



89 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QG

£4,000 Per Calendar Month |

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A character five bedroom detached family residence situated in a prime position on Brookmans Park's most desirable roads, backing directly onto golf course with heated swimming pool available 6th February 2026. The property spans over 2,977 sq. ft of spacious living space comprising of a welcoming entrance hall with cloakroom, living room with doors to garden inter connecting to dining room, sitting room and a wonderful kitchen/breakfast room with utility. To the first floor are five bedrooms, two en suites and family bathroom. The property sits on 0.28 of an acre with as sweeping driveway with plenty of parking and double garage. To the rear are beautiful mature gardens with heated swimming pool backing directly onto the golf course enjoying wonderful views. Pool and garden maintenance (front & rear) included.





Property Features

- Living Room: 20'10 x 12'8
- Dining Room: 16'4 x 11'6
- Sitting Room: 22'8 x 11'6
- Kitchen/Breakfast Room: 20'11 x 14'1
- Double Garage
- Five Bedrooms
- Two En Suites
- Family Bathroom
- Swimming Pool
- Beautiful 122ft Garden

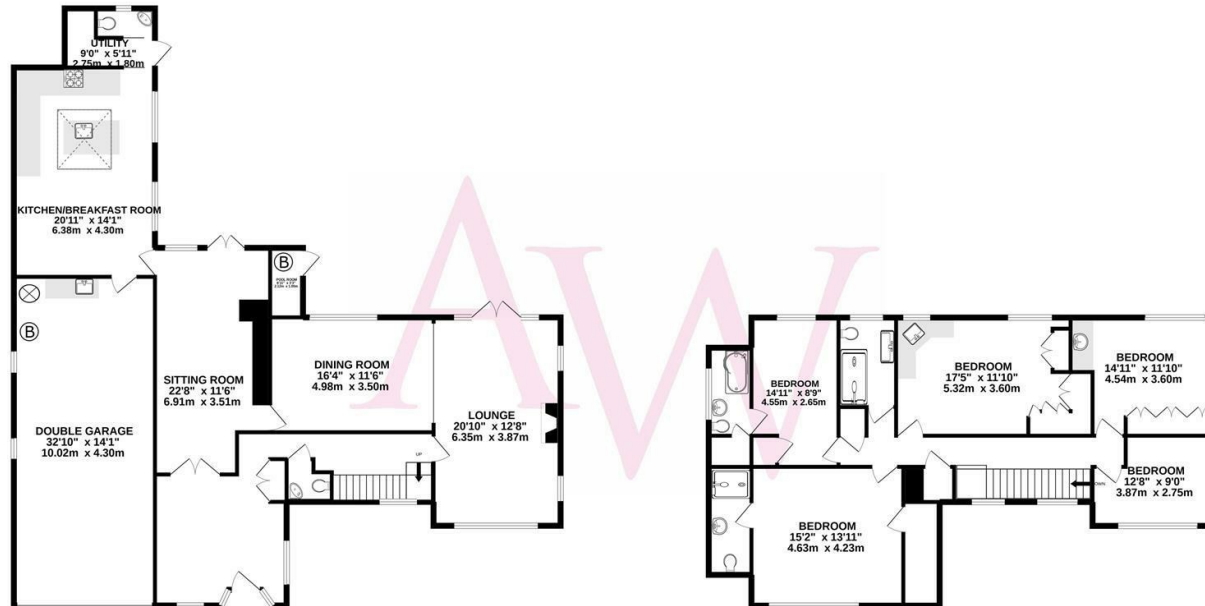
Agents Notes

The property is available for viewing immediately with occupation from the 6th February 2026. Maintenance of the pool and gardens front and rear is included.

Tenants will be responsible for all the usual outgoings and services relating to the rental property. Please ask for our tenants information sheet B(16) for guidance on tenant responsibilities and costs.

GROUND FLOOR
1797 sq.ft. (166.9 sq.m.) approx.

1ST FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 2977 sq.ft. (276.5 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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