

Moffats Lane, Brookmans Park, AL9 7RW



Price: £1,475,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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Situated on a wide plot in this popular road a stone's throw from Gobions trustland is this 3,118 sq ft 5 bedroom 3 bathroom detached family home. This property has a superb 80ft x 75ft south facing rear garden. With 4 well proportioned reception rooms, utility room, this is a versatile home with the added benefit of a carriage driveway and tandem length garage.

- 5 BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION/ 3 BATHROOMS
- UTILITY ROOM
- SITUATED ON A WIDE PLOT
- STONES THROW FROM GOBIONS TRUSTLAND
- SUPERB 80FT SOUTH FACING REAR GARDEN
- TANDEM LENGTH GARAGE
- CARRIAGE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
TV ROOM
STUDY
LIVING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM
5 BEDROOMS - 2 with En-Suites
FAMILY BATHROOM
80FT SOUTH FACING REAR GARDEN
TANDEM LENGTH GARAGE
CARRIAGE DRIVEWAY

LOCATION

Moffats Lane is a turning off of Mymms Drive and Bluebridge Road and is within easy walking distance to Brookmans park village with its excellent selection of local shops, restaurants and mainline rail station (London Moorgate and Kings Cross). Gobions open space, with its scenic woodland walks, lakes and children's park are within close proximity, the schools and golf club are close by. The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Welwyn Hatfield Council

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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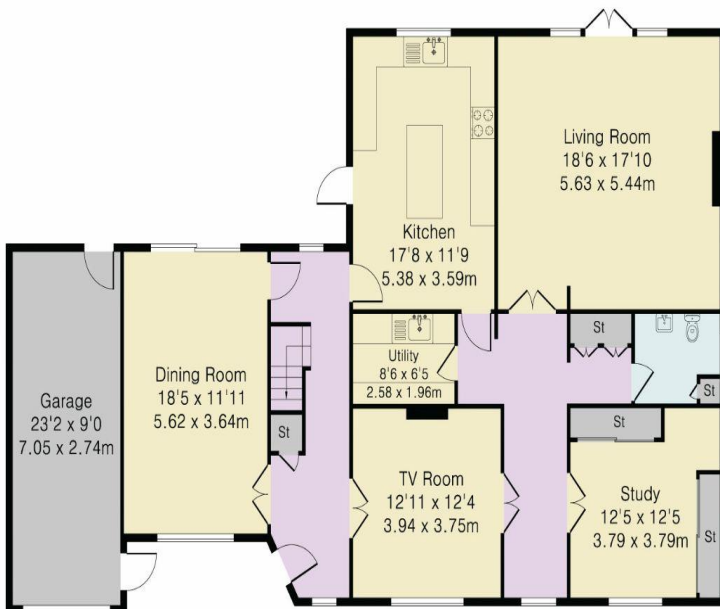
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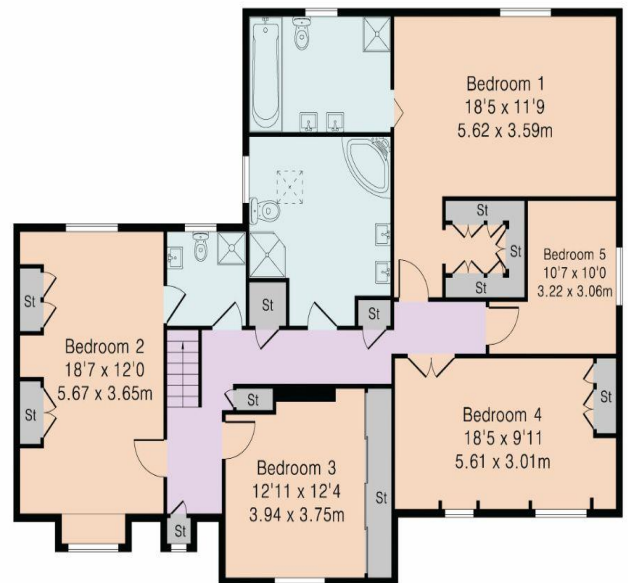
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Approximate Gross Internal Area 3118 sq ft – 290 sq m
Ground Floor Area 1708 sq ft – 159 sq m
First Floor Area 1410 sq ft – 131 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

