



40 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QJ

Asking Price £1,675,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A substantial four bedroom detached family house arranged over 2,600 sq. ft sitting on a plot of 0.27 of an acre with carriageway drive, double garage and beautiful mature south facing garden. The property offers spacious living space throughout with further scope to extend (subject to usual planning consent). Accommodation comprises impressive entrance hall with cloakroom, three reception rooms all with bi-folding doors to garden making it ideal for entertaining, modern kitchen/breakfast room and utility room. To the first floor the master bedroom enjoys en suite and dressing room facilities along with roof terrace over looking the gardens. There are an additional three further double bedrooms (one with en suite) and modern family bathroom. The property is approached by a large carriageway drive with double garage and stunning 110ft mature south facing garden to rear.





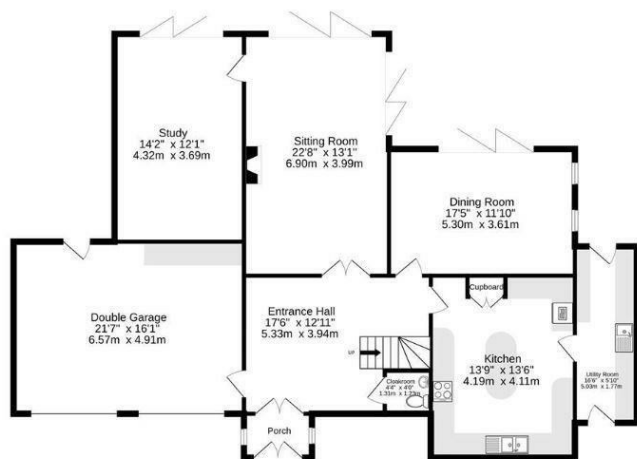
## Property Features

- Living Room: 22'8 x 13'1
- Dining Room: 17'5 x 11'10
- Kitchen: 13'9 x 13'6
- Study: 14'2 x 12'1
- Double Garage & Carriageway Drive
- Master Bedroom: 22'4 x 12'1 with En Suite
- Three Further Bedrooms
- Family Bathroom
- Chain Free
- 110ft South Facing Garden

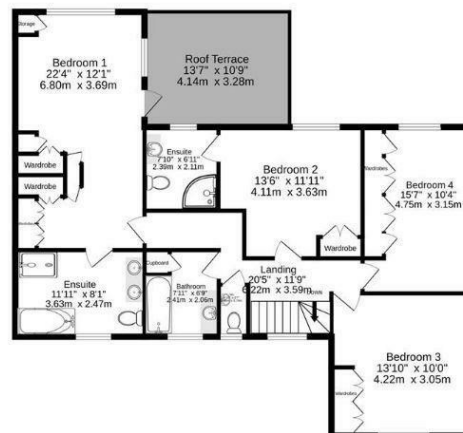
## Agents Notes

The jewel in this properties crown is its wonderful mature south facing garden with an abundance of flowers and shrubs, well kept lawn, patio and pretty pathways meandering through the gardens. The property is well situated within a short stroll of the village centre and Brookmans Park golf & tennis clubs.

Ground Floor  
1572 sq.ft. (146.0 sq.m.) approx.



1st Floor  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 2625sq.ft. (243.9 sq.m.) approx.



## Contact us

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