

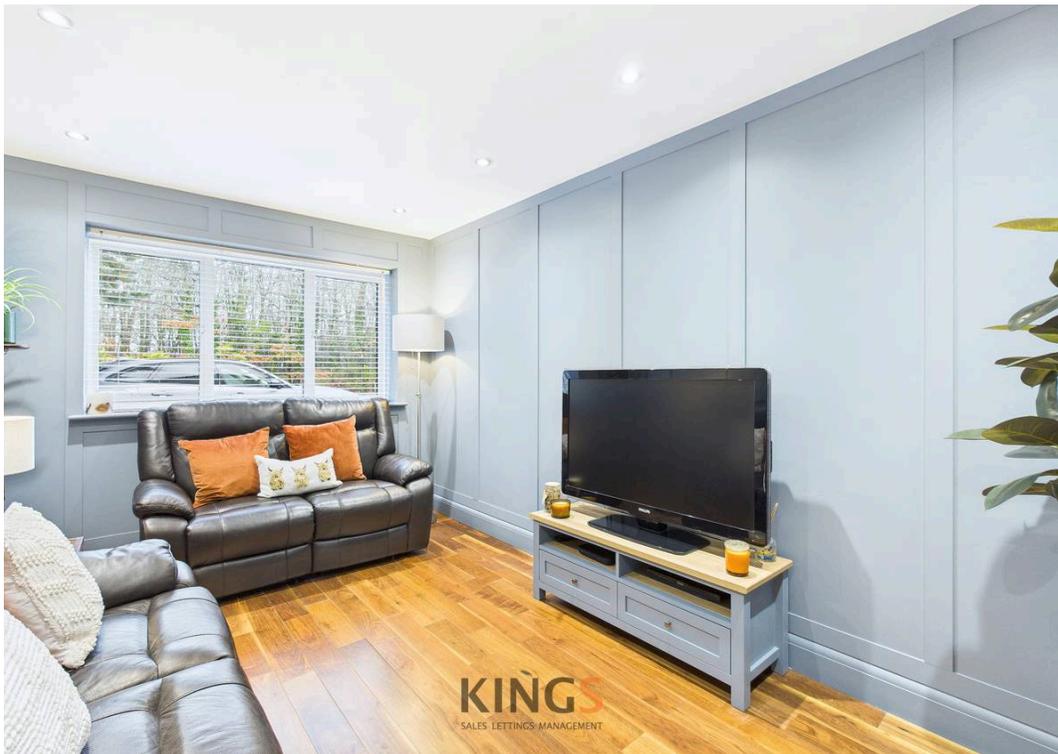


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Upland Drive, Brookmans Park
£2,150,000

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Situated on one of Brookmans Park's premier roads, this architecturally designed detached residence offers sophisticated family living within easy reach of Chancellors School, village amenities, and excellent transport links. This exceptional five double bedroom home welcomes you with an inviting entrance hall featuring a vaulted ceiling and natural light. The heart of the property is the stunning kitchen and family room, fitted with a central island, high-spec appliances, and sleek Quartz worktops, creating a perfect space for entertaining and daily life. The spacious living room is enhanced by a contemporary gas fireplace and sliding doors overlooking the garden. The ground floor also benefits from a gym which could be used as another living/dining/play room, snug, boot room, w/c and laundry room. Upstairs, the master suite boasts a generous dressing room and a luxurious en-suite bathroom. Off the galleried landing are four further double bedrooms, three of which have walk-in-wardrobes, providing ample accommodation, served by two beautifully appointed bathrooms. A versatile garden studio offers the ideal space for a home office or creative retreat. This impressive home features underfloor heating with individual room thermostats, ensuring comfort throughout a generous loft (NOTE: I might add something here about energy efficiency pending the EPC) and is offered chain free and with freehold tenure, presenting a rare opportunity in a sought-after location.

The property's outside space is thoughtfully landscaped for both relaxation and entertaining. The Japanese-style south-west facing rear garden features a manicured lawn, tranquil patio areas, and a garden kitchen, perfect for al fresco dining and summer gatherings. Mature planting and architectural elements create a private, serene backdrop for family life. To the front, a wide driveway finished with block paving and gravel sections provides parking for multiple vehicles, enhancing both convenience and kerb appeal. The garden studio, offers further flexibility for work or leisure. With potential for future enhancements (subject to the usual permissions), this residence combines contemporary luxury with practical family living, all set within the desirable community of Brookmans Park.



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3342 ft²
310.5 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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