



8 THE GROVE, BROOKMANS PARK AL9 7RN

Guide Price £1,850,000 | Freehold

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

A stunning five bedroom, three bathroom detached family home situated in this highly desirable residential turning with 200ft south facing garden with heated swimming pool, backing directly onto Gobians. Arranged over three floors (3,235 sq. ft) of luxury living space comprising impressive entrance hall with cloakroom, spacious open plan luxury designer German kitchen to family room with sky lights and full width bi-folding doors to garden, making it ideal for entertaining, utility room, living room with inter-connecting doors to study/snug. To the first floor the master bedroom enjoys en suite facilities and walk in dressing room with the further three bedrooms served by the family bathroom, further spacious bedroom/games room situated on the top (second floor) also with en suite. The property is approached by a electric gated carriageway drive with garage storage with beautiful mature south facing garden to rear with swimming pool and raised patio areas.







## Property Features

- Living Room: 25'6 x 11'11
- Open Plan Kitchen/Family Room: 29'7 x 28'9 max
- Study/Snug: 11'9 x 11'11
- Utility Room
- Gated Carriageway Drive
- Five Bedrooms
- Three Bathrooms
- Three Floors
- Backing Gobians
- 200ft South Facing Garden with Swimming Pool

## Agents Notes

The luxury German bespoke kitchen includes ceramic work tops, Siemens appliances including coffee machine and steam oven, Liebherr wine cooler, underfloor heating, remote controlled blinds, Sonos sound system with Kef speakers, water softener, Large tiered patio 44ft heated swimming pool with electric cover and luxury bathroom suites throughout.



## Contact us

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

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