Peplins Way, Brookmans Park, AL9 7UU

Price: £875,000
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



****CHAIN FREE****

We are delighted to offer for sale this 4 bedroom detached family home. The property which is approx. 1714 sq ft in size. Benefits from 2 reception rooms, conservatory, kitchen breakfast room, storage room, downstairs shower room, family bathroom, approx. 77ft mature rear garden, off street parking. This is a wonderful opportunity for someone aspiring to live in this village and modernise their dream home, Brookmans Park Village Centre and mainline station are only a short walk away.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION/3 BATHROOMS
- CONSERVTORY
- GROUND FLOOR SHOWER ROOM
- 77FT MATURE REAR GARDEN
- CLOSE TO AMENITIES
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
RECEPTION ROOM
LIVING ROOM
CONSERVATORY
KITCHEN/BREAKFAST ROOM
STORAGE ROOM
GROUND FLOOR SHOWER ROOM

4 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

77FT MATURE REAR GARDEN
OFF STREET PARKING

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 G

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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Approximate Gross Internal Area 1714 sq ft - 160 sq m
Ground Floor Area 1072 sq ft – 100 sq m
First Floor Area 642 sq ft – 60 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.