



36 PINE GROVE, BROOKMANS PARK AL9 7BS

Guide Price £1,425,000 | Freehold

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ESTATE AGENTS



## Property Overview

A beautifully appointed family home with five bedrooms and four bathrooms built approximately seven years ago to a high standard, with tall ceilings, sash windows, arranged over three floors with a 90 foot garden. This 3,650 sq ft property is worthy of immediate inspection. There is a utility room, study, separate lounge or dining room plus a fully fitted open plan kitchen family room with bi-folds onto patio. The five double bedrooms come with four en suites, family bathroom, plus four walk in wardrobes.



## Property Features

- Kitchen/Family: 28' x 20'
- Lounge: 17' x 9'
- Study: 10' x 9'
- Garage: 20' x 10'9"
- Garden: 90'
- Bedroom 1: 18' x 18'
- Bedroom 2: 19' x 15'
- Bedroom 3: 19' x 14'
- Bedroom 4: 17 x 14
- Bedroom 5: 26' x 15'

## Agents Notes

Integral garage with access to house and electric roller door. High level B rated EPC. Close to private Brookmans Park Golf Club. Four minute drive to shops and station.

**GROUND FLOOR**  
3663 sq.ft. (340.3 sq.m.) approx.



TOTAL FLOOR AREA: 3663 sq ft. (340.3 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 a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
None and Heritage (2020)



**Contact us**

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

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