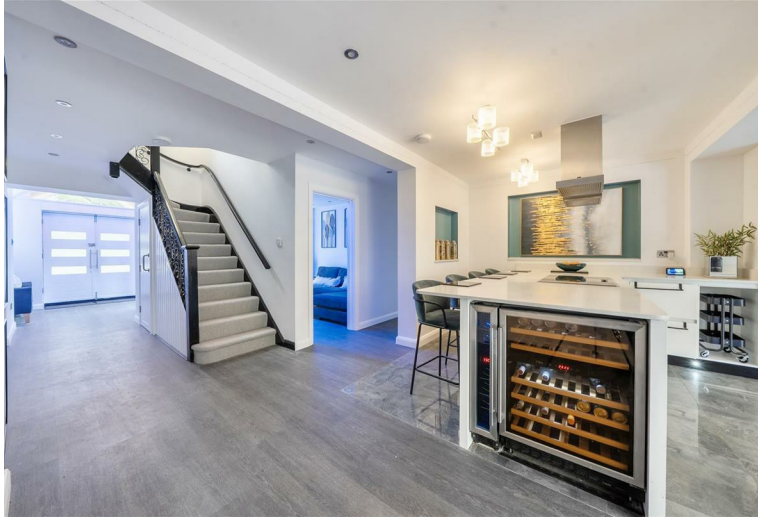



# 4 UPLAND DRIVE, BROOKMANS PARK AL9 6PS

**Asking Price £1,825,000 | Freehold**

ANDREW WARD EST. 1988
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## Property Overview

A luxury bright and spacious well proportioned functional four/five bedroom contemporary family residence which has undergone complete transformation to provide luxury spacious living space. The property offers flexible open plan living space to the ground floor with bi-folding doors from the dining room making ideal for entertaining leading to the garden The property has granite throughout. To the first floor there are four good size bedrooms all with en-suites with the principle bedroom (second and third bedroom) enjoying dressing rooms and fourth bedroom with fitted wardrobes , vaulted ceilings with skylights and wonderful views over the wrap around garden and porcelain tiled patio areas. Approached by a carriageway drive with plenty of parking with garage and side pedestrian access to beautiful private mature landscaped gardens with summer house (with hot tub).





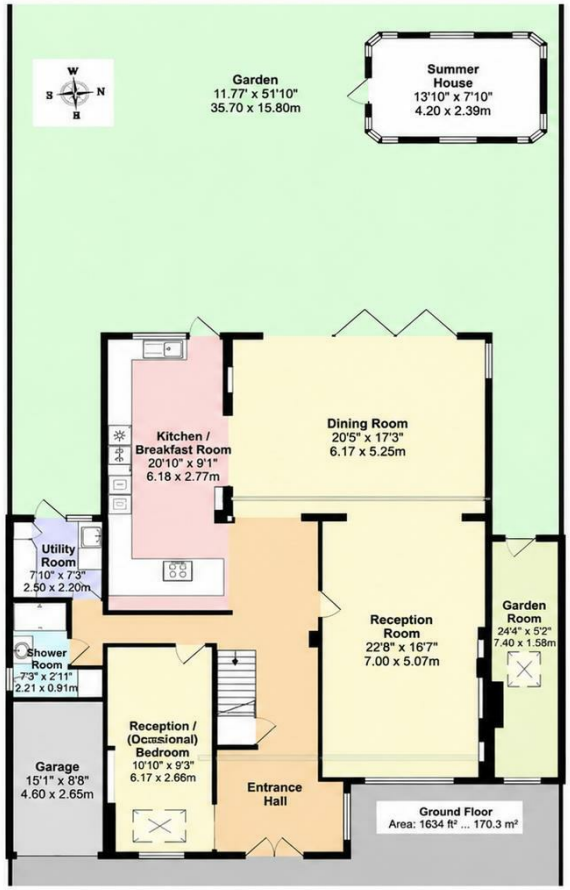


## Property Features

- Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Utility & Garden Room
- Carriageway Drive & Summer House
- Four/Five Bedrooms
- Five Bathrooms
- Vaulted Ceilings
- Garage
- Mature Landscaped Garden

## Agents Notes

The property has been architecturally designed and finished to an exact standard with luxury fittings throughout featuring luxury ground floor shower with dressing area, along with fully inter-grated kitchen with high end appliances and bathroom fittings, zonal underfloor heating, vaulted ceilings, plenty of bespoke built in wardrobes/storage space, garden room/office/gym, flexibility for ground floor fifth bedroom, electric car charging point and full planning permission in place for loft conversion, also utility room leading on to rear garden.











## Contact us

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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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