



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

Asking Price £2,950,000 | Freehold

ANDREW WARD EST 1988  
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## 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.



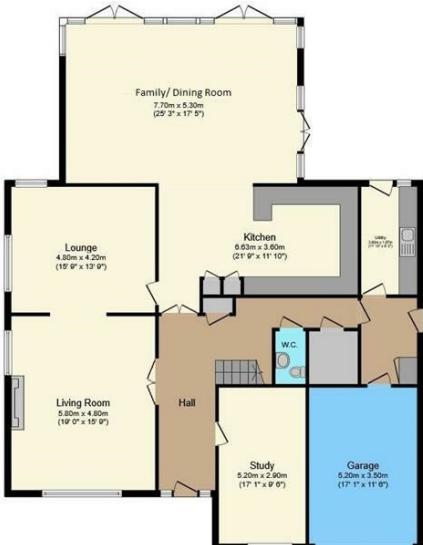
## Property Features

- 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](http://www.focalagent.com)

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