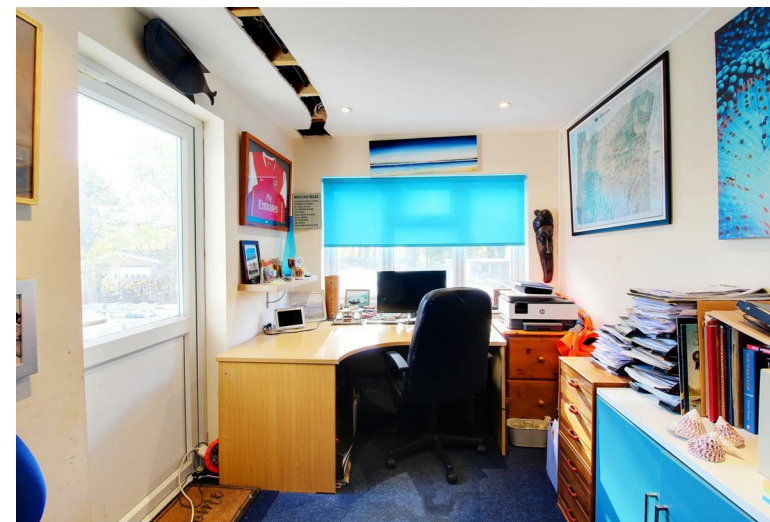




20 THE GARDENS, BROOKMANS PARK AL9 7UL

Guide Price £899,950 | Freehold

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## Property Overview

A substantial four bedroom extended semi detached family house arranged over three floors with tandem garage and 117ft South facing garden with Gym/office. The property has been extended over the years to provide spacious well balanced living space comprising entrance porch leading to entrance hall with cloakroom, spacious living room with doors to garden, dining room, modern kitchen/breakfast room, study and shower room. To the first floor are three bedrooms with plenty of built in wardrobes and family bathroom with the master bedroom situated on the second (top) floor with en suite and double doors to Juliette balcony enjoying panoramic countryside views. The property benefits from private drive with tandem garage with 117ft South facing garden with gym/office backing directly onto open countryside.

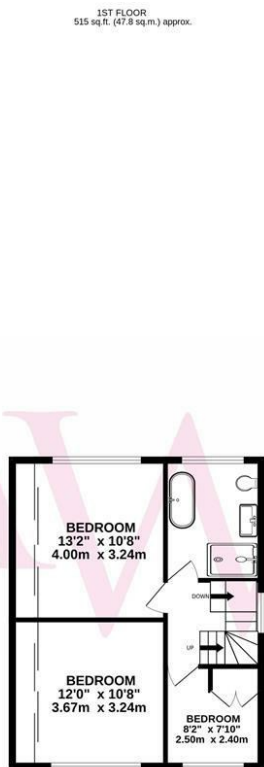
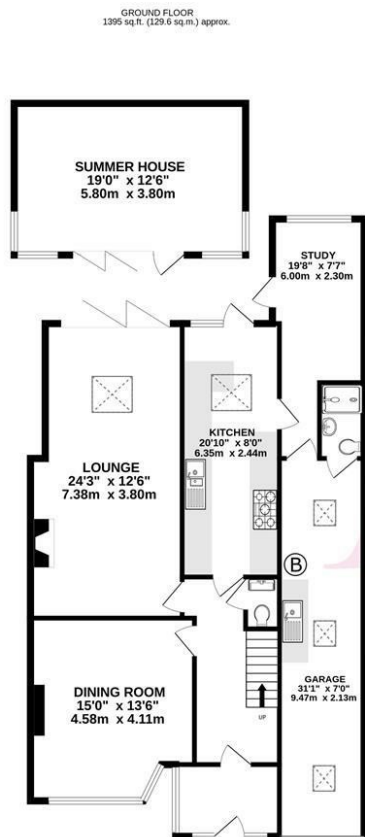


## Property Features

- Living Room: 24'3 x 12'6
- Dining Room: 15'0 x 13'6
- Kitchen/Breakfast Room: 20'10 x 8'0
- Study: 19'8 x 7'7
- Two Further Bathrooms
- Master Bedroom: 18'4 x 16'9 with En Suite
- Bedroom Two: 13'2 x 10'8
- Bedroom Three: 13'2 x 10'8
- Bedroom Four: 8'2 x 7'10
- 117 Ft South Facing Rear Garden with Office/Gym

## Agents Notes

Situated in this highly sought after village location within a short walk of local shops, schools and rail station the property benefits from gas radiator central heating, double glazed windows, modern fitted kitchen and bathrooms and beautiful mature gardens with secure off street parking to front.



TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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