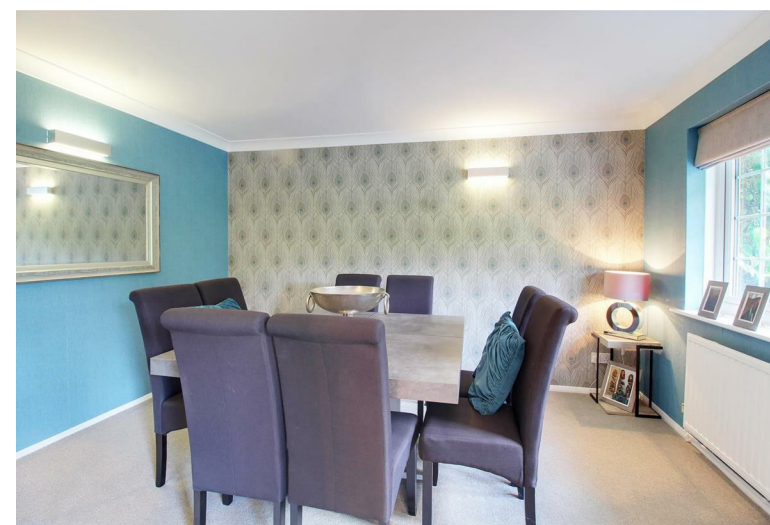




1 SHRUBLANDS, BROOKMANS PARK AL9 7AL

Guide Price £1,250,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A stunning four double bedroom detached family house situated in a popular cul de sac position with beautiful landscaped garden to rear and double garage. The property occupies a large corner plot with accommodation arranged over two floors (1,967 sq. ft) of luxury contemporary living space comprising entrance hall with cloakroom, four reception rooms and modern fitted integrated kitchen/breakfast room with double doors to garden making it ideal for entertaining. To the first floor the master suite enjoys en suite facilities with the further three double bedrooms served by the family bathroom. The property benefits from off street parking with double garage and beautiful landscaped gardens to rear.



## Property Features

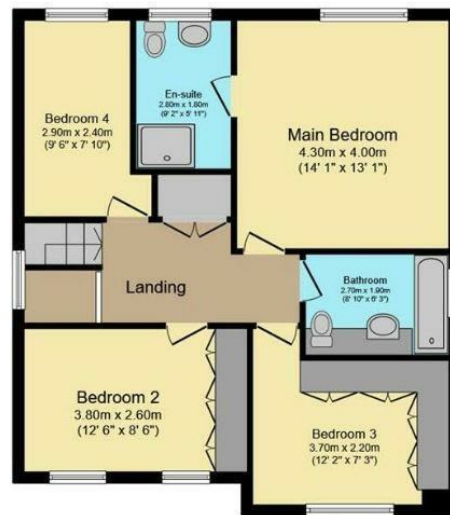
- Living Room: 16'5 x 12'6
- Sitting Room: 12'6 x 11'2
- Dining Room: 13'1 x 10'2
- Kitchen/Breakfast Room: 21'4 x 12'2
- Study: 8'6 x 6'11
- Master Bedroom: 14'1 x 13'1 with En Suite
- Bedroom Two: 12'6 x 8'6
- Bedroom Three: 12'2 x 7'3
- Bedroom Four: 9'6 x 7'10
- Beautiful landscaped Garden & Double Garage

## Agents Notes

The property has been tastefully decorated and modernised throughout over the last couple of years to provide luxury well balanced living space.. Situated within walking distance to the village and rail station also chancellors secondary school and the open countryside of Gobians are close by.



**Ground Floor**



**First Floor**

Total floor area 182.8 m<sup>2</sup> (1,967 sq.ft.) approx



## 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