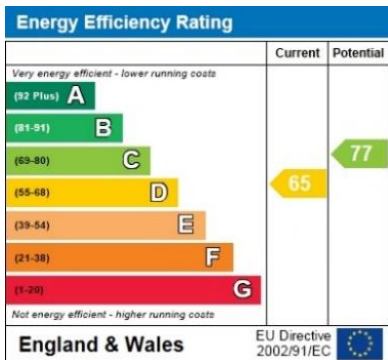


Claytiles, Great North Road



Approx. Gross Internal Floor Area 3725 sq. ft / 346.00 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Great North Road, Bell Bar, Brookmans Park Freehold Guide Price £1,495,000



CHAIN FREE Impressive 6 bedroom detached home with 5 reception rooms, 200ft garden, bar/playroom, conservatory, balcony off master suite, and countryside views. Gated plot with parking and flexible family living in a peaceful location. Viewing highly recommended.

- CHAIN FREE
- Extended 6 bedroom detached home on wide gated plot
- Five reception rooms including conservatory and bar/playroom
- Master suite with en suite, dressing area & private decked balcony
- Circa 200ft mature rear garden backing onto paddocks
- Large kitchen/breakfast room perfect for family life
- Converted garage into stylish bar/playroom
- Conservatory overlooking the vast gardens and views
- Separate utility room & ground floor guest cloakroom
- Gated driveway with ample off-street parking







Material Information

Part A:  
Council Tax Band: G  
Freehold

Part B  
Type: House  
Physical Characteristics: Detached  
Construction Type: Brick  
Rec Rooms: 5      Bedrooms: 6      Bathrooms: 4      Kitchens: 1 + Utility Room  
Parking:    Converted Garage and Off Street Parking  
Mobile Signal:    Great  
Are the flowing Services connected:  
Electricity      Yes      Renewable / Batteries      No  
Gas      Yes      Water      Yes  
Telephone      No      Broadband      Yes  
Drainage      Yes      Does the property have Central Heating      Yes  
What Fuel does it use:    Gas

Part C  
Are there any known safety issues:      No  
Has the property been adapted for accessibility:      No  
Is the property in a Conservation area:      No  
Is the property a listed building:      No  
Are there any planning applications, which of approved would affect the property: No  
Is the access road made up and adopted:      Yes  
Is the property affected by any rights of way:      No  
Are there any proposals or disputes which affect the property (either with an individual or public body):  
No  
Are there any shared or communal facilities:      No  
Are there any covenants affecting the property:      No  
Are there any preservation orders affect the property:      Yes  
Has the property been extended:      Yes – Prior to ownership  
Was planning permission granted:  
Did it comply with Building Regs:  
copies of the planning permission available:  
What was the date of the extension:  
Have you carried out any alteration to the property:      No  
Is there any coastal erosion risk:      No  
Has there been any mining in the area:      No  
Has Japanese Knotweed ever been identified at the property or adjoining land:      No

Other:

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer:  
No

Are there any material issues with the property that any potential should be aware of:

No

Further Details  
The property is Freehold  
Council Tax Band - Band G

**AGENT’S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**