



39 GEORGES WOOD ROAD, BROOKMANS PARK AL9 7BX

Asking Price £1,195,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A beautifully presented three bedroom detached Hicks style family house, offering well balanced living space throughout comprising an impressive entrance Hall & Reception Area, a well appointed Kitchen with built-in appliances and open plan with the spacious Family/Dining room and sliding doors leading to the garden making it ideal for entertaining. Dual aspect Living room to the front with brand new oak strip flooring. A range of fitted bedroom furniture to master bedroom with en-suite, Large family bathroom, bright and airy landing.

Secluded, mature and well stocked 110ft south facing garden. The property is approached by a brickette carriageway driveway leading to a tandem garage, along with two attached but separate brick built store rooms





Property Features

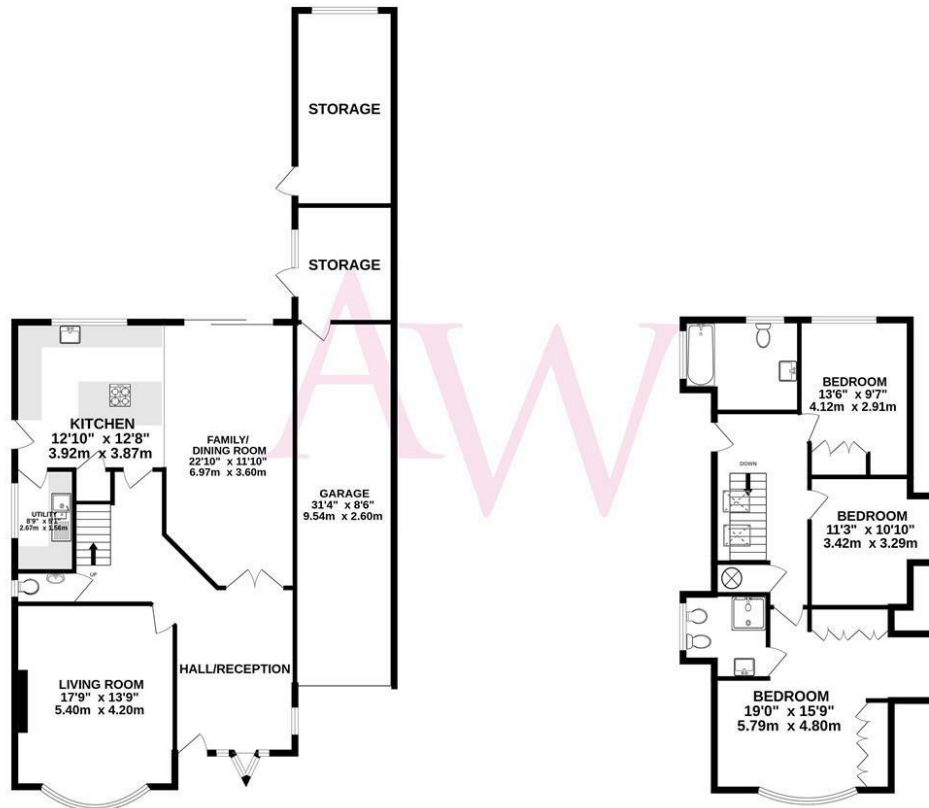
- Very spacious L' shaped Hall/Reception area
- Living Room: 17'9 x 13'9
- Utility Room: 8'9 x 5'1
- Family Bathroom
- Bedroom Two: 13'6 x 9'7
- Open Plan Luxury Kitchen area 12'10 x 12'8
- Open Plan Family/Dining room: 22'10 x 11'10
- Bedroom One with En Suite: 19'0 x 15'9 max
- Bedroom Three: 11'3 x 10'10
- Secluded 110ft South Facing Garden

Agents Notes

Recently re-decorated throughout to a very high standard, with newly fitted cloakroom, attractive oak wood flooring to the ground fl. Other features include gas radiator central heating with full service history, double glazed tilt & turn windows, modern fixture & fittings throughout. The property is available for immediate viewing and comes to the market chain free.

GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.

1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 2167 sq.ft. (201.3 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 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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