

1 MOFFATS LANE, BROOKMANS PARK AL9 7RX

Asking Price £1,195,000 | Freehold









# **Property Overview**

A stunning four double bedroom, four bathroom semi detached family house offering spacious modern living space along with attached garage and pretty garden to rear. The property is arranged over three floors (2,177sqft) of both versatile and flexible living space comprising entrance porch to entrance hall with cloakroom, sitting room, Living room with log burner open to family room and open plan modern kitchen with doors to garden, making it ideal for entertaining, good size utility and internal door to garage. To the first floor there are three double bedrooms (two with en suites) and a modern family bathroom. The master suite is situated on the second (top) floor with dressing area and en suite with additional storage room and far reaching roof top views. The property is approached by an independent drive with parking giving access to attached garage. The pretty rear garden is well secluded with seating area and rear terrace.









# **Property Features**

• Living Room: 17'4 x 11'6

• Sitting Room: 14'3 x 10'11

• Kitchen/Family Room: 29'5 x 10'11

• Utility Room:

Family Bathroom

• Master Suite with En Suite: 15'1 x 10'0

• Bedroom Two with En Suite: 12'10 x 11'6

• Bedroom Three with En Suite: 12'10 x 10'11

• Bedroom Four: 11'7 x 11'0

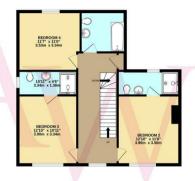
• Beautiful Garden & Garage

# **Agents Notes**

The property is well secluded to both front and rear and within a short stroll to the village centre with its vast array of shops, cafe's and restaurants along with train serving London (Kings Cross & Moorgate).

GROUND FLOOR 1066 sq.ft. (99.0 sq.m.) approx

1ST FLOOR 732 sq.ft. (68.0 sq.m.) approx.



2ND FLOOR 412 sq.ft. (38.2 sq.m.) approx







TOTAL FLOOR AREA: 2176sq.ft. (202.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, froms and any other items are approximate and to responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.

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## Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

### www.andrewward.co.uk

## **Our Offices**

**BARNET** 

175 High Street, Barnet EN5 5SU Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

#### **BROOKMANS PARK**

35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EN6 5BB Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

### **POTTERS BAR**

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

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