



5 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QH

£5,000 Per Calendar Month |

ANDREW WARD<sup>EST 1988</sup>  
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.





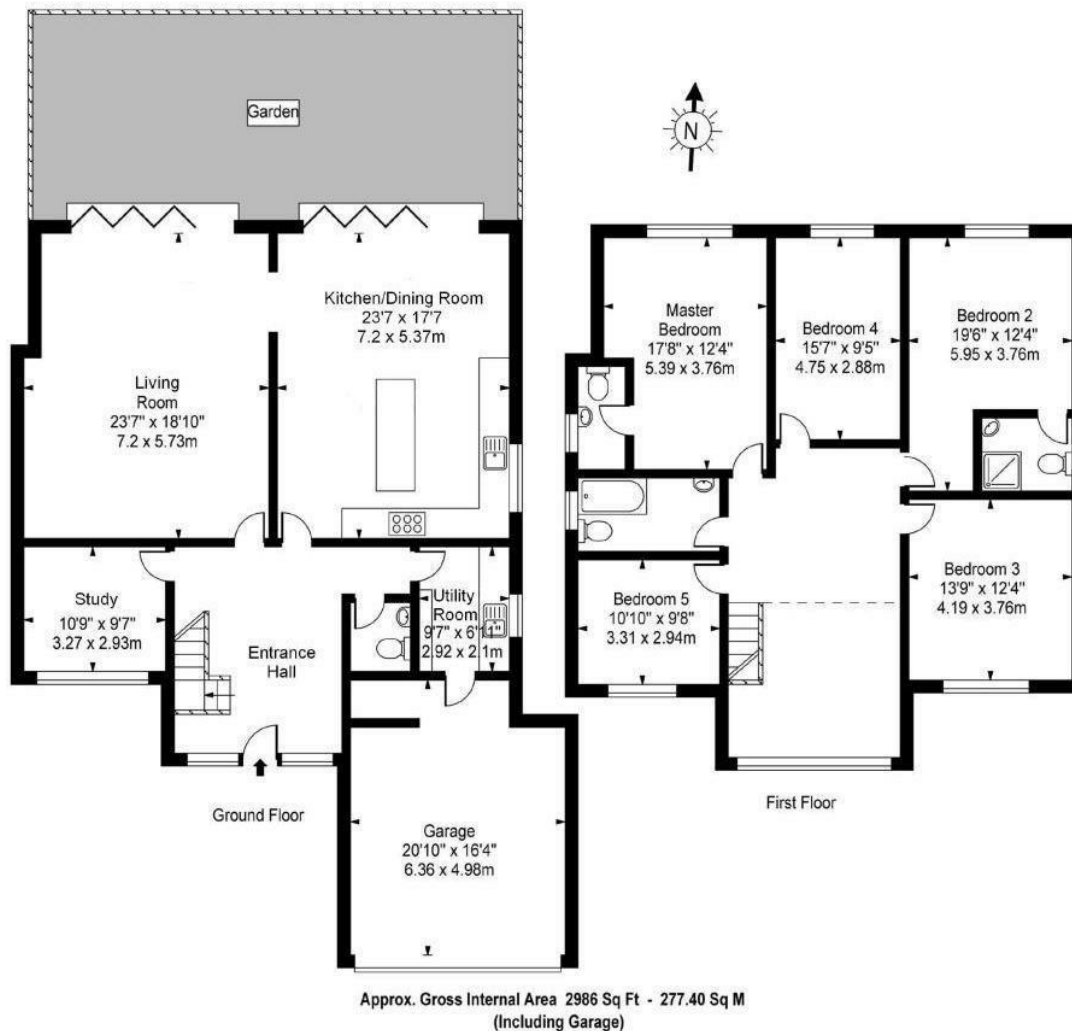


## Property Features

- 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

Tenants will be responsible for all the usual outgoing and services relating to the rental property. Please ask for our tenants information sheet B(16) for guidance on tenant responsibilities and costs.



## Contact us

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## Our Offices

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

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