



47 BLUEBRIDGE ROAD, BROOKMANS PARK AL9 7UW

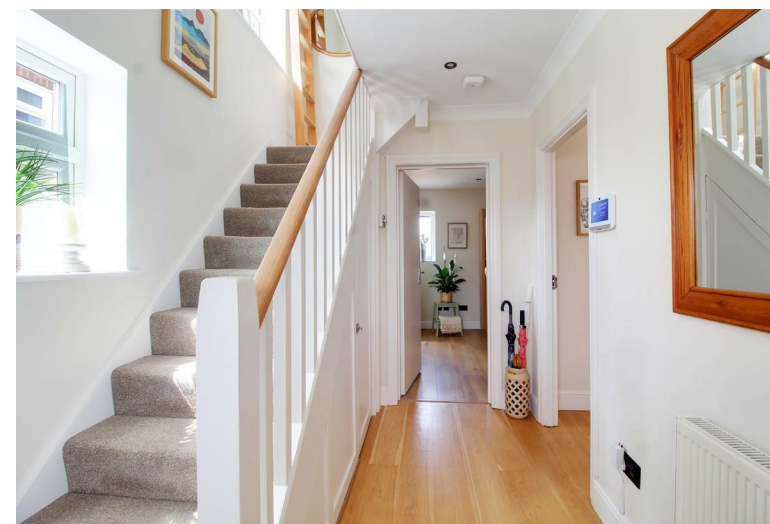
Guide Price £799,950 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A beautifully presented three/four bedroom semi detached family house with detached garage and stunning 135ft west facing gardens with office/gym. The property has been extended and modernised over the years to provide both spacious and versatile living space comprising entrance hall, good size living/dining room interconnecting to a modern fitted kitchen and study/bedroom with cloakroom. To the first floor are three bedrooms and luxury fully tiled family bathroom with large converted useable loft space with plenty of storage into eaves. The property is approached by a driveway with single garage to side with beautiful 135ft West facing mature garden with office/gym.





Property Features

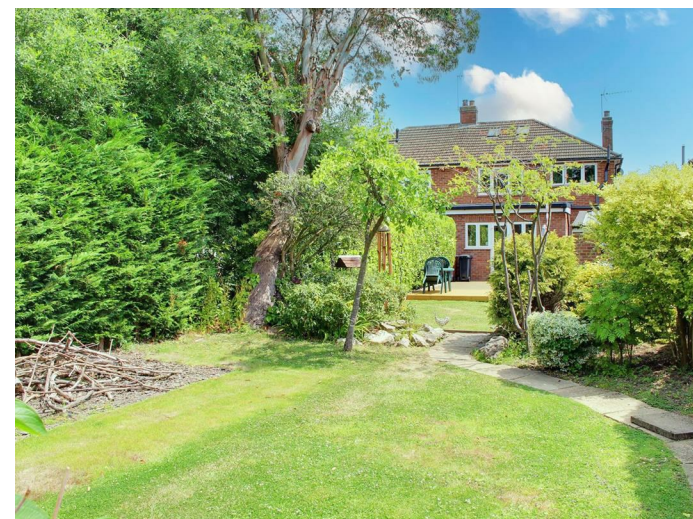
- Living/Dining Room: 25'7 x 12'8
- Kitchen: 14'3 x 9'3
- Study/Bedroom: 10'2 x 6'10
- Cloakroom
- Office/Gym: 16'4 x 16'4
- Bedroom One: 12'4 x 11'9
- Bedroom Two: 12'4 x 10'2
- Bedroom Three: 8'5 x 8'2
- Luxury Family Bathroom
- 135ft West Facing Garden & Garage

Agents Notes

The property has been finished to a high standard with many works carried out in recent years including rewiring, boiler installation, loft conversion, new roof on garage and plumbing.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of depth, width, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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



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