



21 BLUEBRIDGE AVENUE, BROOKMANS PARK AL9 7RY

Asking Price £1,175,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A substantial five bedroom detached family house arranged over two floors (2,060 sq. ft) with integral garage and beautiful mature garden to rear. The property offers potential to extend (subject to planning) with accommodation comprising entrance hall with cloakroom, two inter-connecting reception rooms, kitchen, utility room and conservatory with doors to garden. The first floor offers five good size bedrooms with built in wardrobes served by a family bathroom. Approached by an independent drive with parking and integral garage and store to side. Beautiful mature 70ft garden to rear with green house and an abundance of flowers and shrubs.





## Property Features

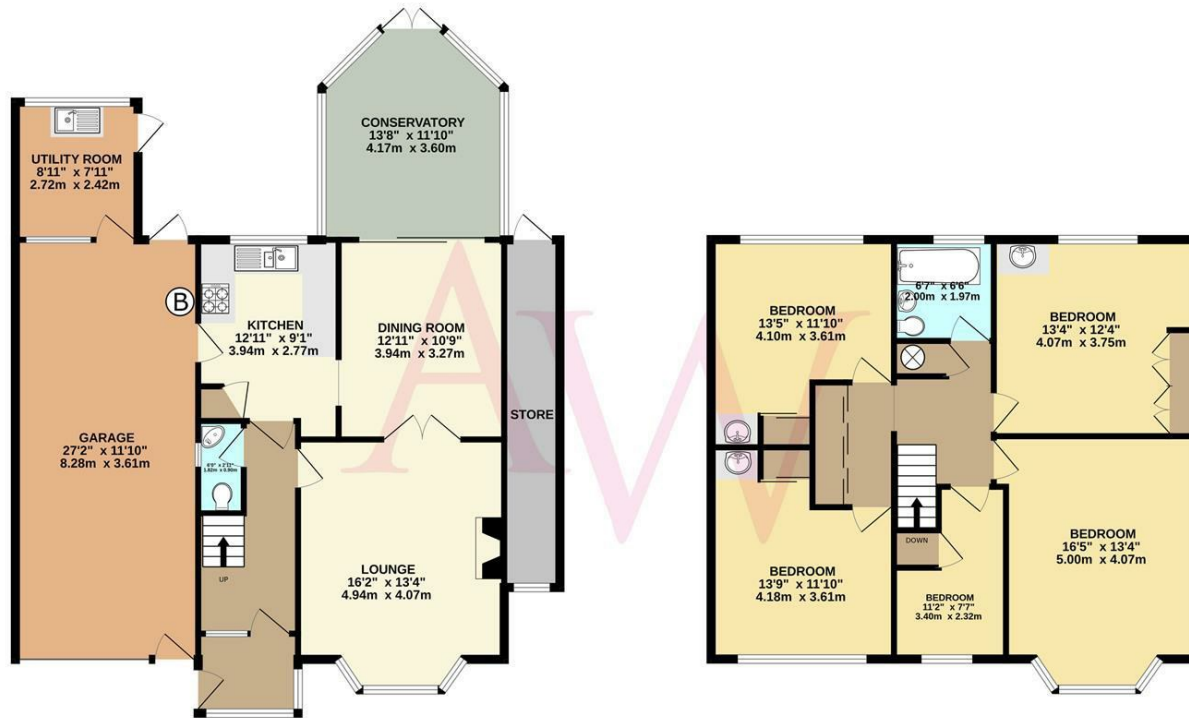
- Living Room
- Dining Room
- Conservatory
- Utility Room
- Garage
- Five Bedrooms
- Family Bathroom
- Kitchen
- Cloakroom
- Beautiful Mature 70ft Garden

## Agents Notes

The property is situated in this highly regarded turning close to the village centre and the entrance to Gobians with its beautiful open parkland walks. The property offers many original features and was originally built in the 1950's and extended in the 1970's.

GROUND FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 2060 sq.ft. (191.4 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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