



87A PEPLINS WAY, BROOKMANS PARK AL9 7UT

Asking Price £1,195,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A modern five bedroom detached family house with attached garage and long sweeping drive situated within a short walk of the village centre. The property is arranged over two floors (2,153 sq. ft) comprising entrance hall with cloakroom, spacious living room, stunning luxury kitchen with central island open plan to family/dining room and utility room. To the first floor there are five bedrooms, two bathrooms with the master enjoying also luxury en suite facilities. The property is approached by a gated sweeping drive with plenty of parking and attached garage with wrap around gardens with self contained studio/office.





Property Features

- Living Room: 19'2 x 13'1
- Kitchen/Family Room: 24'5 x 19'4
- Study: 10 x 6'9
- Utility Room:
- Garage: 20'4 x 11'0
- Master Bedroom with En Suite: 15'1 x 12'10
- Four Further Bedrooms (one with en suite)
- Family Bathroom
- Studio/Office
- Pretty Wrap Around Gardens

Agents Notes

The property has been finished to a high standard with bi-folding doors from the family/dining room making it ideal for entertaining. Other features include under floor heating to the ground floor, integrated kitchen appliances including Siemens fridge freezer, two ovens, microwave oven, coffee machine, Bosch washing machine, Hoover dryer, Smeg dish washer, Kettle tap, Nuair ventilation system and loft space.



Main House: 2,153 sq. ft (excluding garage & annexe)

Separate studio annexe: 172 sq. ft

Total accommodation: 2,325 sq. ft (excluding garage)



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