

Moffats Lane, Brookmans Park, AL9 7RW



Price: £1,695,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this extremely well presented 5 bedroom 4 bathroom detached family home which offers excellent 3,136sq ft of versatile accommodation ideal for entertaining. On the ground floor you have 3 reception rooms plus a large kitchen diner super room to the rear, separate utility. On the first floor 4 bedrooms 3 bathrooms and the second floor a further bedroom and En-Suite. The property benefits from a south facing rear garden which is 135ft in length and also has the extra benefit of a 80ft wide x 60ft extra garden to the rear with a large summer/outbuilding. Property also has a private driveway, garage. An internal viewing is recommended.

- 5 BEDROOM DETACHED FAMILY HOME
- 3,136FT OF VERSATILE ACCOMMODATION
- 3 RECEPTION / 4 BATHROOMS
- LARGE KITCHEN DINER SUPERROOM
- SEPARATE UTILITY ROOM
- 3 EN-SUITE BEDROOMS
- 135FT SOUTH FACING REAR GARDEN
- 80FT X 60FT EXTRA GARDEN TO THE REAR
- LARGE SUMMER HOUSE/OUTBUILDING
- PRIVATE DRIVEWAY/ GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
SITTING ROOM
LIVING ROOM
KITCHEN DINER SUPERROOM
UTILITY ROOM
STUDY
GROUND FLOOR CLOAKROOM

FIRST FLOOR

4 BEDROOMS - 2 with En-Suite shower rooms
FAMILY BATHROOM- with shower

SECOND FLOOR

BEDROOM - with En-Suite bathroom and shower

135ft SOUTH FACING REAR GARDEN
EXTRA 80FT X 60FT TO THE REAR
LARGE SUMMER HOUSE/OUTBUILDING
GARAGE
PRIVATE DRIVEWAY

LOCATION

Moffats Lane is a turning off of Mymms Drive and Bluebridge Road and is within easy walking distance to Brookmans park village with its excellent selection of local shops, restaurants and mainline rail station (London Moorgate and Kings Cross). Gobions open space, with its scenic woodland walks, lakes and children's park are within close proximity, the schools and golf club are close by. The M25 and A1(M) are only a 5 minute drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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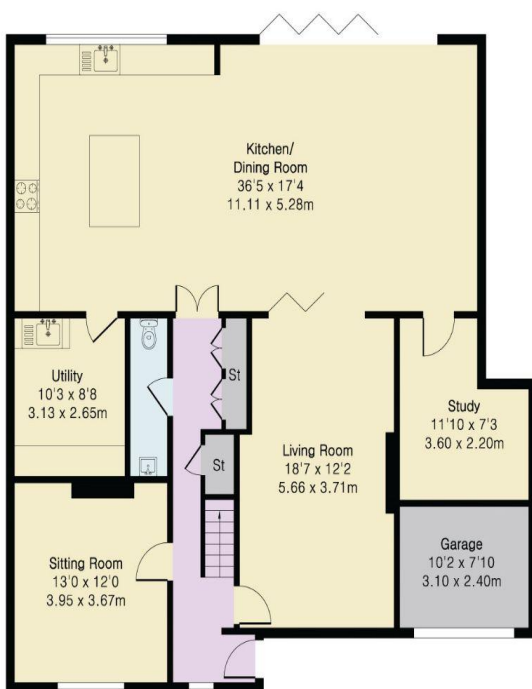
**Approximate Gross Internal Area 3136 sq ft - 292 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1510 sq ft – 140 sq m

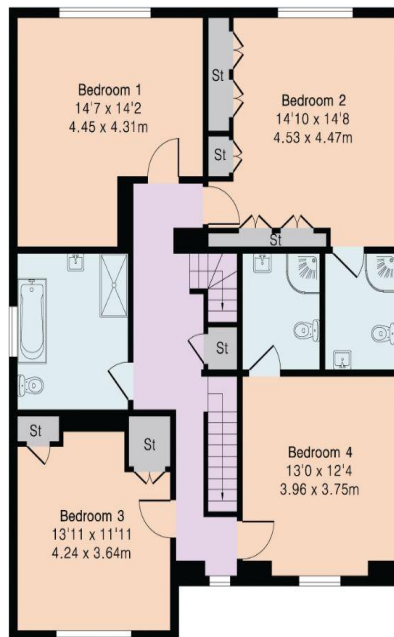
First Floor Area 1125 sq ft – 105 sq m

Second Floor Area 501 sq ft – 47 sq m

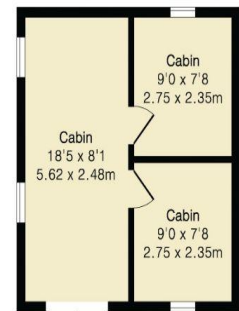
Outbuilding Area 299 sq ft – 28 sq m



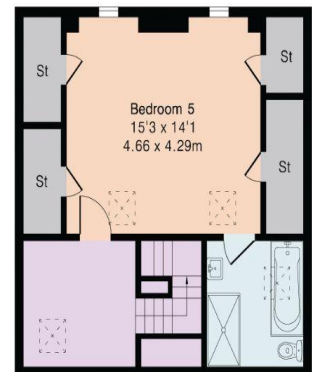
Ground Floor



First Floor



Outbuilding



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

