



ANDREW WARD
ESTATE AGENTS
SALE
0203 549779

129 MOFFATS LANE, BROOKMANS PARK AL9 7RP

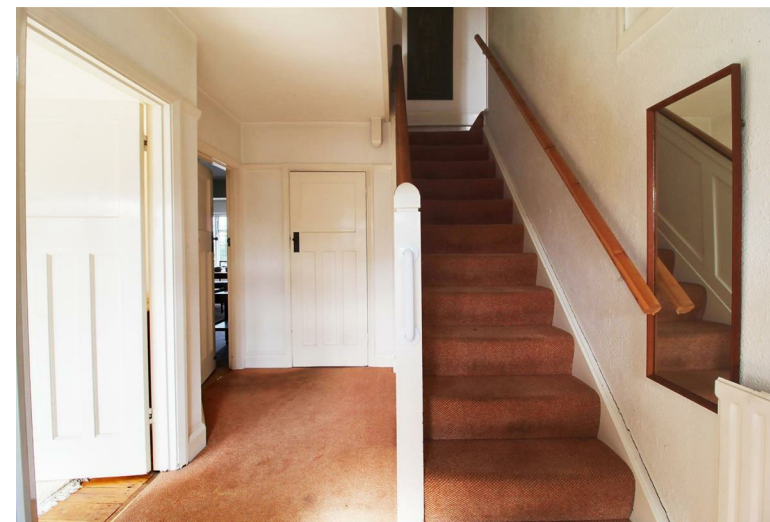
Guide Price £870,000 | Freehold

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Property Overview

A double fronted five bedroom semi detached family character house requiring modernising situated in one of Brookmans Parks premier roads. Accommodation is arranged over two floors (1,540 sq ft) with massive scope to extend (subject to planning) comprising entrance hall, two good size reception rooms, kitchen and cloakroom. To the first floor are three double bedrooms and two single rooms served by a family bathroom. The property is approached by an independent drive with integral single garage with high ceiling. To the rear is a beautiful mature garden extending to 83ft with an abundance of plants and shrubs.





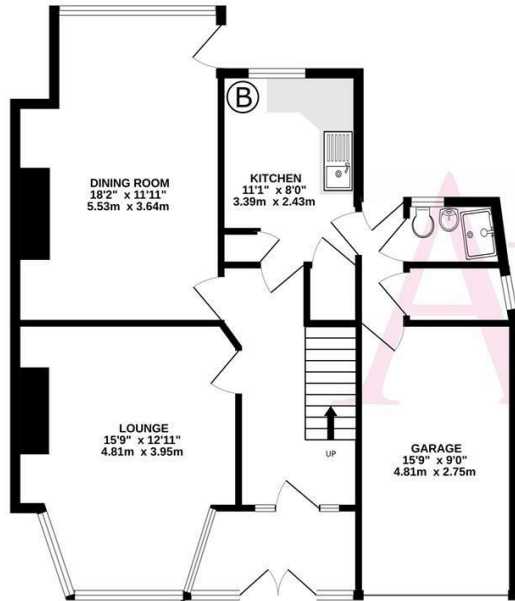
Property Features

- Living Room: 15'9 x 12'11
- Dining Room: 18'2 x 11'11
- Kitchen: 11'1 x 8'0
- Large Loft Space
- Integral Garage
- Five Bedrooms
- Family Bathroom
- Double Fronted
- Need of Modernisation
- 85ft Mature Garden

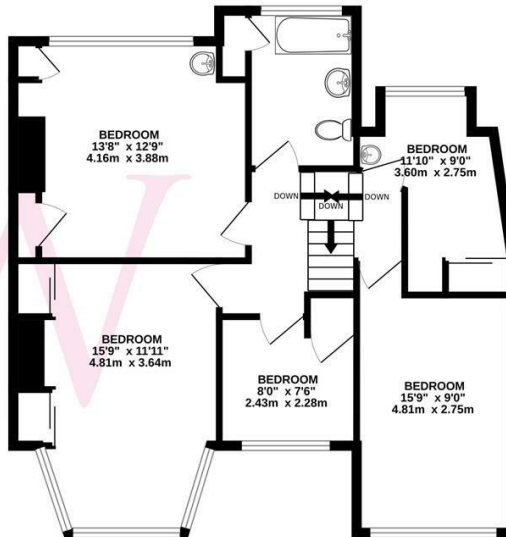
Agents Notes

The property requires modernising with massive potential to extend either to the rear or into the loft space (subject to planning). The property also comes to market chain free and is available for viewing immediately.

GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1535 sq.ft. (142.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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