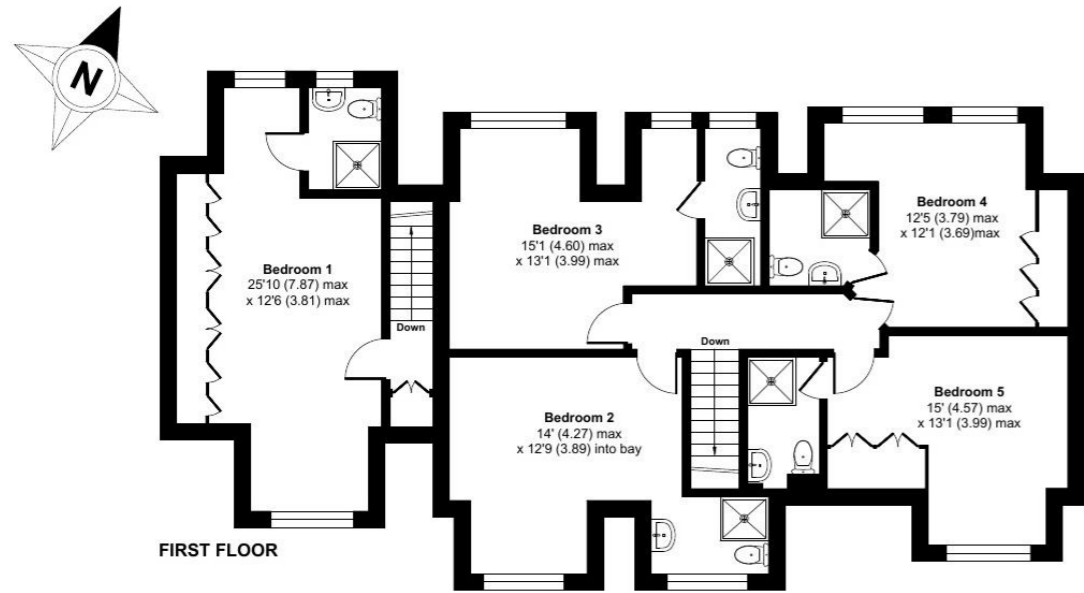
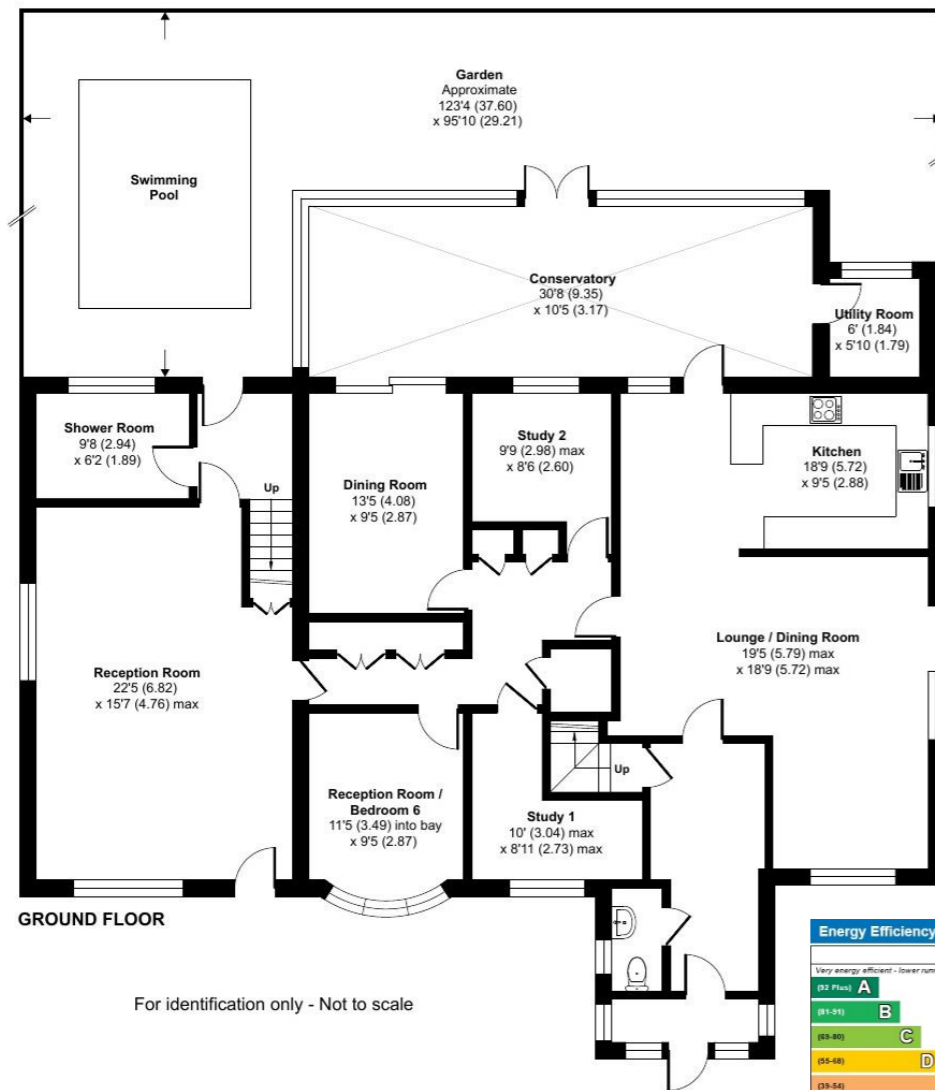


