



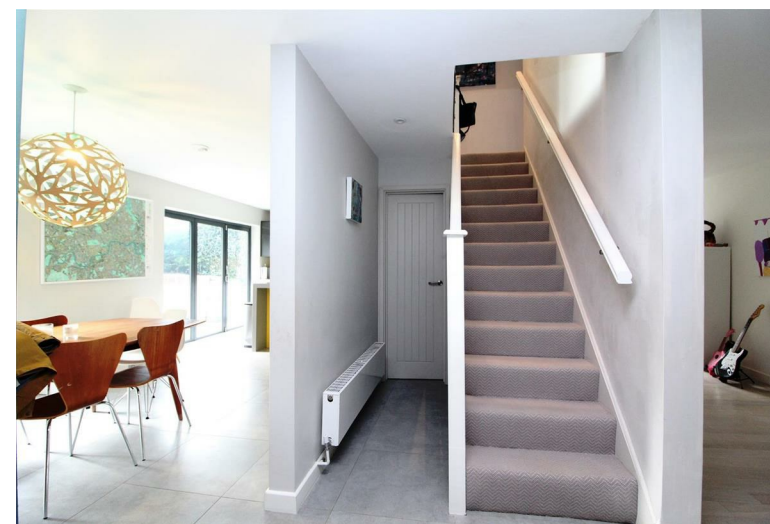
32A BROOKMANS AVENUE, BROOKMANS
Guide Price £1,249,500 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A spacious four bedroom detached contemporary family residence offering well balanced living space with beautiful 110ft South facing gardens to rear. The property comprises of entrance hall with cloakroom, spacious dual aspect L shape living area, fabulous open plan kitchen/dining room with luxury fully integrated kitchen and twin bi-folding doors to garden, making it ideal for entertaining. To the first floor the master bedroom enjoys luxury en-suite facilities with a full range of built in wardrobes and bi-folding doors to balcony enjoying far reaching views. Additionally, there are three further good size bedrooms, one with en suite facilities and Jack and Gill luxury family bathroom. The property is approached by a sweeping driveway with plenty of parking leading to integral garage and side pedestrian access to rear. To the rear of the property are stunning 110ft south facing gardens commencing with full width patio, lawned garden and an abundance of flowers, shrubs and fruit trees. The contemporary office/studio built to rear features bi-folding doors and cloakroom.



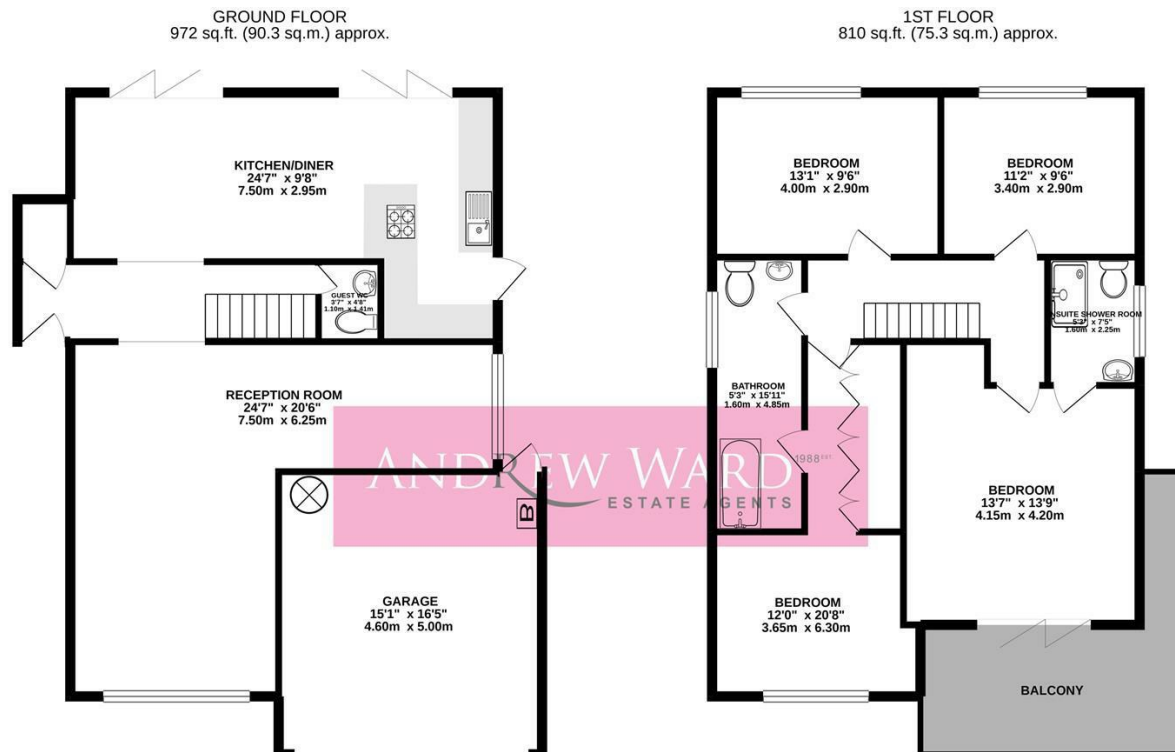


Property Features

- L Shape Living Room: 24'8 max x 21'0 max
- Kitchen/Dining Room: 24'7 x 9'9
- Cloakroom
- Bi Folding Doors to Rear
- Ideal for Entertaining
- Four Bedrooms
- Two En-suites
- Balcony to Master Suite
- 110ft South Facing Garden
- Studio/Office: 15'8 x 10'0

Agents Notes

This fabulous luxury contemporary home has been finished to an exacting standard with quality fixtures and fittings throughout along with further scope to extend (subject to the usual planning consent) and self-contained studio/office, ideal for working from home.



Contact us

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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.

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