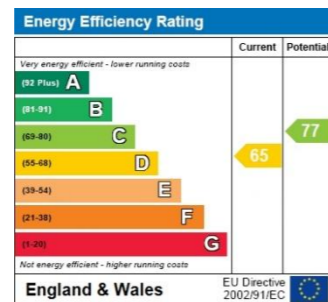


Claytiles, Great North Road



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 £1,165,000



CHAIN FREE -SOLD AS SEEN - All services/appliances have not and will not be tested. Six bedroom detached home with 5 reception rooms, 200ft garden, bar/playroom, conservatory, balcony off master suite, and countryside views. Gated plot with parking.

- CHAIN FREE -SOLD AS SEEN - All services/appliances have not and will not be tested.
- 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
- Large kitchen/breakfast room perfect for family life
- Circa 200ft mature rear garden backing onto paddocks
- Conservatory overlooking the vast gardens and views
- Gated driveway with ample off-street parking





GROUND FLOOR

KITCHEN

18'4" (5.59m) x 14'2" (4.32m)

DINING ROOM

18'1" (5.51m) x 15'11" (4.85m)

CONSERVATORY

21'9" (6.63m) x 14'5" (4.39m)

GARAGE CONVERSION/BAR

19'10" (6.05m) x 15'1" (4.6m)

UTILITY

15'11" (4.85m) x 5'7" (1.7m)

STUDY

13'9" (4.19m) x 11'1" (3.38m)

RECEPTION ROOM

24'5" (7.44m) x 21'7" (6.58m)

FIRST FLOOR

MASTER BEDROOM

17'3" (5.26m) x 12'2" (3.71m)

EN SUITE

DRESSING ROOM

BEDROOM

13'3" (4.04m) x 9'2" (2.79m)

BEDROOM

14'10" (4.52m) x 10'0" (3.05m)

BEDROOM

13'9" (4.19m) x 7'8" (2.34m)

BATHROOM

SECOND FLOOR

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.