## Bulls Lane, Brookmans Park, Freehold Price £1,395,000



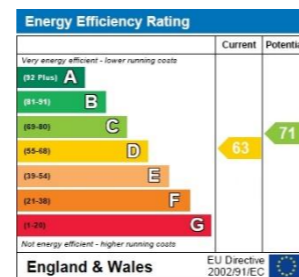
FIRST FLOOR



GROUND FLOOR

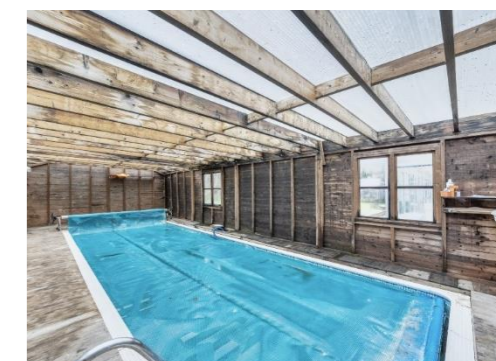
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Flyp Homes Limited. REF: 1408994



Impressive five to six bedroom gated residence on the sought after Bulls Lane, offering expansive open plan living, multiple reception rooms, annex accommodation and an indoor swimming pool. A substantial and versatile home with parking for seven plus vehicles and strong lifestyle appeal.

- Approximately 3,300 sqft
- Extensive Driveway With Parking For Seven Or More Vehicles
- Five/Six Bedrooms, All With En-suite Facilities
- High Quality Kitchen With Island And Integrated Appliances
- Annex With Independent Access
- Indoor Swimming Pool Measuring 7.5m X 3.5m
- Generous Eaves Storage And Fitted Wardrobes Throughout
- Brick Built Conservatory Overlooking The Garden
- Peaceful Rural Setting
- Easy Access To Local Pubs, Green Spaces And The



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



## Front Garden

Gated gravel driveway providing parking for seven or more vehicles, with the front garden mainly laid to lawn and screened by tall surrounding hedges for privacy. Side gate to the rear garden. Separate entrances to the main house, annex and lean to leading towards the pool area.

## Entrance Hall

Wood laminate flooring with a double glazed window to the side allowing natural light. Stairs to first floor. Door to ground floor wc and access to the open plan Lounge/Diner/Kitchen area.

