



31 MYMMS DRIVE, BROOKMANS PARK AL9 7AE

Guide Price £2,995,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A truly stunning seven bedroom contemporary residence arranged over (5,256 sq. ft) three floors with carriageway gated driveway and beautiful 170ft landscaped rear garden. The property has been individually designed and finished to an exacting degree comprising of impressive entrance hall with cloakroom, living room, dining room, fabulous open plan family/dining area with designer fully integrated luxury kitchen with island, with sliding doors to garden, making it ideal for entertaining, utility room and internal door to garage. to the first floor the master suite enjoys two dressing rooms and en suite with four further bedrooms (two with en suites) and family bathroom. A further two bedrooms (one with en suite and dressing room) are situated on the second (top) floor with extensive storage into eaves. Approached by a carriageway drive with double integral garage and 170ft landscaped rear garden with full width patio.





Property Features

- Luxury Fixtures & Fittings Throughout
- Three Reception Rooms
- Fully Integrated Luxury German Kitchen
- Ideal For Entertaining
- Carriageway Gated Drive with 18'0 x 15'0 Integral Garage
- Arranged Over Three Floors (5,256 sq. ft.)
- Seven Bedrooms
- Master Bedroom with His & Hers Dressing Rooms & En Suite
- Five Bathrooms
- 170 Ft Landscaped Garden

Agents Notes

The property is situated on one of Brookmans Park's most premier residential roads, within a short walk of the village and rail station along with Chancellors (secondary school) and both Brookmans Park gold and tennis clubs. Sitting on a plot of 0.3 of an acre enjoying good frontage a particular feature of this property is its beautiful 170ft landscaped garden being mainly laid to lawn.



TOTAL FLOOR AREA : 5256 sq.ft. (488.3 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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