



29 THE GROVE, BROOKMANS PARK AL9 7RL

Guide Price £1,200,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

A spacious four bedroom detached family house with carriageway drive and garage offering well balanced living space throughout along with beautiful 110ft mature garden. The property also offers massive potential to extend with current planning permission in place to create a double storey side and single rear extension. Accommodation comprises entrance hall with cloakroom, living room, interconnecting to dining room, sitting room and spacious kitchen/breakfast room with views over garden. To the first floor the master bedroom enjoys en suite facilities with the remaining three double bedrooms served by the luxury family bathroom. The property is approached by a carriageway drive with parking with side pedestrian access to rear and tandem length garage. To the rear are beautiful 110ft mature gardens with an abundance of plants and trees.





## Property Features

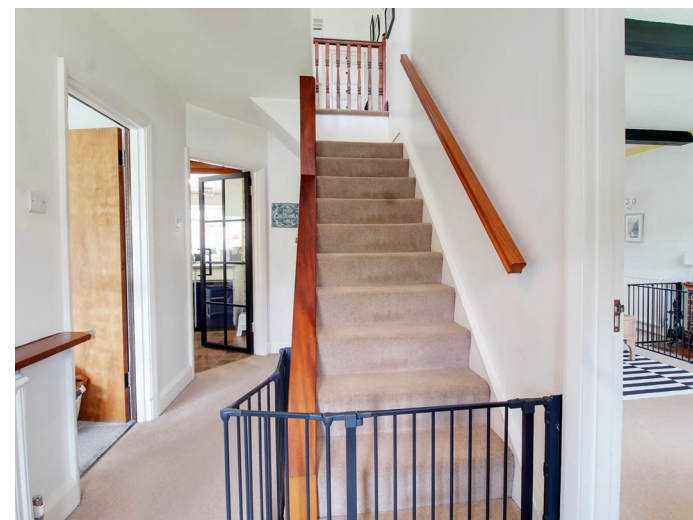
- Living Room: 18'0 x 11'2
- Media Room/Snug: 13'0 x 11'3
- Dining Room: 15'8 x 12'6
- Kitchen/Breakfast Room: 21'0 x 13'4
- Garage: 36'2 x 8'0 with Carriageway Grive
- Master Bedroom: 15'8 x 12'6 with En Suite
- Bedroom Two: 13'8 x 11'6
- Bedroom Three: 13'8 x 10'11
- Bedroom Four: 12'2 x 11'6
- 110ft Beautiful Garden

## Agents Notes

The property is situated in one of Brookmans park's premier turnings within a short walk to the village centre, schools, golf club and rail station. The property also has current planning permission in place for both a rear single and side double storey extensions. Available for viewings upon request.



Approximate Gross Internal Area 2207 sq ft – 205 sq m  
 Ground Floor Area 974 sq ft – 90 sq m  
 First Floor Area 944 sq ft – 88 sq m  
 Garage Area 289 sq ft – 27 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

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

**ANDREW WARD** EST. 1988  
 ESTATE AGENTS