



WHITE LINKS, 53 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QG

Guide Price £2,300,000 | Freehold

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





## Property Overview

A substantial four bedroom detached family residence with carriageway drive situated within a short walk of the village centre enjoying spectacular open views over the golf course and lake. The property offers a wealth of charm and character throughout with massive potential to either modernise or extend/develop (subject to planning). Accommodation is arranged over two floors (3,194 sq. ft) offering spacious entrance hall with cloakroom, living room with doors to garden, dining room, two further inter-connection reception rooms, kitchen diner and utility room. To the first floor there are four double bedrooms and family bathroom with the master enjoying en suite facilities. Approached by a carriageway drive with plenty of parking with integral double garage and wonderful 110ft rear gardens, backing directly onto golf course with beautiful views across the lake.







## Property Features

- Living Room: 21'9 x 20'1
- Four Double Bedrooms
- Family Bathroom
- Chain Free
- Double Garage: 23'7 x 17'11
- En Suite to Master Bedroom
- Kitchen/Diner: 26'6 x 12'8
- Three Further Reception Rooms
- Carriageway Drive
- Beautiful 110ft Garden Backing Golf Course

## Agents Notes

Situated in this prime position on Brookmans Avenue the property sits on a plot of 0.3 of an acre with a frontage width of 59ft. Enjoying plenty of parking and breath-taking views over the golf course the property also comes to the market with no onward chain.

Approximate Gross Internal Area 3194 sq ft – 296 sq m  
 Ground Floor Area 2016 sq ft – 187 sq m  
 First Floor Area 1178 sq ft – 109 sq m



## Contact us

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