



1 Shrublands, Brookmans Park, AL9 7AL

Price £1,250,000









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Parkside Estates are proud to present an absolutely stunning 4 bedroom detached family home that has been finished to a high standard located on a quiet cul de sac

This home benefits from 4 bedrooms one of which is ensuite, 3 reception rooms, a spacious kitchen, a study and a double garage along with off street parking. The property also benefits from a beautifully landscaped garden with a brick-built BBQ.

Shrublands is a highly sought after location in the heart of Brookmans Park. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.

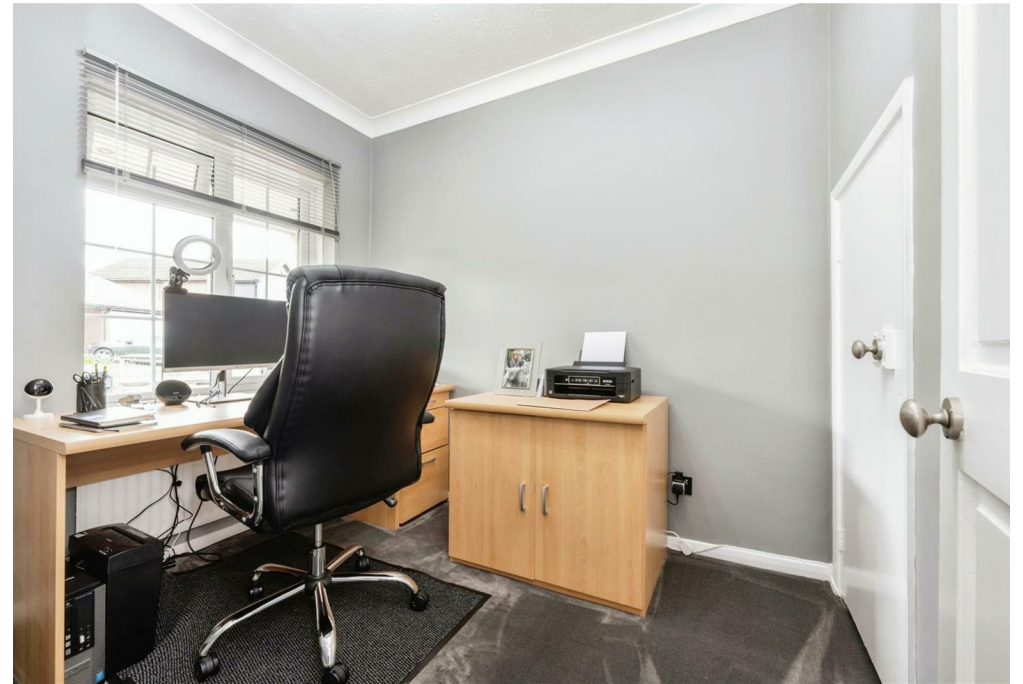
The mainline railway station (London Moorgate and Kings Cross) and shops are a short drive away as are the M25 and A1(M). The scenic woodland of Gobions open space, and children's park are a short walk away along with local golf and tennis clubs.

Offered for sale with no onward chain.

A viewing is highly recommended.



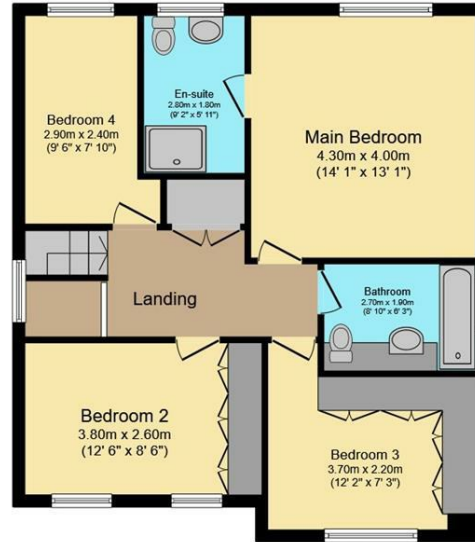








## Floor Plans



**Ground Floor**

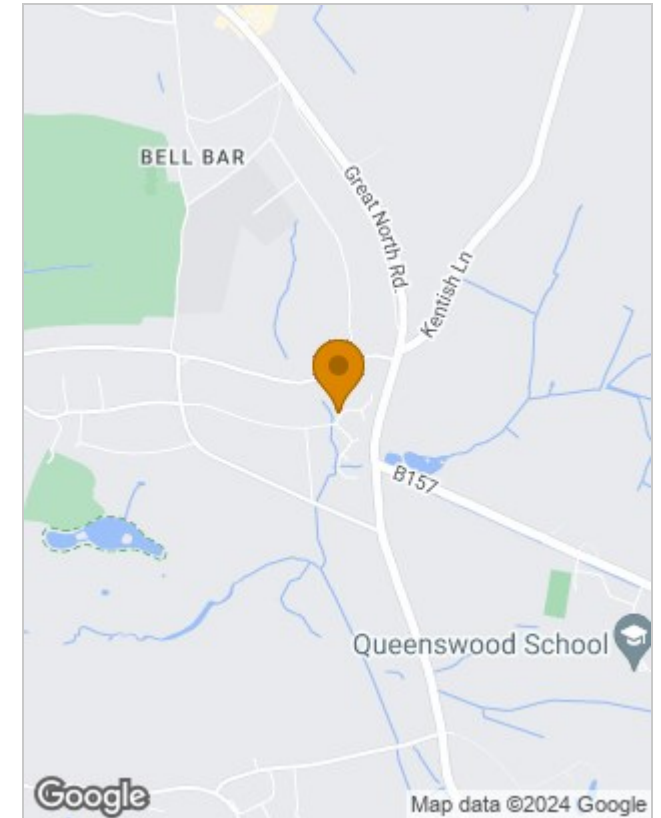
**First Floor**

Total floor area 182.8 m<sup>2</sup> (1,967 sq.ft.) approx

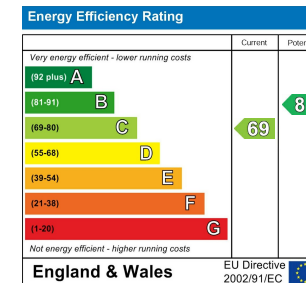
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Parkside Estates Office on 02084 456737 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.