

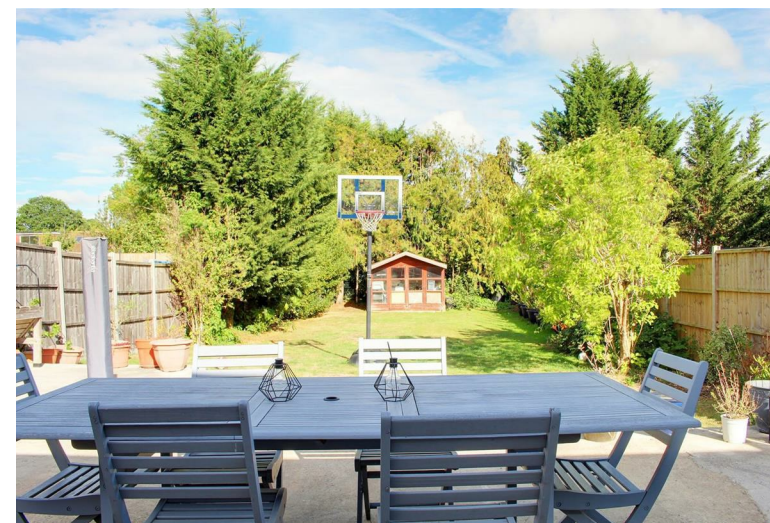


20 WESTLAND DRIVE, BROOKMANS PARK AL9 7UQ

Asking Price £950,000 | Freehold

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





## Property Overview

A truly stunning four/five bedroom fully modernised and extended family home situated within a short walk of the village centre with 109ft rear garden. The property offers both spacious and flexible living space and has been finished to the highest standard comprising entrance hall with turning staircase, Living room, study/bedroom, lounge open plan to luxury fully integrated kitchen/family room with island and bi-folding doors to rear making it ideal for entertaining, utility room, luxury shower room and further bedroom. To the first floor are three good size bedrooms with bespoke fitted wardrobes with the master enjoying en suite facilities and luxury family bathroom. The property is approached by an independent drive with parking with side access to 109ft mature garden with full width patio/entertaining area and storage shed to rear.







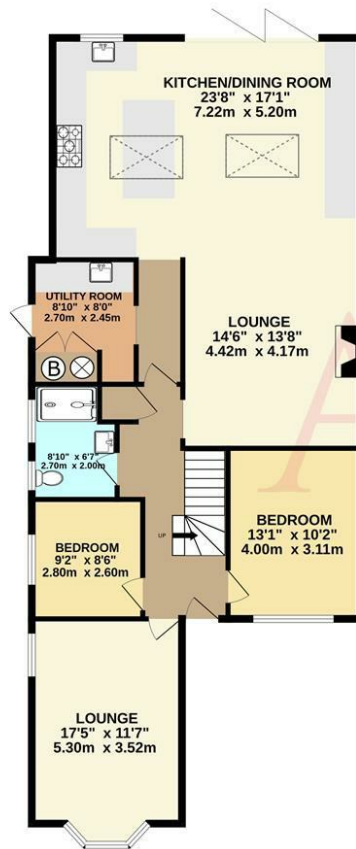
## Property Features

- Living Room
- Lounge
- Three Luxury Bathrooms
- Utility Room
- Close to Village Centre
- Master Bedroom with En Suite
- Four/Five Bedrooms
- Luxury Kitchen/Family Room
- Study
- 109ft Rear Garden

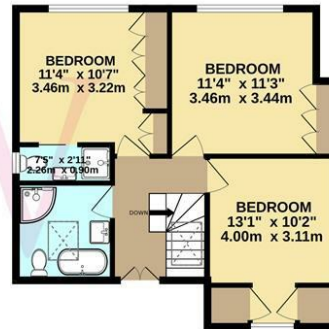
## Agents Notes

The property has been tastefully finished to an exacting standard with noteworthy features including zonal underfloor heating, designer kitchen with high end integrated appliances, luxury fully tiled bathroom suites, bi-folding doors, lantern sky lights in kitchen/family room bathing the room in light and mature garden to rear.

GROUND FLOOR  
1286 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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