



44 BLUEBRIDGE ROAD, BROOKMANS PARK AL9 7SA

Guide Price £1,250,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A spacious four double bedroom detached character family home occupying an elevated position situated within a short walk of the village centre with beautiful mature 110ft southerly aspect garden and integral garage. The property has been extended over the years with further scope to improve (subject to planning permission) comprising double door entrance hall with cloakroom, living room with feature fireplace and doors to garden, dining room, kitchen/breakfast room and utility room. To the first floor the master bedroom enjoys luxury en suite facilities and dressing area with the remaining four double bedrooms served by a large family bathroom. The property is approached by an independent drive with parking and integral garage and beautiful south facing garden extending to 110ft backing open countryside.





Property Features

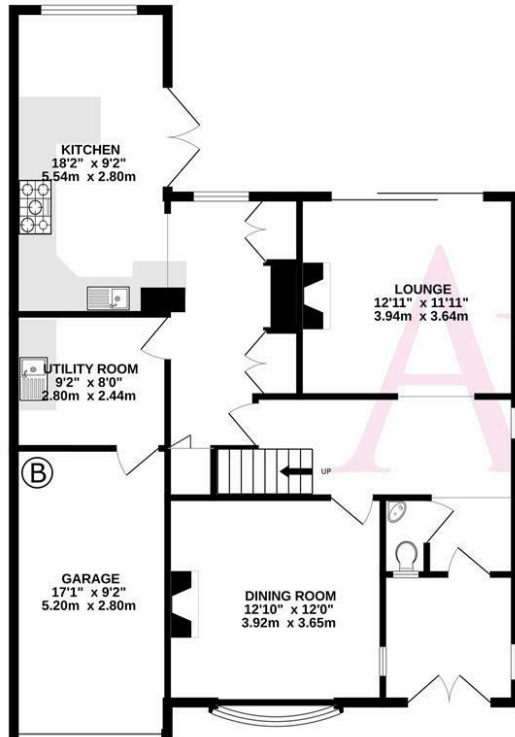
- Living Room: 12'11 x 11'11
- Dining Room: 12'10 x 12'0
- Kitchen/Breakfast Room: 18'2 x 9'2
- Utility Room: 9'2 x 8'0
- Family Bathroom
- Master Bedroom: 18'4 x 9'2 with En Suite
- Bedroom Two: 12'11 x 12'0
- Bedroom Three: 12'10 x 12'0
- Bedroom Four: 10'3 x 7'11
- 110ft South Facing Garden & Integral Garage

Agents Notes

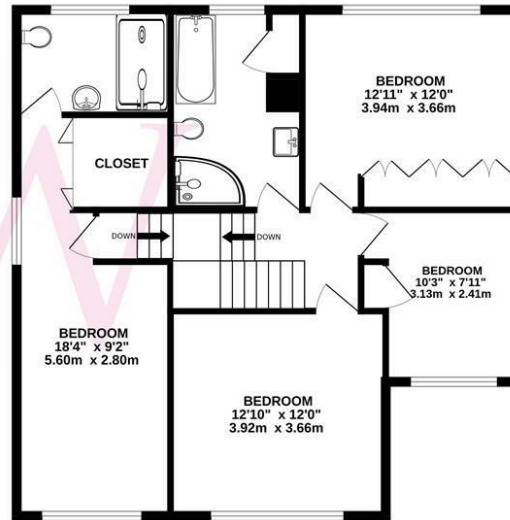
The property is arranged over two floors (1,852 sq. ft) with an overall plot size of 0.16 of an acre.

Features to the property include parquet flooring to many of the rooms on the ground floor, feature fireplaces, doors from both the living room and kitchen to the garden making it ideal for entertaining, internal access to garage, built in storage to many of the bedrooms and beautiful south facing garden.

GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.0 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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