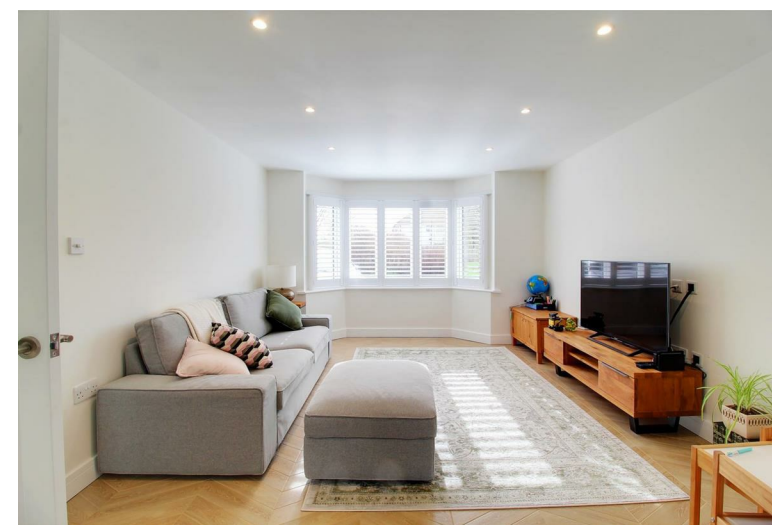




95 PEPLINS WAY, BROOKMANS PARK AL9 7UT

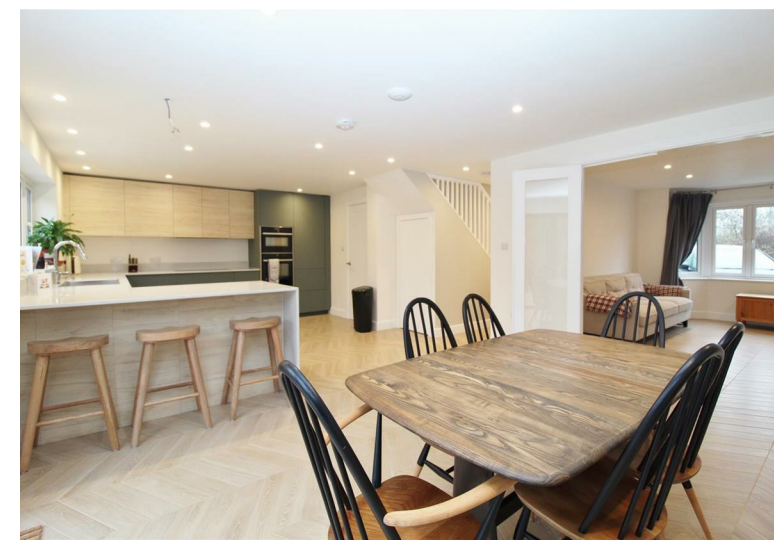
Guide Price £1,050,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A substantial and beautifully presented four double bedroom semi detached family house which has undergone complete modernisation throughout to provide luxury contemporary living space. Accommodation comprises a welcoming entrance hall with study and cloakroom, spacious living room with inter connecting doors to a stunning open plan family room/kitchen with bi folding doors to rear, luxury German designer kitchen with quartz work tops and fully integrated Neff appliances and separate Utility room. To the first floor are four good size double bedrooms and luxury family bathroom with the master enjoying en suite facilities and far reaching countryside views. A block paved drive with side gate leads to a landscaped 70ft garden (backing open fields) with full width patio and storage shed.



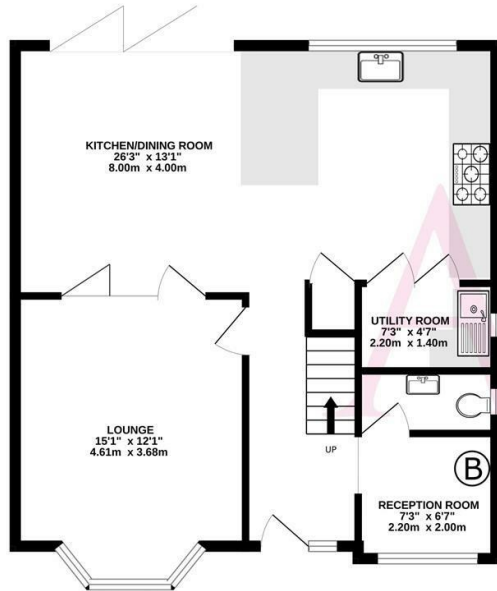
Property Features

- Living Room: 15'1 x 12'1
- Study: 7'3 x 6'7
- Kitchen/Family Room: 26'3 x 13'1
- Utility Room: 7'3 x 4'7
- Luxury Family Bathroom
- Bedroom One: 13'1 x 10'11 Plus En Suite
- Bedroom Two: 15'1 x 10'6
- Bedroom Three: 15'7 x 9'5
- Bedroom Four: 11'4 x 7'10
- 70ft Landscaped Garden

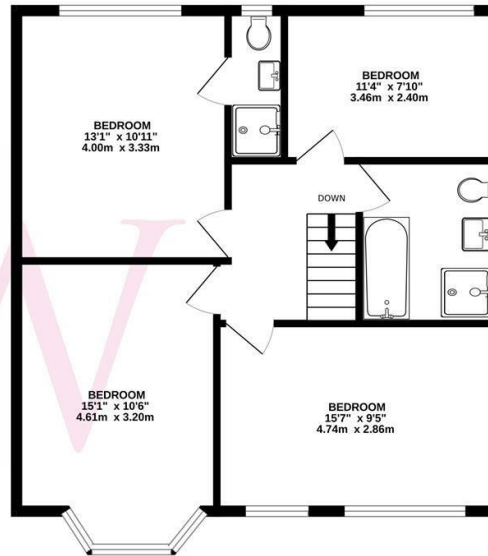
Agents Notes

The property has been finished to an exacting standard including underfloor heating throughout the ground floor, Italian porcelin chevron tiled flooring, Quality kitchen & bathroom fixtures and fittings, built in Wi-Fi, designer kitchen with fully integrated Neff appliances and landscaped garden to rear.

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.5 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.
Made with Metropix ©2022



Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR
01707 649779 | brookmanspark@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

ANDREW WARD EST. 1988
ESTATE AGENTS