



2 WOODLANDS, BROOKMANS PARK AL9 7AN

Asking Price £995,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

EXCELLENT VALUE FOR MONEY this spacious four bedroom detached family home situated in this popular cul-de-sac location with attached double garage and pretty south facing rear garden. The property offers spacious living accommodation comprising entrance hall with cloakroom, dual aspect living room with feature fireplace, dining room with double doors to garden and modern fitted kitchen/breakfast room with integrated appliances. To the first floor the master bedroom enjoys en suite facilities with the remaining three bedrooms served by the family bathroom. The property has a double width drive and is within a five minute walk of Gobions Open Space.







## Property Features

- Living Room: 20'0 x 12'0
- Dining Room: 13'7 x 12'0
- Kitchen/Breakfast Room: 16'2 x 13'2
- South facing garden
- Double garage
- Master Bedroom: 13'8 x 11'5 with En Suite
- Bedroom Two: 11'11 x 9'6
- Bedroom Three: 12'9 x 7'9
- Bedroom Four: 8'5 x 8'2
- Family bathroom

## Agents Notes

Situated within walking distance to the village centre with its vast array of shops, restaurants and train station along with Brookmans Park primary school and Chancellors secondary school. Also near by golf and tennis clubs. Ten minute drive from Colney Fields shopping park with M&S and Boots amongst others.





Ground Floor  
1061 sq.ft.(98.5 sq.m)approx.

First Floor  
660 sq.ft.(61.2 sq.m)approx.

TOTAL FLOOR AREA: 1721 sq.ft.(159.7 sq.m)approx.



## Contact us

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

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