



27 MOFFATS LANE, BROOKMANS PARK AL9 7RX

Guide Price £1,439,950 | Freehold

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## Property Overview

A spacious four/five bedroom detached family house situated within a short walk to the village offering well balanced accommodation (2,449 Sq. Ft) along with carriageway drive, garage and beautiful well maintained gardens to rear. Living space comprises entrance hall with cloakroom, spacious family room with doors to garden, dining room, media room/snug, study, fully integrated kitchen with granite work tops and utility room. To the first floor are four good size bedrooms with en suite to master, family bathroom and further bedroom/study room. The property is approached by a sweeping carriageway driveway with parking up to eight vehicles with garage and pedestrian access to side. To the rear are beautiful gardens with various fruit trees, vegetable gardens and timber storage shed.

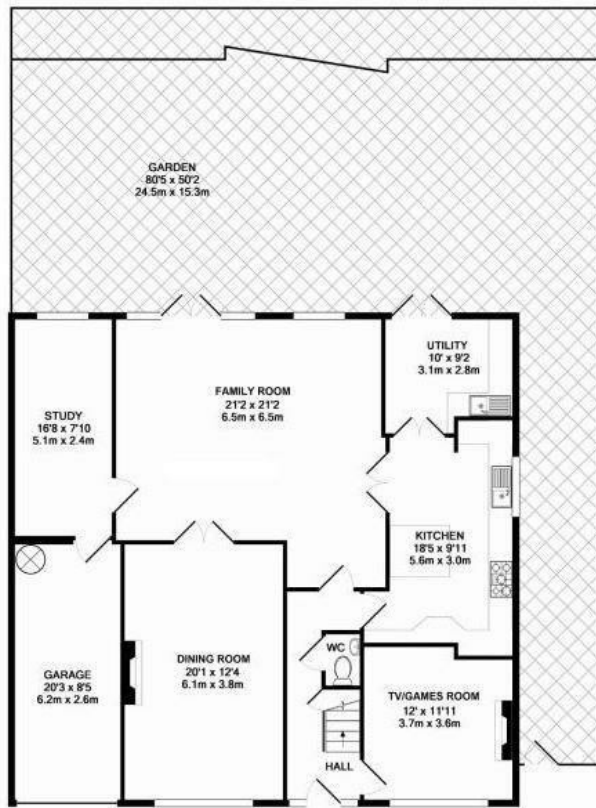


## Property Features

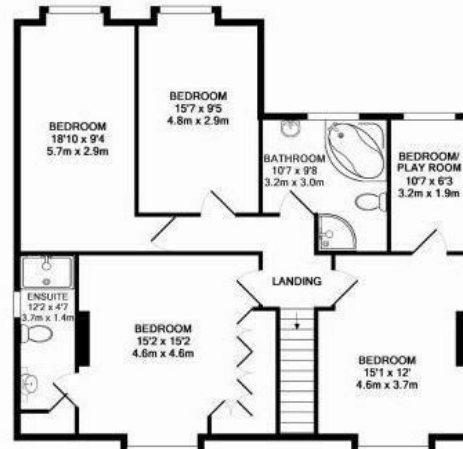
- Family Room: 21'2 x 21'2
- Dining Room: 20' x 12'4
- Snug/Media Room: 12'0 x 12'
- Kitchen/Breakfast Room: 18'5 x 10'
- Garage; 20'3 x 8'6
- Four Double Bedrooms
- En Suite Shower Room
- Family Bathroom & Shower
- Study & Utility Room; 10' x 9'2
- 85ft x 50ft Rear Garden

## Agents Notes

The property sits on a wide plot with further scope to extend (subject to usual planning consent). Features include working fireplaces, quality fixtures and fittings throughout with air conditioning to three bedrooms. Jacuzzi baths, new boiler and water tank, outdoor security cameras, electric garage door, outside lighting and side access. Gobians Open Space is just up the road and the village centre and train station are a short walk.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1448 SQ.FT.  
(134.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1003 SQ.FT.  
(93.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2449 SQ.FT. (227.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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