



10 SHRUBLANDS, BROOKMANS PARK AL9 7AL

Asking Price £1,099,950 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A beautifully presented four bedroom detached family house situated in this prime cul-de-sac position with detached double garage and mature garden to rear. The property offers bright and airy living space with well balanced accommodation throughout comprising entrance hall with cloakroom, spacious front to back living room with feature fireplace, dining room, kitchen/breakfast room and utility room. To the first floor there are four bedrooms with plenty of storage and family bathroom with the master bedroom enjoying en suite facilities. The property is approached by an independent drive with parking leading to a detached double garage. The rear garden commences with a full width patio (ideal for entertaining) with an abundance of flowers, plants and trees offering seclusion.



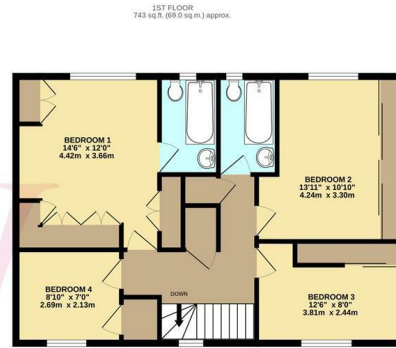
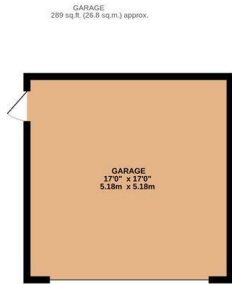


Property Features

- Living Room: 24'0 x 11'9
- Dining Room: 15'0 x 9'11
- Kitchen/Breakfast Room: 15'0 x 11'0
- Utility Room: 7'4 x 7'0
- Detached Garage: 17'0 x 17'0
- Master Bedroom: 14'6 x 12'0 with En Suite
- Bedroom Two: 13'11 x 10'10
- Bedroom Three: 12'6 x 8'0
- Bedroom Four: 8'10 x 7'0
- Pretty Gardens

Agents Notes

The property has been tastefully decorated and modernized throughout with new plumbing and electrics to provide modern living space.. Situated within walking distance to the village and rail station also chancellors secondary school and the open countryside of Gobians are close by. The property also comes to the market chain free.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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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