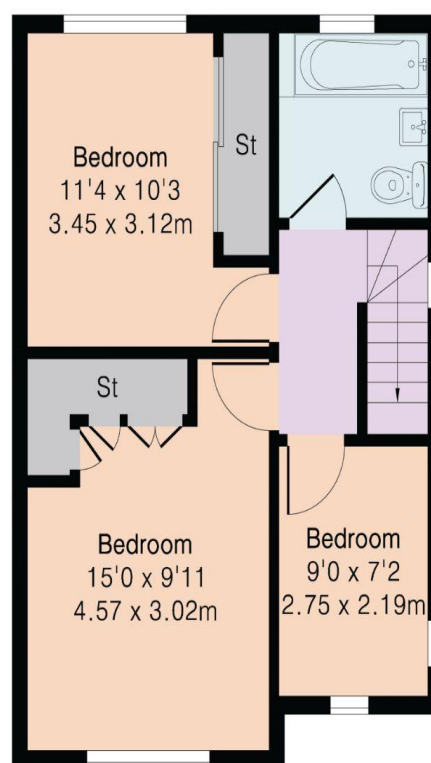
Approximate Gross Internal Area 1156 sq ft - 107 sq m

Ground Floor Area 722 sq ft – 67 sq m

First Floor Area 434 sq ft – 40 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.