## Ground Floor wc

Wood laminate flooring, low level wc and wall mounted sink. Extractor fan and two double glazed windows to the side.

## Open Plan Lounge/Diner/Kitchen Area Lounge/Diner

Wood laminate flooring throughout. Double glazed bay window to the front and double glazed sliding doors opening onto the rear patio, providing strong natural light. Radiator. Door to hallway.

## Kitchen

Wood laminate flooring and an extensive range of base and eye level units with roll edge worktops and splash backs, creating generous preparation space. Induction hob with extractor over, integrated electric double oven and integrated dishwasher. Space for a large fridge and a central breakfast bar island offering both additional workspace and informal dining. Double glazed window to the side and door through to the conservatory, enhancing natural light and flow.

## Conservatory

Brick built construction with tiled flooring. Double glazed French doors to the garden and two radiators allowing year round use. Doors to dining room and utility room.

## Utility Room

Wood laminate flooring and double glazed window to the rear.

## Inner Hallway

Carpeted flooring with two storage cupboards and airing cupboard. Doors to dining room, study one, study two, reception room / bedroom six and annex reception room.

## Study Two

Wood laminate flooring, internal window through to conservatory and radiator.

## Dining Room

Wood laminate flooring and radiator. Double glazed sliding door to conservatory, enhancing the sense of space.

## Study One

Carpeted flooring, radiator and double glazed window to the front. Built in storage cupboard.

## Reception Room / Bedroom Six

Carpeted flooring with radiator and double glazed bay window to the front.

## Annex Reception Room

Carpeted flooring with dual aspect double glazed windows to the front and side, allowing excellent natural light. Door to front. Two radiators and storage cupboard under stairs. Door to Annex Hallway.

## Annex Hallway

Stairs to annex first floor. Door to lean to. Doors to dining room and Study Three / Shower Room.

## Study Three / Shower Room

Sheet vinyl flooring and double glazed window to the rear. Tiled shower cubicle.

## First Floor

### Bedroom One / Annex Bedroom

Carpeted flooring with three eaves storage areas and large fitted wardrobe. Radiator. Double glazed windows to the front and rear creating a dual aspect feel. Door to En-suite.

### Bedroom One En-suite

Sheet vinyl flooring with low level wc and pedestal sink. Tiled shower cubicle with electric hand held shower. Double glazed window to the rear and additional eaves storage.

### Bedroom Two

Carpeted flooring, radiator and double glazed window to the front. Integrated wardrobe and eaves storage. Open access to En-suite.

### Bedroom Two En-suite

Sheet vinyl flooring with low level wc and pedestal sink. Tiled shower cubicle with tiled splash backs. Double glazed window to the front.

### Bedroom Three

Carpeted flooring, radiator and two double glazed windows to the rear. Integrated wardrobe and eaves storage. Door to En-suite.

### Bedroom Three En-suite

Sheet vinyl flooring with low level wc and pedestal sink. Double glazed window to the rear. Tiled splash backs and tiled shower cubicle.

### Bedroom Four

Carpeted flooring with integrated wardrobe. Radiator and double glazed window to the rear. Two eaves storage areas. Door to En-suite.

### Bedroom Four En-suite

Sheet vinyl flooring, pedestal sink with tiled splash back and low level wc. Tiled shower cubicle.

### Bedroom Five

Carpeted flooring, radiator and double glazed window to the front. Integrated wardrobe and eaves storage. Door to En-suite.

### Bedroom Five En-suite

Sheet vinyl flooring with low level wc and pedestal sink. Tiled shower cubicle.

## Rear Garden

Mainly laid to lawn with patio area, greenhouse and sheds. Door to Lean To leading through to the Pool Room.

## Pool Room

Wooden flooring with four double glazed windows to the side providing natural light. Swimming pool measuring approximately 7.5 metres by 3.5 metres, with a depth ranging from 1 metre to 2 metres. Manually retracting pool cover.

## Further Details

The property is Freehold  
Council Tax Band - Band G

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**