



51 MOFFATS LANE, BROOKMANS PARK AL9 7RT

Guide Price £1,350,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

A truly stunning extended four double bedroom, three bathroom luxury detached family house with carriageway drive, garage and beautiful landscaped gardens. Accommodation comprises entrance hall with cloakroom, living room with French doors to garden, spacious open plan luxury fully integrated kitchen with island open to family and dining areas with bi-folding doors to garden, making it ideal for entertaining and utility. To the first floor there are four good size double bedrooms with plenty of built in wardrobes, two with en suites and large family bathroom. Approached by a carriageway drive with plenty of parking with attached garage with side access to beautiful landscaped garden with full width raised patio/seating area with steps down to pretty lawn garden with raised borders and BBQ area.







## Property Features

- Living Room: 18'3 x 11'9
- Open Plan Family/Kitchen/Dining Area: 32'4 x 25'4
- Utility Room
- Family Bathroom
- Carriageway Drive & Garage: 18'3 x 9'1
- Master Bedroom with En Suite: 15'3 x 12'7
- Bedroom Two with En Suite: 15'3 x 9'9
- Bedroom Three: 11'7 x 9'6
- Bedroom Four: 11'6 x 9'10
- Beautiful Landscaped Garden

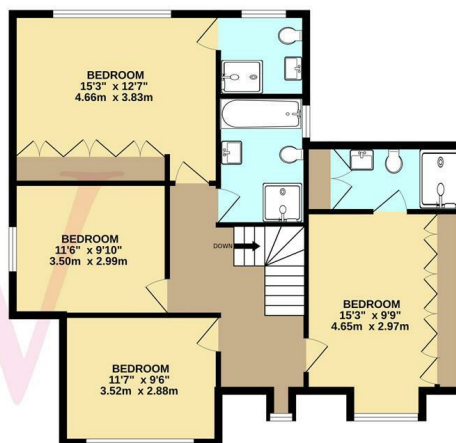
## Agents Notes

The property has been finished to an exacting standard with luxury fixtures and fittings throughout. Noteworthy features include zonal underfloor heating to the majority of the ground floor, Luxury integrated kitchen appliances with marble work tops and island unit, Sonos speaker system, CAT 6 wired, quality bathrooms,, potential to extend further into loft space (subject to planning) and beautiful landscaped garden with full width bi-folding doors to raised entertaining area.

GROUND FLOOR  
1166 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 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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