



89 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QG

£4,000 Per Calendar Month |

ANDREW WARD<sup>EST 1988</sup>  
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

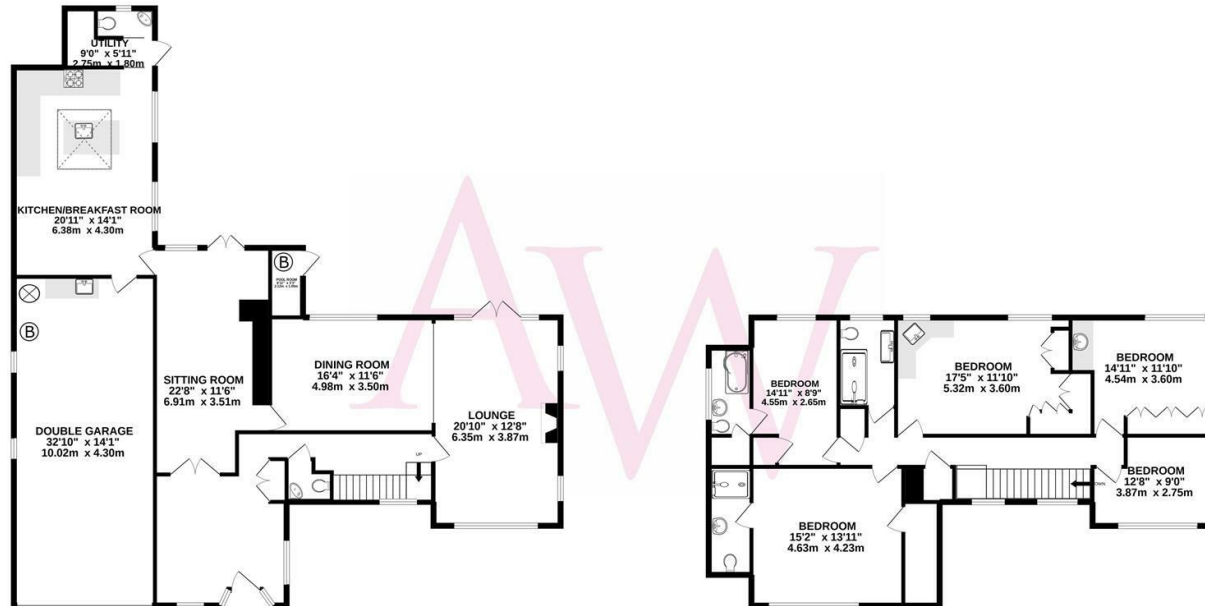
The property is available for viewing immediately with occupation from the 6th February 2026. Maintenance of the pool and gardens front and rear is included.

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.  
Made with Metropix ©2022



## 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)

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

**ANDREW WARD** EST. 1988  
ESTATE AGENTS