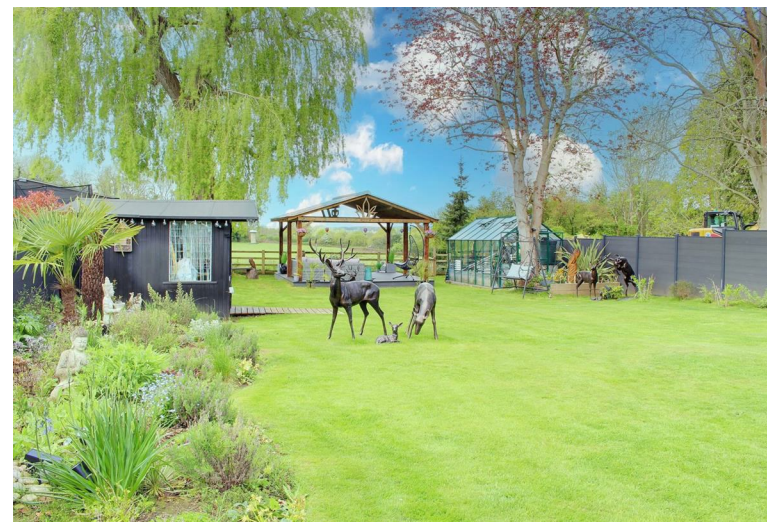




MEADOW END, 18 BELL LANE, BROOKMANS PARK AL9 7AY

Guide Price £1,395,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A beautifully presented detached family house situated in this idyllic semi rural position with stunning West facing landscaped garden backing directly onto open countryside. The property offers spacious living space comprising entrance hall with cloakroom, fabulous split level dining room to living room with sliding doors to garden, spacious sitting room, study/snug, contemporary newly fitted kitchen with integrated appliances and utility room. To the first floor there are three double bedrooms (two with en suites) and modern family bathroom. The property is approached by an independent driveway with garage storage with stunning West facing garden to rear with raised patio (ideal for entertaining) with extensive lawn with fantastic Pergola enjoying far countryside views.





Property Features

- Living Room: 20'11 x 15'1
- Sitting Room: 25'7 x 18'8
- Dining Room: 20'11 x 10'4
- Snug: 14'1 x 10'3
- Family Bathroom
- Master Bedroom with Dressing Area & En Suite: 20'9 x 13'1
- Bedroom Two with En Suite: 14'9 x 8'10
- Bedroom Three: 11'5 x 9'6
- Kitchen: 12'9 x 10'7 & Utility:
- Landscaped 105ft West Facing Garden

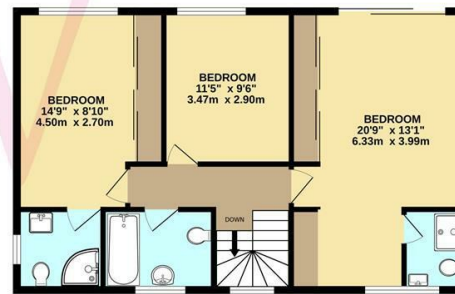
Agents Notes

The property sits on a beautiful plot of just over 0.2 of an acre backing directly onto open countryside. The property also offers massive scope to extend further (subject to planning) and has been modernised to provide flexible accommodation.

GROUND FLOOR
1663 sq.ft. (154.5 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 2360 sq.ft. (219.2 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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