



27 THE GROVE, BROOKMANS PARK AL9 7RL

Asking Price £1,450,000 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

A spacious five bedroom, three bathroom detached family house sitting on a plot of 0.24 of an acre with carriageway drive, double garage and beautiful mature garden. The property is arranged over two floors (2,613 sq. ft) with further potential to extend (subject to planning permission). Accommodation comprises entrance hall with cloakroom, three reception rooms, modern fitted kitchen open plan to a vaulted ceiling conservatory/breakfast room and utility room. The first floor comprises of five bedrooms, two with en suites and large family bathroom. Approached by a carriageway drive with plenty of parking and integral double garage. The stunning mature garden to rear extends to over 200ft with full width patio (ideal for entertaining) and lawn gardens with an abundance of flowers and plants and green houses.





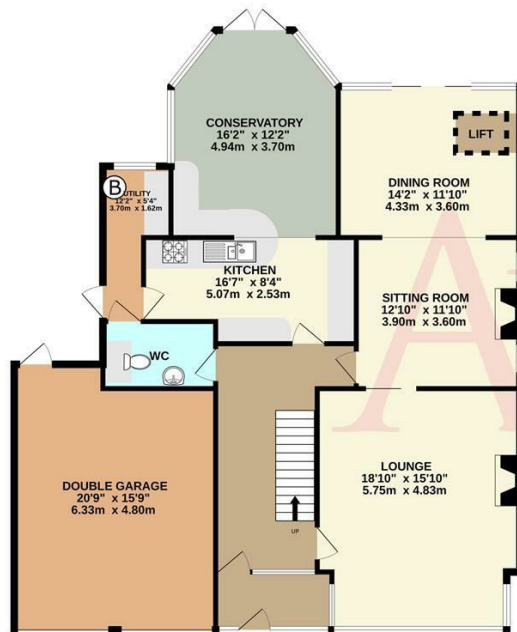
Property Features

- Living Room: 18'10 x 15'10
- Sitting Room: 12'10 x 11'10
- Dining Room: 14'2 x 11'10
- Modern Kitchen & Utility Room
- Double Garage & Carriageway Drive
- Master Bedroom with En Suite: 25'0 x 12'7
- Four Further Bedrooms
- Three Bathrooms
- Conservatory/Breakfast Room: 16'2 x 12'2
- Beautiful 200ft Rear Garden

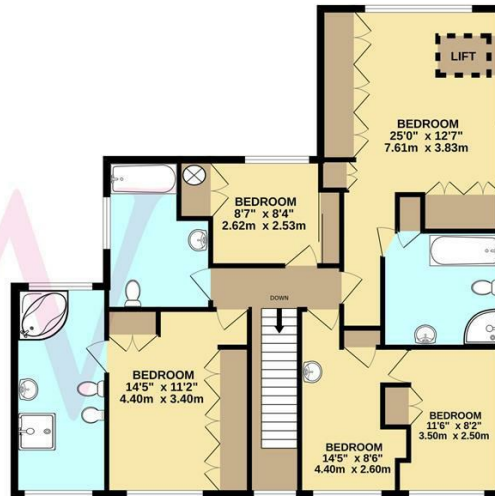
Agents Notes

Located in this highly desirable position, the property is a short walk away from Gobians and village centre with its vast array of shops, restaurants and rail station along with local schools, Brookmans Park Golf & Tennis Clubs. The property also comes to market with no onward chain.

GROUND FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 2613 sq.ft. (242.8 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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