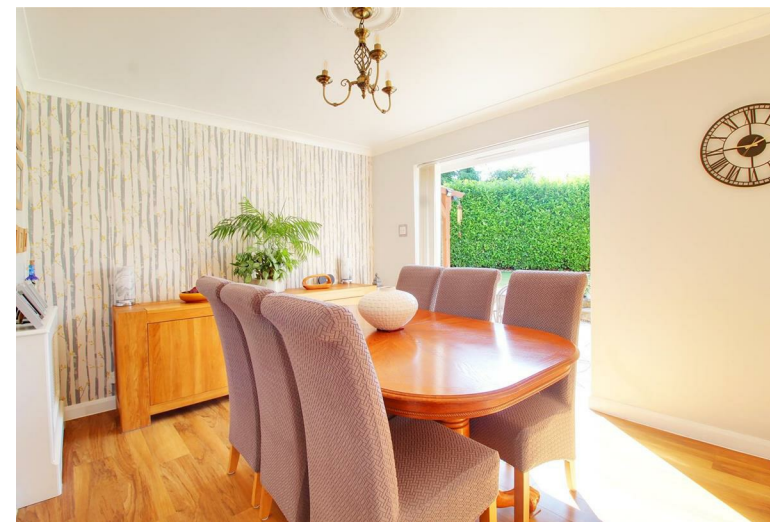




12 BROOKSIDE, ELLENBROOK, HATFIELD AL10 9RR

Guide Price £900,000 | Freehold

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## Property Overview

A spacious four double bedroom family house situated in this highly desirable cul-de-sac in Ellenbrook with double garage and beautiful south facing landscaped garden. The property offers well balanced accommodation and occupies a large corner plot comprising entrance hall with cloakroom, three reception rooms, modern fitted kitchen and separate utility room. To the first floor the master suite enjoys a generous size en suite/dressing room with the remaining three double bedrooms served by the family bathroom. Approached by a sweeping drive with plenty of parking, there is a double garage and pedestrian access to a wonderful south facing garden with patio making it ideal for entertaining.



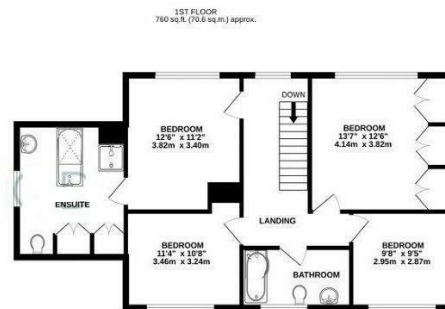
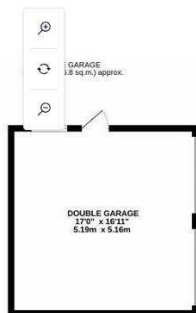


## Property Features

- Living Room: 22'2 x 13'4
- Dining Room: 14'0 x 10'0
- Kitchen: 11'3 x 10'4 & Utility Room: 10'0 x 5'7
- Study/Playroom: 13'0 x 10'0
- Double Garage: 17'0 x 16'11
- Master Suite: 12'6 x 11'2 with En Suite/Dressing Room
- Three Further Double Bedrooms
- Family Bathroom
- Large Corner Plot
- Beautiful South Facing Garden

## Agents Notes

The property has been decorated to a high standard with accommodation offering flexible living space and also potential to extend (subject to planning). Open countryside walks are close by along with excellent shopping facilities, schools and transport links including A1(M) and mainline train service into London.



TOTAL FLOOR AREA : 1858 sq.ft. (172.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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