



16 GREEN CLOSE, BROOKMANS PARK AL9 7ST

Guide Price £880,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A substantial four-bedroom contemporary home situated within the very heart of Brookmans Park with garage, parking and garden to rear. Accommodation is arranged over three floors with zonal underfloor heating to the ground floor. Comprising of entrance hall with cloakroom, spacious living room, open plan kitchen/family room with fully integrated luxury kitchen with bi folding doors to rear, making it ideal for entertaining . To the first floor are two good size double bedrooms, one with en suite facilities and family bathroom, the the master bedroom is situated on the upper (second floor) also with en suite and a further spacious bedroom. The property occupies a corner plot with attached garage with parking with garden to rear.





Property Features

- Living Room: 14'10 x 10'11
- Kitchen/Family Room: 18'5 x 14'11
- Cloakroom
- Family Bathroom
- Garage
- Bedroom One: 14'12 x 11'1 with En Suite
- Bedroom Two: 14'11 x 9'10
- Bedroom Three: 15'5 x 10'12 with En Suite
- Bedroom Four: 10'12 x 10'11
- 55ft Garden

Agents Notes

The property has been finished to an exacting standard with high quality fixtures and fittings throughout including quality designer kitchen with integrated appliances and luxury bathroom suites.

The property also sits at the end of a cul de sac position within a stones throw to the village centre with its vast array of shops, restaurants and rail station.

Green Close, AL9

Approx. Gross Internal Area Excluding Garage 1503.50 sq ft / 139.68 sq m



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiry and full survey as to the correctness of such statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or on the basis of any sale or let.

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