

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.









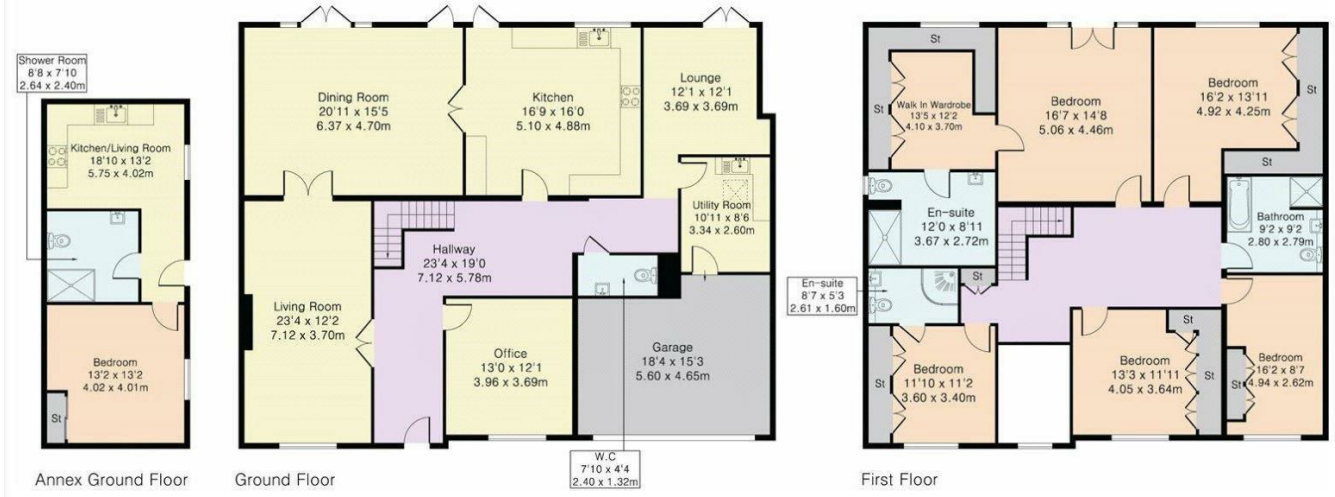
Property Features

- 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







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