



25 MYMMS DRIVE, BROOKMANS PARK AL9 7AE

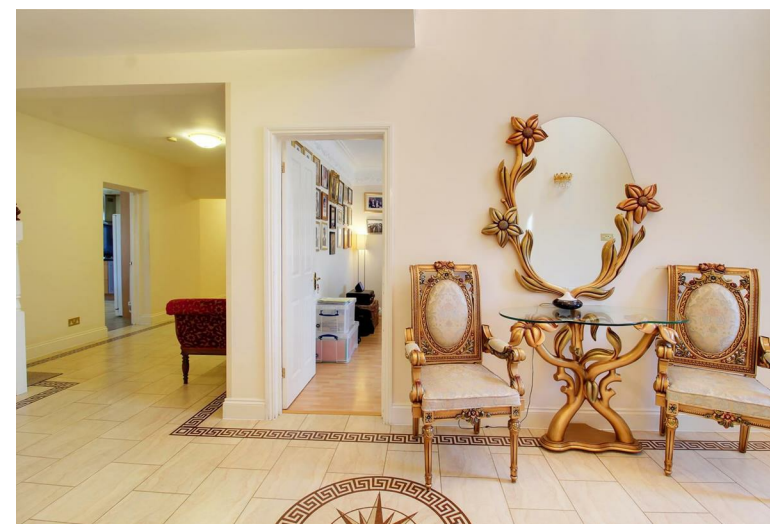
Asking Price £1,750,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A character five bedroom detached family residence offering over 4,000 sq. ft of accommodation with self contained annexe and planning permission to develop into a 10,000 sq. ft luxury family home. The property comprises spacious free flowing living space comprising four reception rooms with kitchen/diner, utility room and cloakroom. To the first floor the master suite enjoys a Juliette balcony with views over the garden with dressing room and luxury en suite with jacuzzi bath. Additionally there are four further bedrooms (one with en suite) served by a large family bathroom. The property is approached by a gated entrance with sweeping drive with plenty of parking and integral double garage. To the rear are beautiful mature gardens extending to 110ft with self contained annexe and storage sheds.





Property Features

- Substantial Family Residence
- Four Reception Rooms
- Three Bathrooms
- Gated Entrance
- Self Contained Annexe
- PP for 10,000 sq. ft Residence
- Five Bedrooms
- Chain Free
- Double Garage
- 110ft Beautiful Mature Garden

Agents Notes

The property is situated in one of Brookmans Park's premier roads with planning permission to develop into a 10,000 sq. ft residence (plans upon request). Sitting on a plot of 0.27 of an acre and roadside width of 57ft the property offers a wealth of possibilities. The property also comes to market with no onward chain and is available for viewing immediately.

Approximate Gross Internal Area 4017 sq ft – 373 sq m
 Ground Floor Area 1960 sq ft – 182 sq m
 First Floor Area 1632 sq ft – 152 sq m
 Annex Ground Floor Area 425 sq ft – 39 sq m



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
 ESTATE AGENTS