



90 PINE GROVE, BROOKMANS PARK AL9 7BW

Guide Price £1,495,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
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## Property Overview

CHAIN FREE. A truly stunning six bedroom detached family residence occupying a beautiful corner plot of 0.25 of an acre, set behind a electric gated entrance offering over 2,900 sq. ft of stylish versatile living space. Arranged over three floors accommodation comprises an impressive entrance hall, four reception rooms with fabulous views over gardens, luxury contemporary fitted kitchen/family room with bi-folding doors to rear making it ideal for entertaining leading to the patio. To the first floor are four air-conditioned double bedrooms two of which enjoy en-suite facilities and family bathroom with a further two air-conditioned double bedrooms and shower room situated to the second (top) floor. The property is approached by a gated drive with plenty of parking and a garage with beautiful mature gardens to rear with raised patio and a lovely outdoor studio.





## Property Features

- Spacious Corner Plot
- Four Reception Rooms
- Large Kitchen/Family Room
- Detached Garage
- Detached Office Studio
- Six Double Bedrooms with Air-Conditioning
- Four Bathrooms
- Current Planning Permission
- Wide Frontage
- No Forward Chain



## Agents Notes

Planning was granted in 2014 for a loft conversion and a first floor extension over the existing living room study and hall to create a new master bedroom suite. The loft has been finished but the first floor extension was not started. Because building works were started the pp remains 'live'. S/6/2014/1086/FP Welwyn & Hatfield. Another great feature is a large private space to side, ideal for parking either a motor home or boat.



Approximate Gross Internal Area 2943 sq ft – 274 sq m

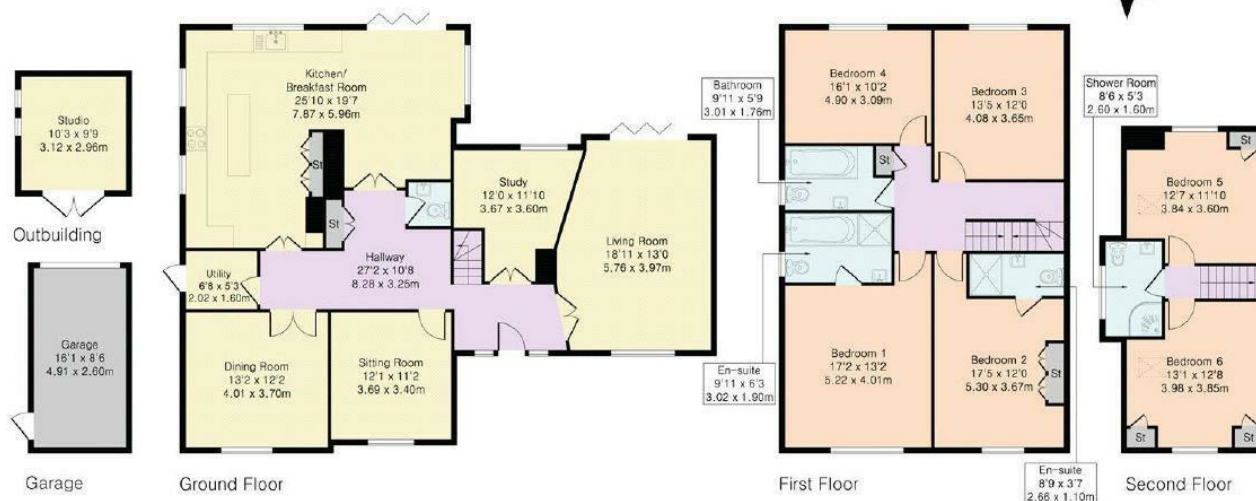
Ground Floor Area 1365 sq ft – 127 sq m

First Floor Area 967 sq ft – 90 sq m

Second Floor Area 375 sq ft – 35 sq m

Garage Area 137 sq ft – 13 sq m

Outbuilding Area 99 sq ft – 9 sq m



## Contact us

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