



93 BLUEBRIDGE ROAD, BROOKMANS PARK AL9 7UN

Asking Price £699,950 | Freehold

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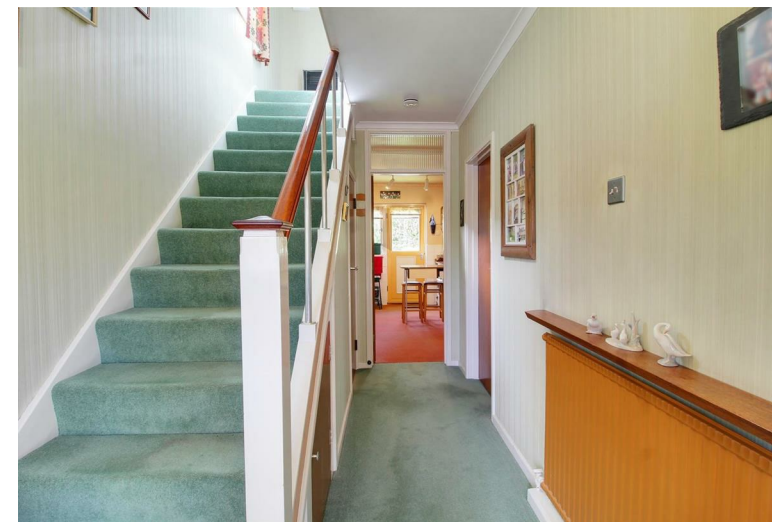


## Property Overview

A three bedroom semi detached family house with detached garage and beautiful 70ft West facing mature garden situated within a short walk of the village centre.

The property requires updating with massive scope to extend (subject to usual planning consent).

Accommodation comprises entrance porch, entrance hall with cloakroom, spacious living room interconnecting to dining room with doors to garden and kitchen. The first floor offers three good size bedrooms with built in storage cupboards served by the family bathroom. The property is approached by an independent drive with garage and walkway to side leading to a beautiful garden with raised patio , enjoying leafy views towards the veterinary college field.





## Property Features

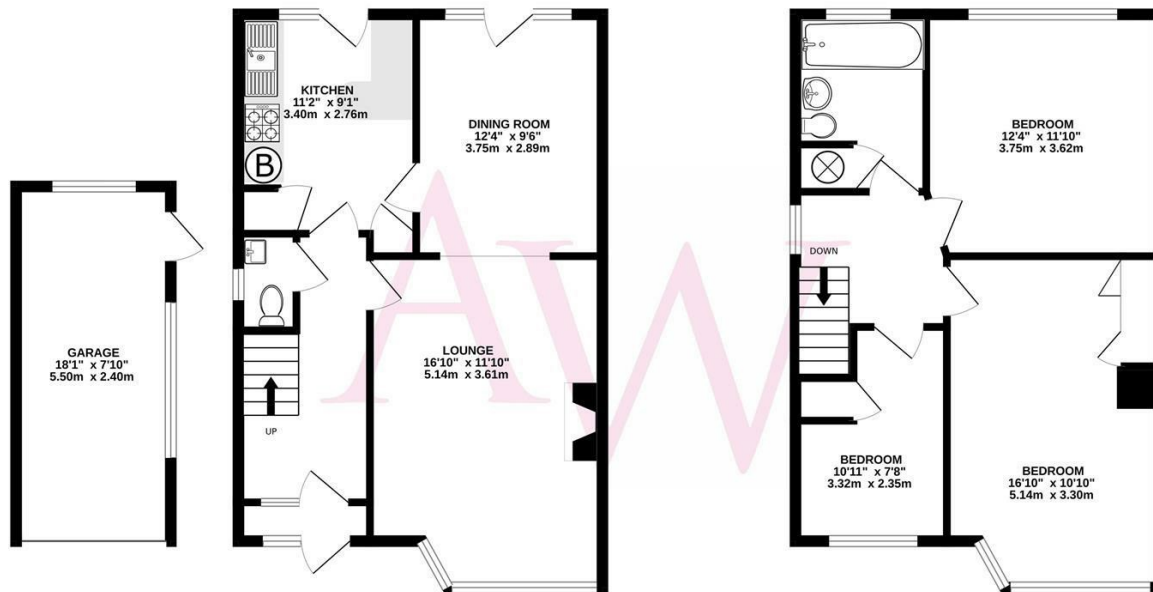
- Living Room: 16'10 x 11'10
- Dining Room: 12'4 x 11'10
- Kitchen: 11'2 x 9'1
- Cloakroom
- Garage: 18'1 x 7'10
- Bedroom One: 16'10 x 10'10
- Bedroom Two: 12'4 x 11'10
- Bedroom Three: 10'11 x 7'8
- Family Bathroom
- 70Ft West Facing Garden

## Agents Notes

The property offers well balanced living space along with potential to extend to either the side, rear and loft space (subject to planning). Situated in this popular location within a short walk of the village centre with its array shops, restaurants, primary & secondary schools and rail station (serving London Kings Cross & Moorgate).

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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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