



25 MYMMS DRIVE, BROOKMANS PARK AL9 7AE

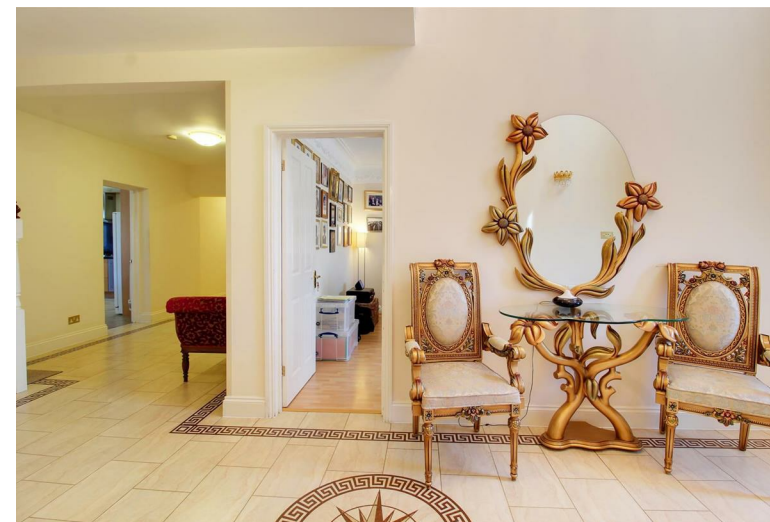
Guide Price £1,950,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

A character five bedroom detached family residence offering over 4,000 sq. ft of accommodation with self contained annexe and planning permission to develop into a 10,000 sq. ft luxury family home. The property comprises spacious free flowing living space comprising four reception rooms with kitchen/diner, utility room and cloakroom. To the first floor the master suite enjoys a Juliette balcony with views over the garden with dressing room and luxury en suite with jacuzzi bath. Additionally there are four further bedrooms (one with en suite) served by a large family bathroom. The property is approached by a gated entrance with sweeping drive with plenty of parking and integral double garage. To the rear are beautiful mature gardens extending to 110ft with self contained annexe and storage sheds.





## Property Features

- Substantial Family Residence
- Four Reception Rooms
- Three Bathrooms
- Gated Entrance
- Self Contained Annexe
- PP for 10,000 sq. ft Residence
- Five Bedrooms
- Chain Free
- Double Garage
- 110ft Beautiful Mature Garden

## Agents Notes

The property is situated in one of Brookmans Park's premier roads with planning permission to develop into a 10,000 sq. ft residence (plans upon request). Sitting on a plot of 0.27 of an acre and roadside width of 57ft the property offers a wealth of possibilities. The property also comes to market with no onward chain and is available for viewing immediately.

Approximate Gross Internal Area 4017 sq ft – 373 sq m  
 Ground Floor Area 1960 sq ft – 182 sq m  
 First Floor Area 1632 sq ft – 152 sq m  
 Annex Ground Floor Area 425 sq ft – 39 sq m



## Contact us

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

01707 649779

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

### BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

### BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

### POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

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

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