



18 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QJ

Asking Price £2,499,950 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A handsome 6 bedroom detached luxury family house situated in the very heart of the village. Arranged over three floors (3,412 sq ft) of spacious living space and sitting on a plot of over 0.4 of an acre with carriageway drive, garage and beautiful mature rear garden with swimming pool. The property comprises impressive entrance hall with cloakroom, two spacious reception rooms, fabulous kitchen/ diner and utility room with shower room. To the first floor there are four bedrooms and three bathrooms with an additional two bedrooms and one bathroom situated on the second (top) floor. The rear garden extends to over 180 ft with full width patio ideal for entertaining.



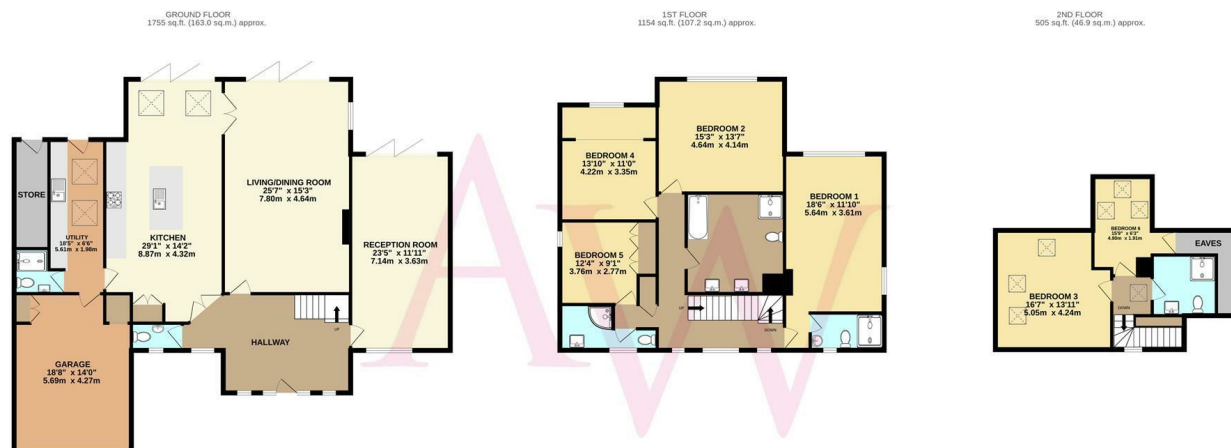


Property Features

- Two Reception Rooms
- Kitchen/Diner
- Three Storey
- 180ft South Facing Garden
- Garage
- Six Bedrooms
- Five Bathrooms
- Chain Free
- Carriageway Drive
- Swimming Pool

Agents Notes

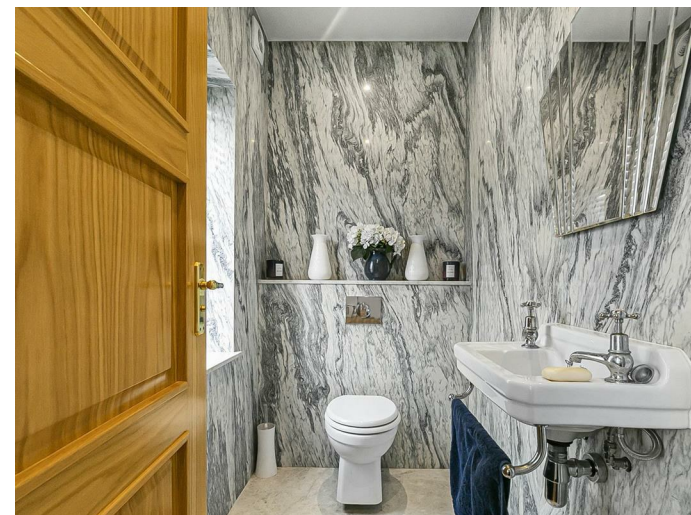
The property offers spacious living space along with further potential to extend (subject to planning) and sits in a prime position on Brookmans Park's most sought after roads. Situated within a short walk to the village center with its array of shops, cafe's and restaurants along with rail station, primary & secondary schools and golf club all within walking distance.



TOTAL FLOOR AREA: 3414 sq.ft. (317.2 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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