

## BROOKMANS AVENUE, AL9 7QG



**£2,595,000 Freehold**

- 0.3 ACRE PLOT
- TWO RECEPTIONS
- 4 DOUBLE BEDROOMS
- UTILITY ROOM
- STUNNING LANDSCAPED FRONT AND REAR GARDENS
- 3659 SQ/FT OF ACCOMMODATION
- KITCHEN/BREAKFAST ROOM
- THREE ENSUITE BATHROOMS
- DOUBLE LENGTH GARAGE
- BACKING GOLF COURSE

Property Details

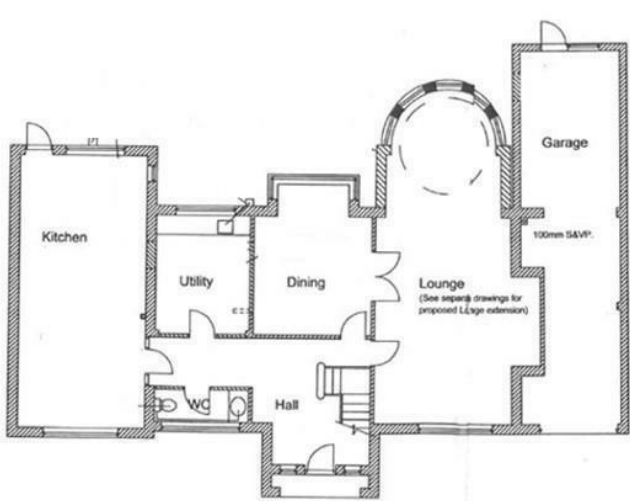
A beautifully presented four double bedroom 1930s Tudor-style family residence, this exceptional home is set in a prime position at the head of Brookmans Avenue on a glorious plot of over 0.3 of an acre. Backing directly onto Brookmans Park Golf Course, the property offers a rare blend of period charm and contemporary luxury, having been tastefully renovated and extended over the years to create sumptuous and well-balanced living space throughout.

The accommodation begins with an impressive entrance hall featuring a turning staircase, which leads to a wonderful double reception room with an exposed brick feature fireplace, a separate formal dining room, and a spacious open-plan kitchen and breakfast room designed for both relaxed family living and entertaining. A cloakroom and utility room add further practicality to the ground floor.

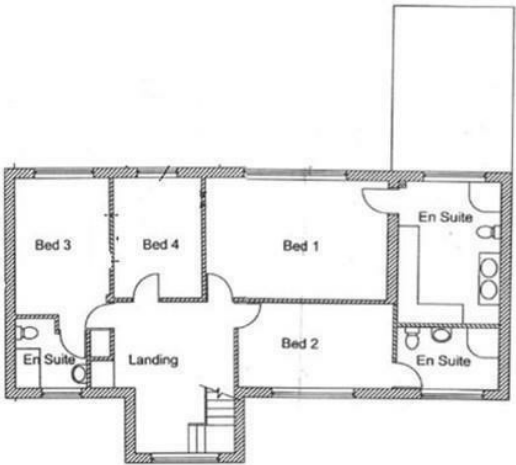
Upstairs, the generous landing leads to four double bedrooms, three of which benefit from luxurious en suite bathrooms. A vast loft space offers excellent potential for future development, subject to the usual planning consents.

The property is approached via a sweeping driveway, offering ample off-street parking and leading to a double-length garage to the side. The beautifully maintained rear garden is a particular feature of the home, boasting mature landscaping and uninterrupted views over the neighbouring golf course, providing a serene and private setting.

This is a truly outstanding family home offering character, elegance and the potential to grow, in one of the area’s most desirable locations. Viewings are highly recommended.



Ground Floor Plan



First Floor Plan

Total Area: 339.39 m<sup>2</sup> ... 3,659 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 78        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

