

44 MYMMS DRIVE, BROOKMANS PARK AL9 7AF

Asking Price £4,775,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS







Property Overview

A magnificent recently constructed luxury family residence approaching 7,000 sq ft, (approx 643 m.) arranged over four floors of sumptuous living space with stunning central marble staircase with lift to all floors on a gorgeous South facing plot backing trust land. Noteworthy features include, superb basement leisure complex, amazing bespoke kitchen/family room with unique arched french doors to terrace, five sumptuous bedroom suites, cozy cinema room, balcony/terraces to all floors.

The property is approached by an electric gated carriageway drive. sophisticated security system and Stroma buildings certificate.







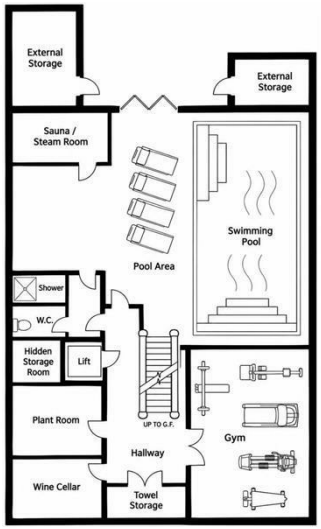


Property Features

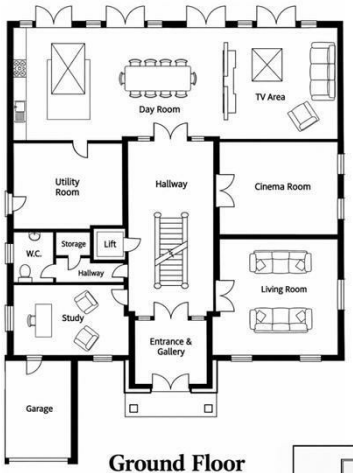
- Four Floors
- Constructed to an exacting standard
- Marble Staircases
- Furnishings (available by separate negotiation)
- Indoor Swimming Leisure Complex
- Architecturally Designed
- Wine Cellar
- Galleried Landing Entrance Hall
- Lift to All Floors
- South Facing Landscaped Garden

Agents Notes

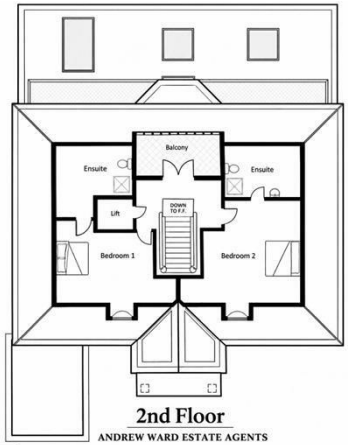
High performance insulation, Air-source heat pump, zonal underfloor heating (two floors), Solar panels, Tested air-tightness performance, indoor swimming pool, leisure facilities, Jane Cheel bespoke kitchen, Gaggenau appliances, quartz worktops, Premium Bathrooms and sanitary-ware, bespoke joinery throughout, Smart-home lighting control, Sonos Speaker System, CCTV, Air Conditioning, mechanical ventilation and heat recovery, Electric vehicle charge point, 6 car parking, Smart irrigation and smart external lighting,



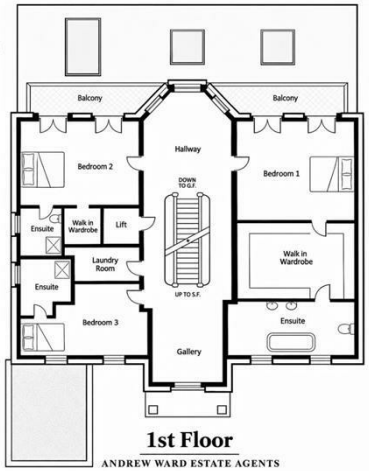
Basement
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Ground Floor
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2nd Floor
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1st Floor
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Total floor area:
6921 sq. ft. (643 sq. m.)
approx.





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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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