



47 BLUEBRIDGE ROAD, BROOKMANS PARK AL9 7UW

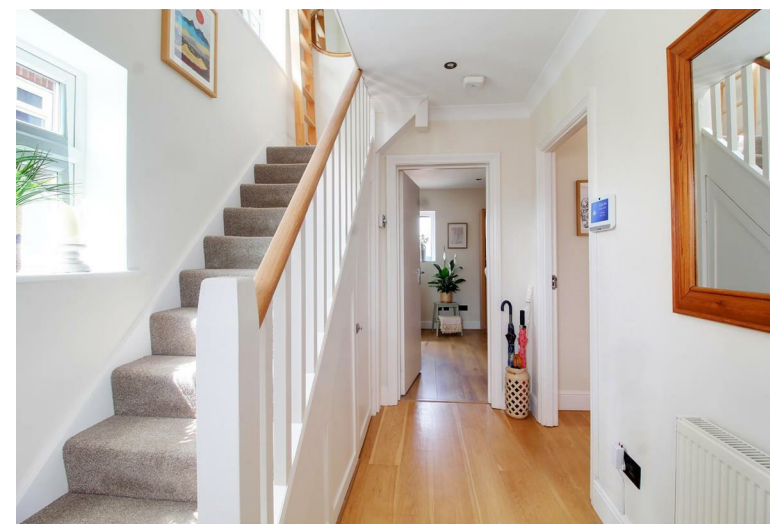
Guide Price £799,950 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A beautifully presented three/four bedroom semi detached family house with detached garage and stunning 135ft west facing gardens with office/gym. The property has been extended and modernised over the years to provide both spacious and versatile living space comprising entrance hall, good size living/dining room interconnecting to a modern fitted kitchen and study/bedroom with cloakroom. To the first floor are three bedrooms and luxury fully tiled family bathroom with large converted useable loft space with plenty of storage into eaves. The property is approached by a driveway with single garage to side with beautiful 135ft West facing mature garden with office/gym.





Property Features

- Living/Dining Room: 25'7 x 12'8
- Kitchen: 14'3 x 9'3
- Study/Bedroom: 10'2 x 6'10
- Cloakroom
- Office/Gym: 16'4 x 16'4
- Bedroom One: 12'4 x 11'9
- Bedroom Two: 12'4 x 10'2
- Bedroom Three: 8'5 x 8'2
- Luxury Family Bathroom
- 135ft West Facing Garden & Garage

Agents Notes

The property has been finished to a high standard with many works carried out in recent years including rewiring, boiler installation, loft conversion, new roof on garage and plumbing.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of depth, width, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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



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