



CLAREMONT HOUSE, 50 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QJ

Asking Price £2,950,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

This impressive seven-bedroom, luxury family home is set in a prime location on Brookmans Park's most sought-after road, offering a beautifully landscaped, south-facing garden. Arranged over three floors, the property spans 5,064 sq. ft. and provides a spacious and versatile layout ideal for family living. The ground floor welcomes you with a grand entrance hall and cloakroom. To one side, a generous living room connects seamlessly to a cosy sitting room, while the heart of the home features a stunning, fully integrated kitchen. This flows into a bright, open-plan family and dining area, with doors opening directly onto the garden—perfect for entertaining. Additionally, there is a study and a utility room.

On the first floor, you'll find two luxurious master suites, each with its own en suite, alongside three further bedrooms that share a well-appointed family bathroom.

The second (top) floor offers even more flexibility with a guest suite, an additional bedroom, and a spacious games room, complete with a shower room. Approached via a sweeping carriageway driveway, the home benefits from an integral double garage and a beautiful 123ft south-facing garden, featuring a full-width patio and mature, picturesque landscaping.





Property Features

- Exceptional Contemporary Family Residence
- Five Reception Rooms
- Three Storey
- Speaker System Throughout
- Carriageway Drive
- Seven Bedrooms
- Five Bathrooms
- Luxury Fixtures & Fittings
- Double Garage
- 123ft South Facing Garden

Agents Notes

The property has been finished to an exacting standard to provide luxury fixtures and detail throughout including zonal underfloor heating to the ground floor, natural stone and oak flooring, luxury fully integrated kitchen with granite worktops with appliances, quality bathrooms, feature oak staircase with spacious landing, plenty of built in wardrobes and cupboard space, plenty of parking and beautiful landscaped gardens with lighting.



Ground Floor



First Floor



Second Floor

Total floor area 470.4 sq.m. (5,064 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS