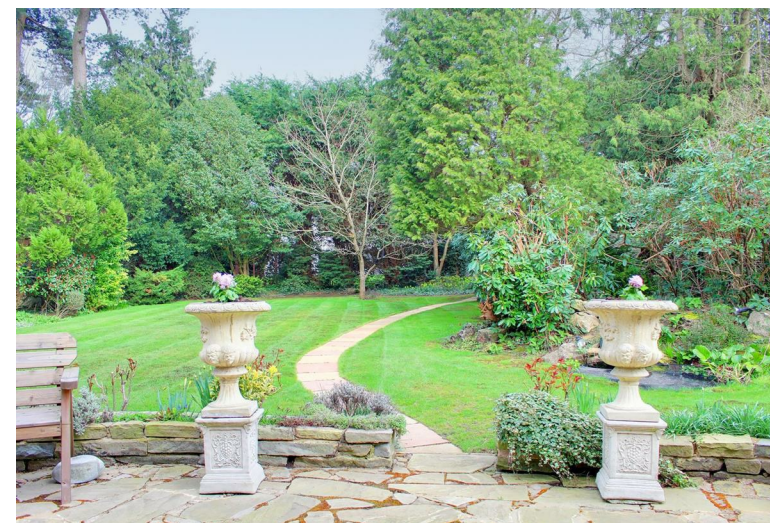




88 PINE GROVE, BROOKMANS PARK AL9 7BW

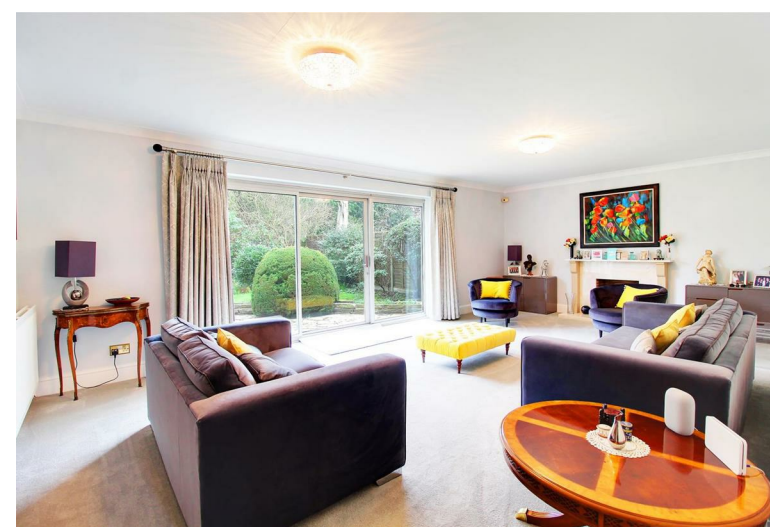
Guide Price £1,399,950 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A well presented five bedroom detached family house sitting on 0.25 of an acre plot with double garage and beautiful mature 100ft garden. The property offers spacious accommodation arranged over two floors (2,648 sq. ft) with further scope to improve (subject to planning consent). Accommodation comprises entrance hall with cloakroom, three reception rooms, kitchen/breakfast room, utility room and ground floor bathroom. To the first floor are five bedrooms with the master bedroom sharing a good size en suite Jack & Gill family bathroom. The property is approached by a sweeping drive with plenty of parking giving access to an integral double garage. To the rear are beautiful mature gardens with full width patio and meandering pathway through well kept lawns.





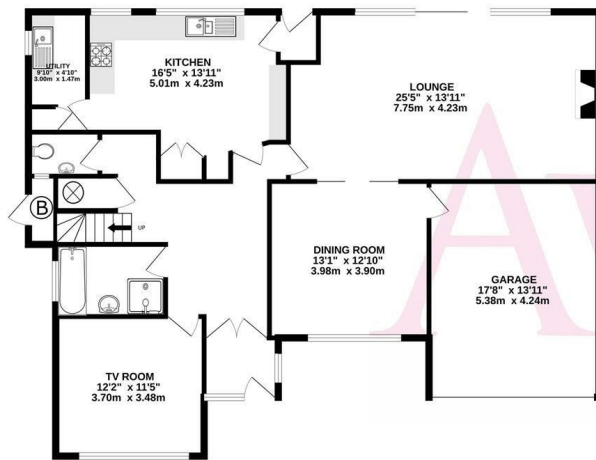
Property Features

- Living Room: 25'5 x 13'11
- Dining Room: 13'1 x 12'10
- Snug/Study: 12'2 x 11'5
- Kitchen/Breakfast Room: 16'5 x 13'11
- 0.25 Acre Plot
- Master Bedroom Suite: 25'5 x 12'6
- Four Further Bedrooms
- Jack & Gill Spacious Family Bathroom/ En Suite
- Double Garage: 17'8 x 13'11
- Beautiful 100Ft Garden

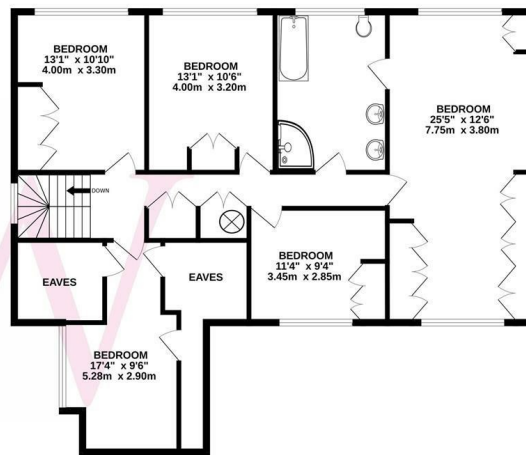
Agents Notes

The property is situated towards the end of a no through road, being of one of Brookmans Park's most highly desirable roads and is within a short walk to the golf club and village centre and train station. The property also offers massive scope to improve (subject to planning) and has been extended over the years to offer both generous and versatile living space throughout.

GROUND FLOOR
1436 sq.ft. (133.4 sq.m.) approx.

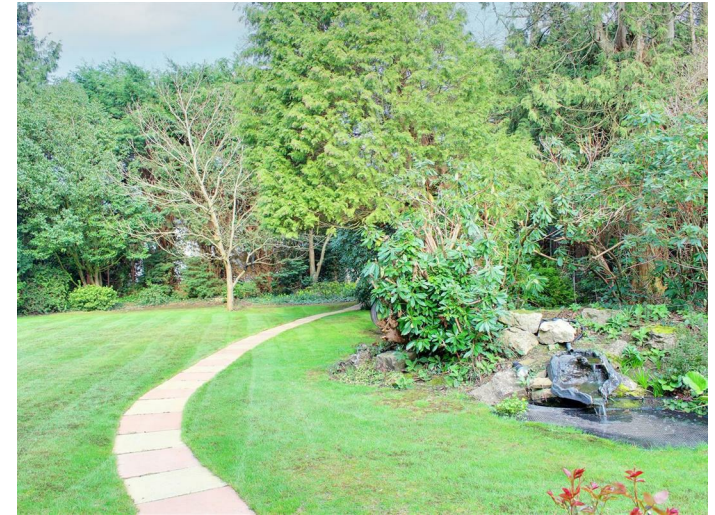


1ST FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 2648 sq.ft. (246.0 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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