

14 THE GROVE, BROOKMANS PARK AL9 7RN

Price Guide £1,150,000 | Freehold

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ESTATE AGENTS









Property Overview

A substantial four bedroom, three reception detached family house situated in one of Brookmans Park premier roads sitting on a plot of 0.2 of an acre backing Gobians. The property offers versatile living space along with further potential to extend (subject to planning). Accommodation comprises entrance porch to entrance hall with cloakroom, spacious living room with feature fireplace inter-connecting to sun room enjoying wonderful views over the garden, fitted kitchen leading to breakfast room with french doors to garden and utility room. To the first floor there are four bedrooms with plenty of built in wardrobes served by the family bathroom and separate shower room. Approached by an independent drive with integral garage and side pedestrian access leading to a stunning 125 ft mature rear garden with raised patio backing onto Gobians woods







Property Features

- Living Room: 17'7 x 16'5
- Kitchen: 11'3 x 11'2
- Sun Room: 16'5 x 9'0
- Breakfast Room: 14'9 x 9'0
- Utility Room: 7'10 x 7'7
- Four Bedrooms
- Bathroom & Sep Shower Room
- Chain Free
- Garage: 22'3 x 11'5
- Beautiful 125 ft Mature Garden

Agents Notes

The property is conveniently situated within a short walk to the village center along with Chancellors secondary & Brookman Parks primary schools.
The property also comes to the market chain free.

GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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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