





Moffats Lane

A rare opportunity to purchase this very well presented 4-bedroom detached family home with a beautiful mature garden backing on to Gobions Wood, ideally located on one of the most sought-after positions on one of Brookmans Park's premier roads. The property, which has been home to the current family for over 45 years, offers generous, well-proportioned accommodation throughout comprising entrance hall with cloakroom, five reception rooms, spacious kitchen overlooking the garden, two bathrooms, a double garage and the potential to extend or develop further (subject to planning).

The entrance hall is particularly welcoming and spacious with a downstairs cloakroom and stairs to the first floor. Double doors lead into the large drawing room with feature fireplace, from which two sets of double doors lead into a study and a music room, both of which have direct access to the lovely garden. The attractive kitchen boasts a Quartz worktop and integrated appliances including a double oven, microwave, gas hob and dishwasher and leads on to a snug/family/play room overlooking the garden which also provides access to the double garage. There is also a formal dining room on the ground floor.

Upstairs the spacious and light galleried landing leads onto all 4 double bedrooms, with each having their own fitted wardrobes. The master bedroom has an en-suite shower room and there is also a modern family bathroom.

The mature rear garden is another special feature of the property, extending to over 230' and backing onto Gobions Wood with 90 acres of grassland, ancient woodland and ponds. It is very attractively landscaped with a paved terrace, and a large lawn with well-stocked borders making it very secluded. There is plenty of driveway parking to the front of the house. The property is conveniently situated within easy reach of the village centre with local shops and amenities and mainline rail station serving London. Family character houses of this nature rarely come available – the fact that the property has been under the same ownership for such a length of time is testament to the fact that not only has the home so much to offer but the village, with its countryside feel, many independent shops, primary and secondary school, as well as easy links into London, offers the discerning buyer the best of both worlds!



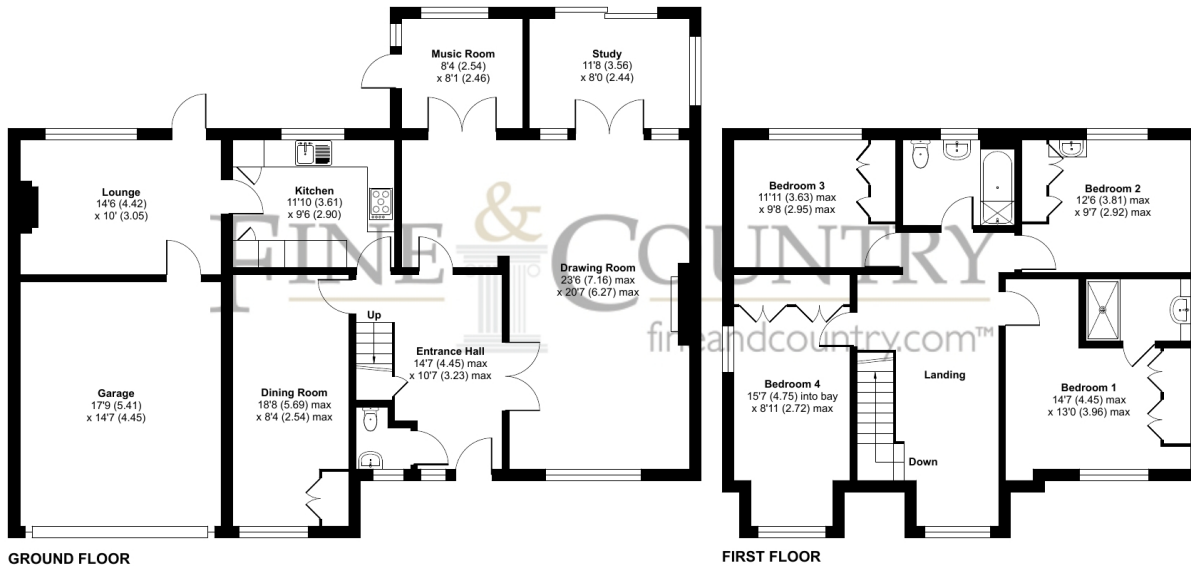
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Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield





Approximate Area = 2031 sq ft / 188.6 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2024. Produced for Fine & Country. REF: 1118309



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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