

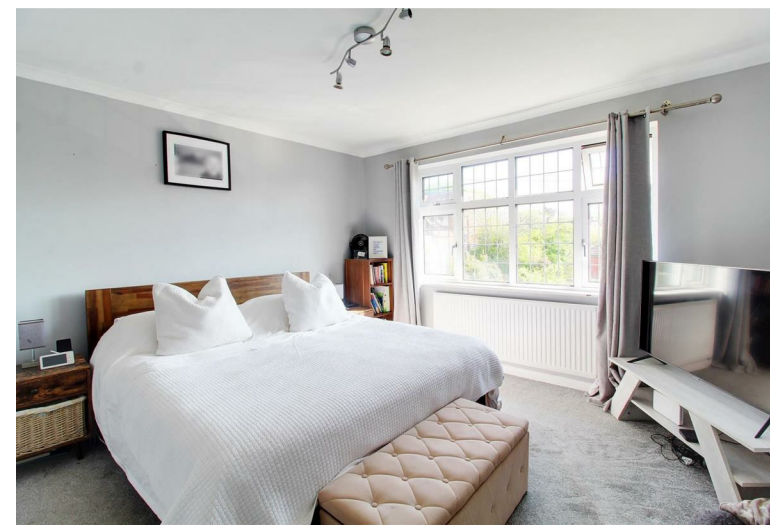


72 MYMMS DRIVE, BROOKMANS PARK AL9 7AD

Price Guide £1,400,000 | Freehold

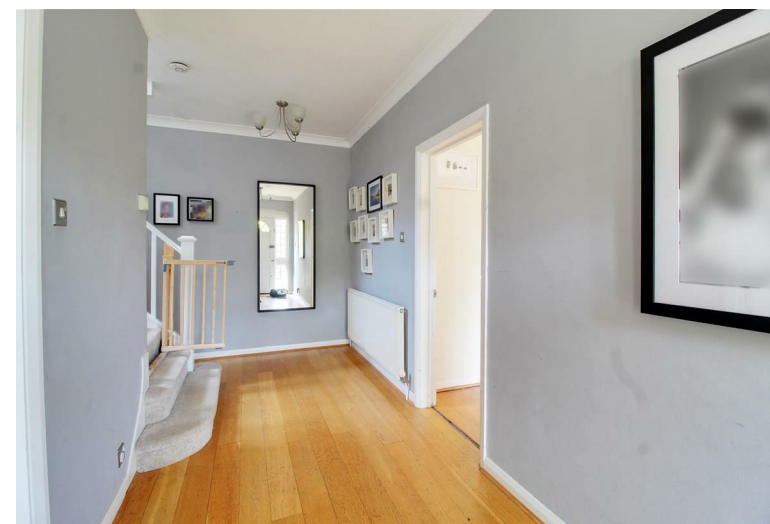
ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

A four bedroom extended detached family house with planning permission to provide 4,000 sq. ft. of luxury living space. The current property comprises entrance hall with cloakroom, spacious living room, L shaped kitchen/family room, study and utility room. To the first floor are four good size bedrooms with storage served by a family bathroom. The property is approached by a carriageway drive with attached double garage with pedestrian access leading to a mature West facing garden with raised flower beds.







## Property Features

- Living Room: 22'6 x 15'7
- L Shape Kitchen/Family:
- Study: 16'0 x 8'6
- Downstairs Cloakroom
- West Facing Garden
- Bedroom One: 14'0 x 11'4
- Bedroom Two: 12'5 x 12'4
- Bedroom Three: 11'10 x 11'9
- Bedroom Four: 8'7 x 8'3
- Garage with Utility Room

## Agents Notes

The property is being sold with planning permission to develop into a luxury five bedroom detached family home (plans upon request).  
The property also comes to the market chain free with viewings strictly by appointment.





Ground floor  
Approx. Floor  
Area 1431 Sq.Ft.  
(133.0 Sq.M.)



1st floor  
Approx. Floor  
Area 735 Sq.Ft.  
(68.3 Sq.M.)

Mymms Drive AL9  
Total Approx. Floor Area 2166 Sq.Ft. (201.2 Sq.M.)



## Contact us

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