

30 MYMMS DRIVE, BROOKMANS PARK AL9 7AF

Asking Price £1,695,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS







Property Overview

A substantial six-bedroom detached family home occupying a plot of approximately 0.3 acres on one of Brookmans Park's premier roads. The property offers spacious and versatile accommodation, together with considerable potential for extension, subject to the necessary planning consents.

The ground floor comprises an entrance hall, cloakroom, generous living room with sliding doors opening onto the garden, adjoining dining room, study and an L-shaped kitchen/breakfast room. On the first floor are six bedrooms, three with en-suite facilities, together with a family bathroom.

The property is approached via a carriage driveway and benefits from a 53 ft triple garage and gated side access. To the rear is a mature, south-facing garden extending to approximately 130 ft, with views and gated access to Gobians..









Property Features

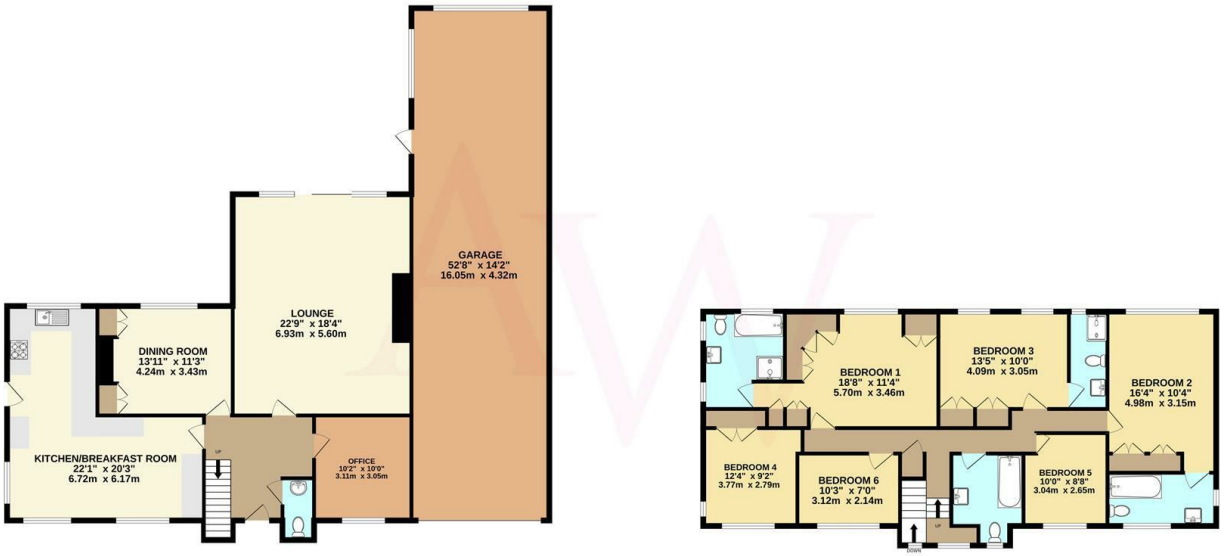
- Three Reception Rooms
- Four Bathrooms
- Potential to Extend (STPP)
- Carriageway Drive
- 53ft Garage
- Six-Bedrooms
- Character Features
- Chain Free
- 0.3 Acre Plot
- Beautiful Mature 130ft South Facing Garden

Agents Notes

The property also comes to the market chain free and is situated within walking distance to all the villages amenities including Golf & Tennis clubs, Chancellors secondary and Brookmans Park primary schools, village center with shops restaurants and train station.

GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 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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