



85 BROOKMANS AVENUE, BROOKMANS PARK AL9 7QG

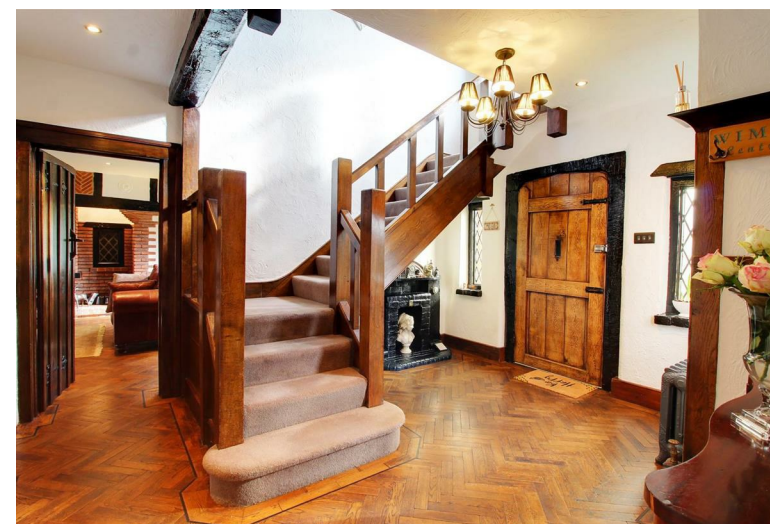
Guide Price £2,595,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A Beautifully presented four double bedroom 1930's Tudor style family residence set in this prime position at the head of Brookmans Avenue on a glorious plot of over 0.3 of an acre. Offering a wealth of charm and character throughout the property has been tastefully renovated and extended over the years to provide sumptuous living space. Accommodation comprises an impressive entrance hall with turning staircase, wonderful double reception room with exposed brick feature fireplace, dining room, open plan kitchen/breakfast room, cloakroom and utility room. To the first floor the landing leads to four double bedrooms, three with luxury en suites and a massive loft space with potential to develop further (subject to usual planning consent). The property is approached by a sweeping drive with double length garage to side and beautiful mature landscaped gardens to rear backing directly onto Brookmans Park golf course.





Property Features

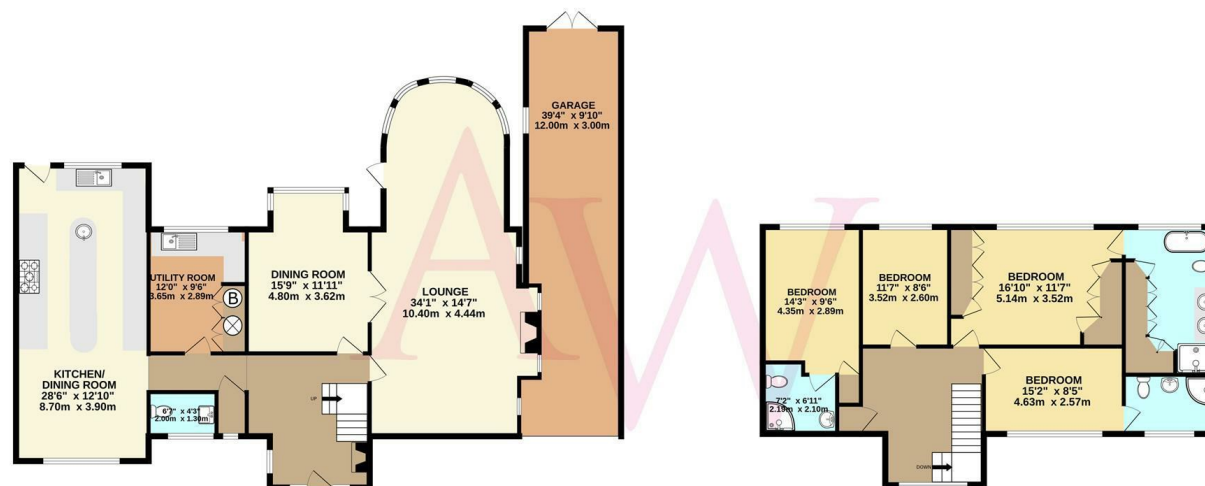
- Charm & Character Throughout
- Four Double Bedrooms
- Three En Suite Bathrooms
- Utility Room
- Double Length Garage
- Spacious Entrance Hall
- Dining Room
- Luxury Fully Integrated Kitchen/Breakfast Room
- Sweeping Driveway
- Beautiful Mature Garden Backing Golf Course

Agents Notes

The property is situated within a short walk of the village centre with its vast array of shops, restaurants and rail station serving London (Kings Cross & Moorgate). Brookmans Park Golf club is also a short distance away along with the tennis club and local primary and secondary school. Easy access onto the M25/A1 (M) South Mimms (junction 23).

GROUND FLOOR
1675 sq.ft. (155.6 sq.m.) approx.

1ST FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2599 sq.ft. (241.4 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.
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