



67 PINE GROVE, BROOKMANS PARK AL9 7BL

Price Guide £1,699,950 | Freehold

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## Property Overview

A beautifully presented four bedroom, three reception room detached family house with carriageway drive sitting on a 0.4 acre plot with garage and south/westerly mature garden. The property has been extended and modernised over the years to provide luxury living space comprising entrance hall, cloakroom, inter-connecting games room to living room, spacious vaulted ceiling family room, study and fabulous open plan fully integrated kitchen/dining room with bi-folding doors to garden, making it ideal for entertaining. To the first floor are four good size bedrooms with the master enjoying en suite facilities and dressing room, one further en suite to bedroom two and luxury family bathroom. The property is approached by a carriageway drive with garage and 154ft beautiful South/Westerly garden to rear with patio. (Motivated Sellers).



## Property Features

- Living Room: 41'4 x 13'1
- Family Room: 28'0 x 16'7
- Kitchen/Diner: 25'2 x 16'9
- Study: 14'2 x 12'3
- Family Bathroom
- Master Bedroom Suite: 15'9 x 15'2 with Dressing Room & En Suite
- Bedroom Two: 14'2 x 13'4 with En Suite
- Bedroom Three: 15'3 x 11'10
- Bedroom Four: 12'8 x 6'6
- 154ft Garden

## Agents Notes

The property sits on a plot of approximately 0.4 of an acre enjoying a frontage width of 70ft and rear garden length of 154ft. The property has been finished to a high standard with luxury fixtures and fittings throughout with underfloor heating to some areas.

Approximate Gross Internal Area 3220 sq ft – 300 sq m  
 Ground Floor Area 1998 sq ft – 186 sq m  
 First Floor Area 1222 sq ft – 114 sq m



## Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR  
 01707 649779 | brookmanspark@andrewward.co.uk

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
 175 High Street, Barnet EN5 5SU  
 Tel: 020 8441 6000  
 Email: barnet@andrewward.co.uk

**BROOKMANS PARK**  
 35 Bradmore Green, Brookmans Park AL9 7QR  
 Tel: 01707 649779  
 Email: brookmanspark@andrewward.co.uk

**POTTERS BAR**  
 149 High Street, Potters Bar EN6 5BB  
 Tel: 01707 657181  
 Email: pottersbar@andrewward.co.uk

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