



5 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QH

Asking Price £1,675,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A beautifully presented five bedroom detached family residence situated on one of Brookmans Parks premier roads, within a stones throw of the village centre. Accommodation spans over 3,000 sq ft (two floors) of spacious well balanced living space comprising a breath-taking galleried entrance hall with cloakroom, spacious reception room with bi folding doors to garden and interconnecting doors to a luxury fully integrated kitchen and family room again with bi folding doors, making it ideal for entertaining. Additionally there is a good size study, utility room and internal access to the double garage. The galleried landing leads to five double bedrooms, two en suites and luxury family bathroom. Approached by a electric gated drive with plenty of parking with side pedestrian access leading to a beautiful 100ft lawn garden backing directly onto Brookmans Park Golf Club.



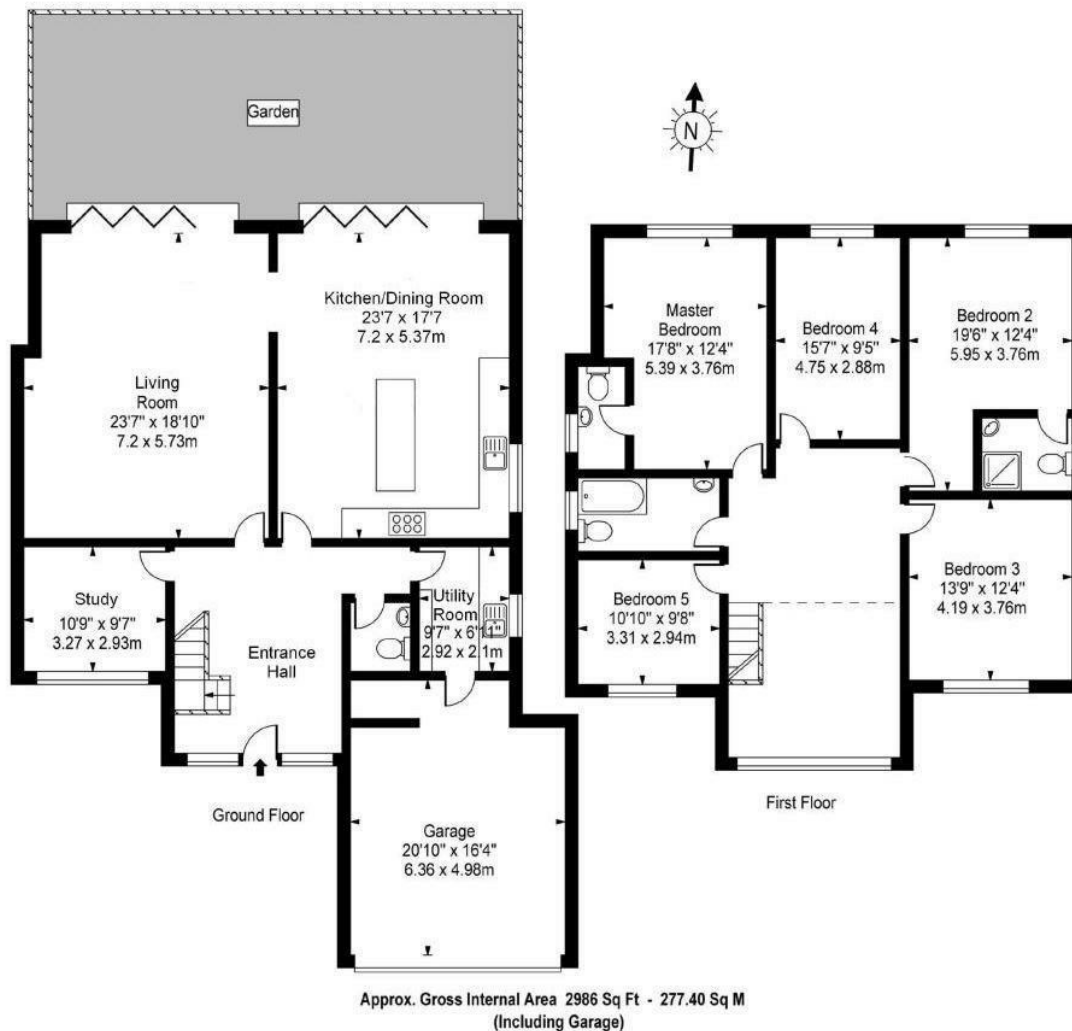


Property Features

- Entrance Hall: 16'4 x 12'8
- Reception Room: 24'2 x 18'9
- Kitchen/Family Room: 24'2 x 17'7
- Gated Carriageway Drive
- 100 ft Mature Secluded Gardens
- Five Bedrooms
- Three Bathrooms
- Luxury Family Bathroom
- Double Garage
- Backing Golf Course

Agents Notes

The property is available for immediate viewing and also benefits from planning permission to extend further (please see planning application number Planning application granted: 6/2022/1614/HOUSE <https://planning.welhat.gov.uk/planning/display/6/2022/>



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