



118 MOFFATS LANE, BROOKMANS PARK AL9 7RW

Asking Price £1,150,000 | Freehold

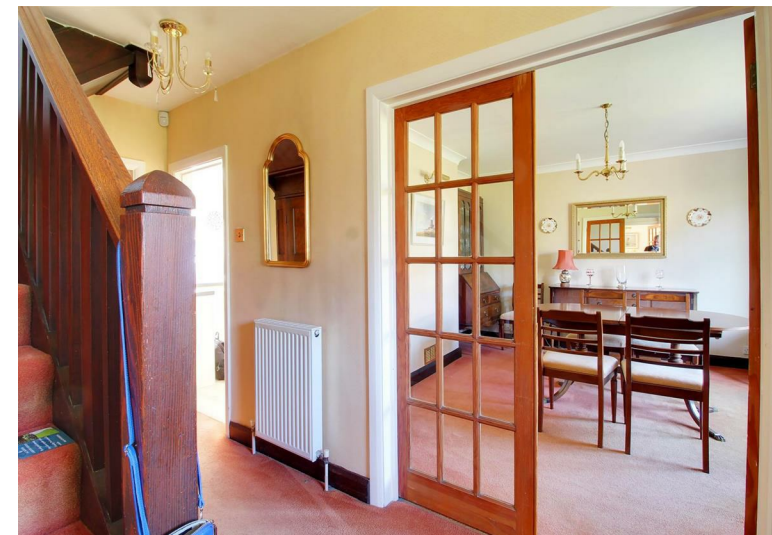
ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

A character three double bedroom detached family house offering generous size accommodation with beautiful mature 136ft South facing garden. The property offers well balanced living space with further potential to extend (subject to planning). Living space comprises entrance hall with cloakroom, spacious living room with feature fireplace and doors to garden, dining room and well fitted kitchen leading to breakfast room also with doors to garden. To the first floor the generous size master bedroom enjoys en suite facilities with the remaining two double bedrooms served by a family bathroom. Approached by an independent drive with tandem garage with stunning 136ft South facing mature gardens with raised patio.





## Property Features

- Living Room: 18'6 x 12'1
- Dining Room: 13'2 x 11'11
- Kitchen: 12'9 x 9'10
- Breakfast Room: 10'10 x 10'2
- Garage: 30'2 x 8'6
- Master Bedroom: 20'5 x 12'1 with En Suite
- Bedroom Two: 12'2 x 11'11
- Bedroom Three: 10'10 x 10'2
- Family Bathroom
- Beautiful 136ft South Facing Garden

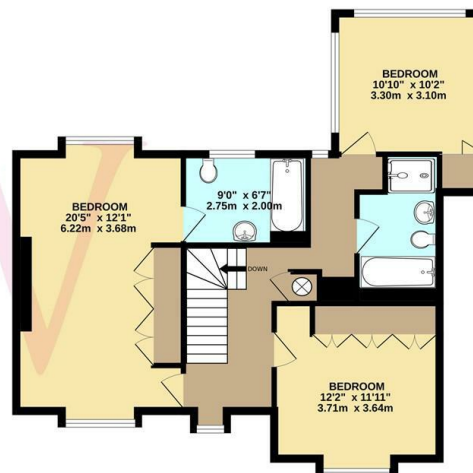
## Agents Notes

The property is situated on this highly desirable residential road within a short walk of the beautiful open spaces of Gobians along with Brookmans Park golf club and village centre with its vast array of independent shops, restaurants and train station.

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 1740 sq.ft. (161.7 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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