



48A MOFFATS LANE, BROOKMANS PARK AL9 7RU

Asking Price £1,799,950 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A stunning four bedroom Stucco fronted Neo-Georgian detached family house situated in this prominent corner plot position with double garage and beautiful mature cottage style gardens. The property offers spacious and elegant living space combining a natural blend of luxury features and period charm. Accommodation comprises impressive entrance hall with cloakroom, triple aspect living room with feature fireplace, luxury contemporary kitchen, Orangery, study and utility room. To the first floor are four good size bedrooms and family bathroom with the master enjoying en suite facilities and balcony. The property benefits from private drive and double garage with wrap around gardens and beautiful cottage style secluded garden to rear with patio/entertaining area and out door lighting.





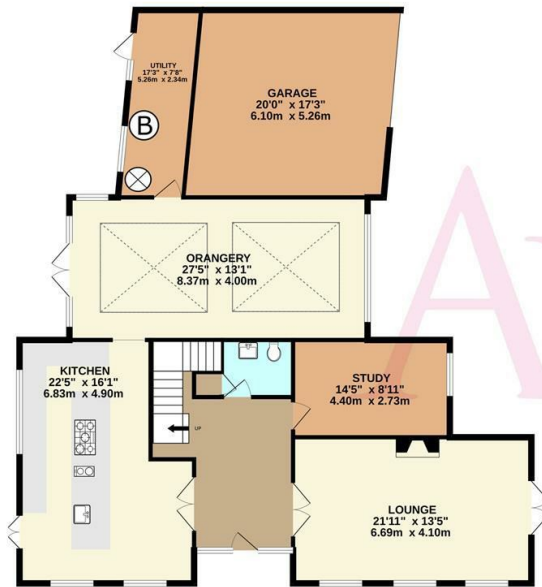
Property Features

- Living Room: 21'11 x 13'5
- Luxury Contemporary Kitchen: 22'5 x 16'1
- Orangery: 27'5 x 13'1
- Study: 14'5 x 8'11
- Double Garage: 20'0 x 17'3
- Master Bedroom: 17'7 x 12'10 with En Suite & Balcony
- Three Further Double Bedrooms
- Family Bathroom
- Large Corner Plot
- Beautiful Mature Gardens

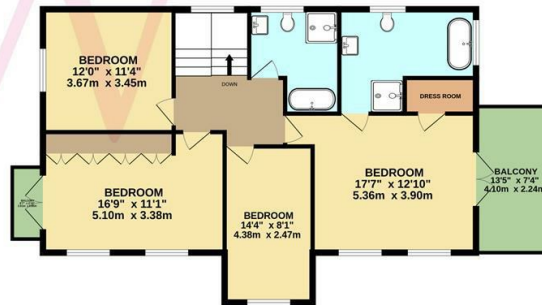
Agents Notes

The property has been finished to an exacting standard with noteworthy features including large corner plot with slightly elevated position enjoying far reaching views, stunning luxury designer kitchen with central island with high end integrated appliances, contemporary bathroom suites, Neo Georgian features including high ceilings, period fireplace and beautiful gardens with direct access from the Orangery making it ideal for entertaining.

GROUND FLOOR
1736 sq.ft. (161.3 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 2667 sq.ft. (247.8 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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