

Moffats Lane, Brookmans Park, AL9 7RP

Price: £1,150,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
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****CHAIN FREE****

A beautifully presented 5 bedroom family home extending to approximately 2,060 sq ft, occupying a sought-after position on a well-regarded road. Offering spacious and versatile accommodation throughout, the ground floor comprises a front reception room, separate dining room opening into a superb open-plan kitchen, breakfast and family room, together with a utility room, storage room and downstairs cloakroom. Upstairs are 5 well-proportioned bedrooms and 2 bathrooms. Outside, the property benefits from an approximately 120ft L shaped secluded rear garden and off-street parking. There is also excellent potential to extend into the loft, subject to the necessary planning permissions (STPP).

- 5 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- EXTENDING TO APPROX 2,060 SQ FT
- SPACIOUS AND VERSATILE
- SUPERB OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- SEPARATE FRONT ROOM AND DINING ROOM
- 2 BATHROOMS
- 120FT L SHAPED SECLUDED REAR GARDEN
- POTENTIAL TO EXTEND INTO THE LOFT (STPP)
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
KITCHEN/BREAKFAST/FAMILY ROOM
DINING ROOM
UTILITY ROOM
STORAGE ROOM
GROUND FLOOR CLOAKROOM

5 BEDROOMS
FAMILY BATHROOM
FAMILY SHOWER ROOM

120FT L SHAPED SECLUDED REAR GARDEN
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 F

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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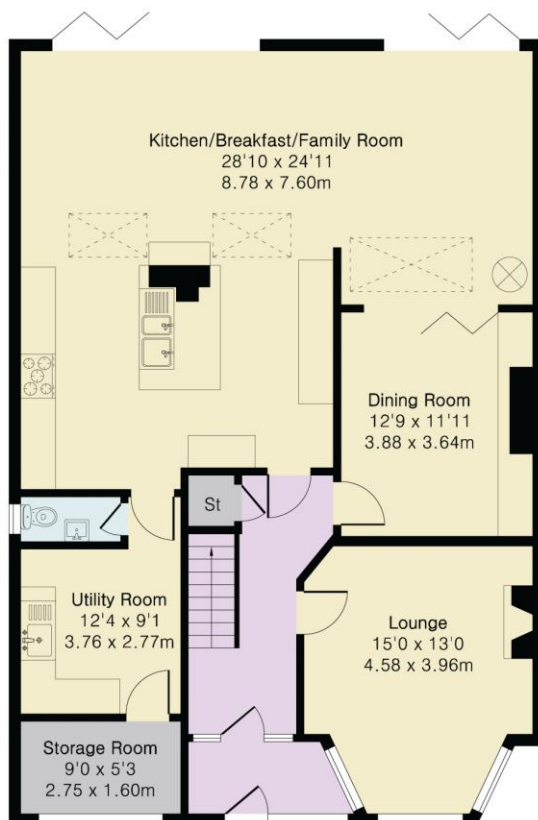
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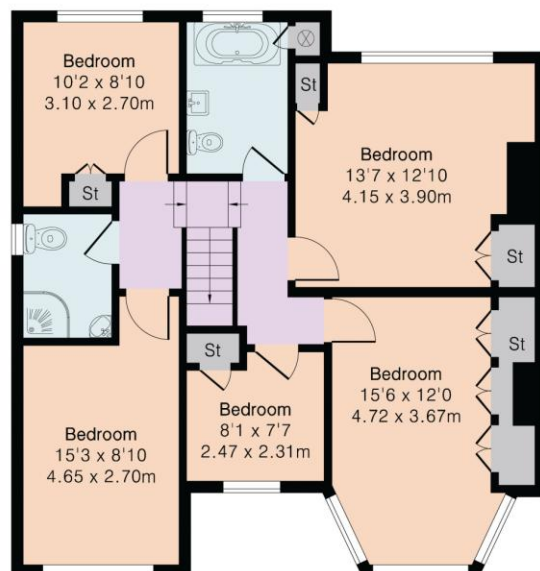
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Approximate Gross Internal Area 2060 sq ft - 191 sq m
(Including Storage Room)

Ground Floor Area 1249 sq ft – 116 sq m
First Floor Area 811 sq ft – 75 sq m



Ground Floor



First 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.

