

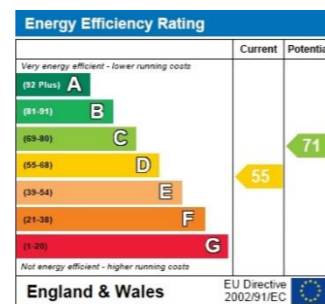
## Mymms Drive, Brookmans Park



**Approx. Gross Internal Floor Area 2375 sq. ft / 220.63 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 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 particular 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.

## Mymms Drive, Brookmans Park Freehold Guide Price £2,000,000



An impressive five bedroom detached residence sold CHAIN FREE in this prestigious private road in Brookmans Park. Benefiting from large driveway parking, double garage and expansive gardens with huge potential for further improvement and development (STPP).

- CHAIN FREE
- Exceptional Five Bedroom Detached Family Home
- Extensive Private Rear Garden
- Private Road In Brookmans Park
- Five Generously Sized Double Bedrooms
- Substantial Driveway With Parking For Numerous Vehicles
- Double Garage With Front And Rear Access
- Versatile Layout Ideal For Large Families Or Multi-generational Living
- Spacious & Well Equipped Kitchen With Dual Aspect Windows
- Boiler Replaced Two Years Ago





## Entrance Hall

The entrance hall features wooden flooring, a radiator and doors to the downstairs WC, lounge, sitting room and kitchen. Stairs rise to the first floor.

## Downstairs WC

Fully tiled floor and walls, this cloakroom includes a low level flush WC, heated towel rail, vanity sink with mixer taps and a frosted double glazed window to the front, along with useful under stair storage.

## Lounge

This spacious reception room has wooden flooring, built in shelves and a fireplace. It benefits from a double glazed window to the front, two radiators, and sliding doors providing direct access to the rear garden.

## Kitchen

The kitchen offers tiled flooring and a comprehensive range of base and eye level units, as well as dual aspect double glazed windows to the rear and both sides. It includes a sink with mixer tap, drainer and rinsing bowl, tiled splash backs, a 7 ring gas hob with double oven and space for a dishwasher. There is secondary counter space with an additional sink, a serving hatch to the sitting room, a radiator and doors to the rear garden and utility room.

## Utility Room

With tiled flooring and partly tiled walls, this practical room features a wall mounted sink, space for a washing machine and tumble dryer, a pantry cupboard, boiler cupboard housing the recently replaced boiler, space for a large fridge, two skylights and opaque double glazed doors to the front and rear garden.

## Sitting Room

This well proportioned sitting room has wood laminate flooring, a large double glazed window to the front, a radiator, and a serving hatch to the kitchen. A door leads to the study.

## Study

Wood laminate flooring, a radiator, and double glazed window to the front, this versatile room works well as a home office or additional reception space.

## First Floor Landing

Stairs lead to a carpeted landing with a double glazed window to the front, radiator, airing cupboard, loft access, and doors to bedrooms one and two and the shower room.

## Bedroom One

A very large principle bedroom with wood laminate flooring, double glazed window to the front and radiator.

## Bedroom Two

A spacious double bedroom featuring wood laminate flooring, double glazed window to the rear and radiator.

## Shower Room

Fully tiled to floor and walls, this contemporary shower room includes a tiled shower cubicle with rain shower, low level flush WC, wall mounted vanity sink, heated towel rail, extractor fan, double glazed window to the rear and two storage cupboards.

## First Floor Hallway

The carpeted hallway provides access to the family bathroom and bedrooms three, four and five, with a storage cupboard offering practical storage space.

## Family Bathroom

Fully tiled to floor and walls, the bathroom is fitted with a wall mounted sink with mixer taps, wall mounted concealed cistern WC, tiled panel enclosed bath with shower and screen, extractor fan, heated towel rail and double glazed window to the rear.

## Bedroom Three

A good sized double bedroom with wood laminate flooring, double glazed window to the front and radiator.

## Bedroom Four

A further double bedroom with wood laminate flooring, double glazed window to the front and radiator.

## Bedroom Five

A double bedroom offering wood laminate flooring, double glazed window to the rear and radiator.

## Double Garage

A large double garage with two up and over doors providing access from the front driveway and directly to the rear garden. The garage benefits from light and power.

## 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.**