



31 PEPLINS WAY, BROOKMANS PARK AL9 7UR

Guide Price £875,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

A substantial four bedroom semi detached family home situated within the very heart of Brookmans Park with integral garage and beautiful 204ft South West facing garden. Accommodation is arranged over two floors (1,714 sq. ft) comprising entrance porch leading to entrance hall, two spacious inter-connecting reception rooms, conservatory, kitchen/breakfast room, cloakroom and internal door to garage. To the first floor there are four good size bedrooms with en-suite to master and family bathroom. The property is approached by an independent drive with parking with access to garage and side pedestrian access a to a beautiful mature 204 ft South facing garden backing railway.







## Property Features

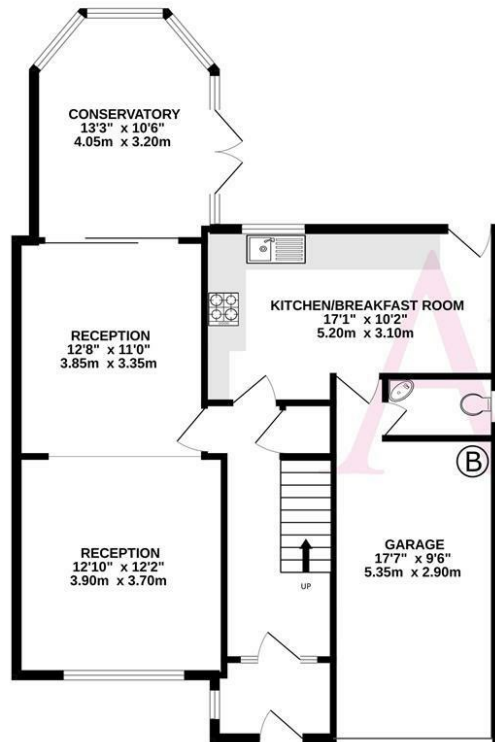
- Reception Room One: 12'10 x 12'2
- Reception Room Two: 12'8 x 11'0
- Conservatory: 13'3 x 10'6
- Kitchen/Breakfast Room: 17'1 x 10'2
- Garage: 17'7 x 9'6
- Bedroom One: 18'3 x 9'4 with En Suite
- Bedroom Two: 13'0 x 11'2
- Bedroom Three: 13'1 x 10'6
- Bedroom Four: 9'8 x 7'9
- 204ft South Facing Garden

## Agents Notes

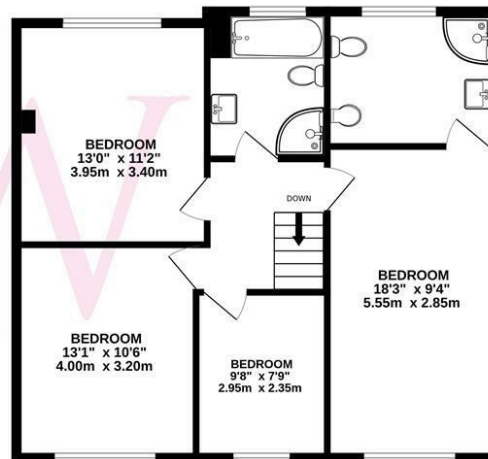
The property offers spacious and versatile living space with high ceilings and character features throughout. Situated within a short walk of the village centre with its vast array of shops and restaurants along with Brookmans Park primary school and rail station serving London Kings Cross.



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1714 sq.ft. (159.2 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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