

**Moffats Close, Brookmans Park, AL9 7RR**

**Price: £850,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**A rarely available, recently refurbished, chain free, 3 bedroom 2 bathroom semi-detached bungalow situated in this sought after cul de sac location. This property has been extended and benefits from a walk in wardrobe to the principle bedroom, utility room and open plan lounge/kitchen. The 50ft x 40ft rear garden is well maintained and there is plenty of off street parking and a garage. An early viewing is recommended.**

- 3 BEDROOM SEMI DETACHED BUNGALOW
- CHAIN FREE
- 2 BATHROOMS
- OPEN PLAN LOUNGE/KITCHEN
- UTILITY ROOM
- WALK IN WARDROBE AND EN-SUITE SHOWER ROOM IN PRINCIPLE BEDROOM
- SCOPE TO EXTEND INTO ROOF AREA (STPP)
- 50 x 40FT REAR GARDEN
- GARAGE
- CUL DE SAC

#### **FEATURES**

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## **DESCRIPTION**

### **\*\* CHAIN FREE\*\***

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## **ACCOMMODATION**

ENTRANCE HALLWAY  
DINING/SITTING ROOM  
KITCHEN  
UTILITY ROOM  
3 BEDROOMS- one with En-Suite shower room and walk in wardrobe  
(one of the bedrooms is currently used as an office)  
SHOWER ROOM  
50 X 40FT REAR GARDEN  
GARAGE  
OFF STREET PARKING

## **LOCATION**

Moffats Close is a quiet sought after cul de sac off Moffats Lane 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. Primary and secondary schools, and golf club are close by. The M25 and A1(M) are only a 5 minute drive away.

## **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

## **LOCAL AUTHORITY**

Welwyn and Hatfield Council.

## **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

## **IMPORTANT INFORMATION 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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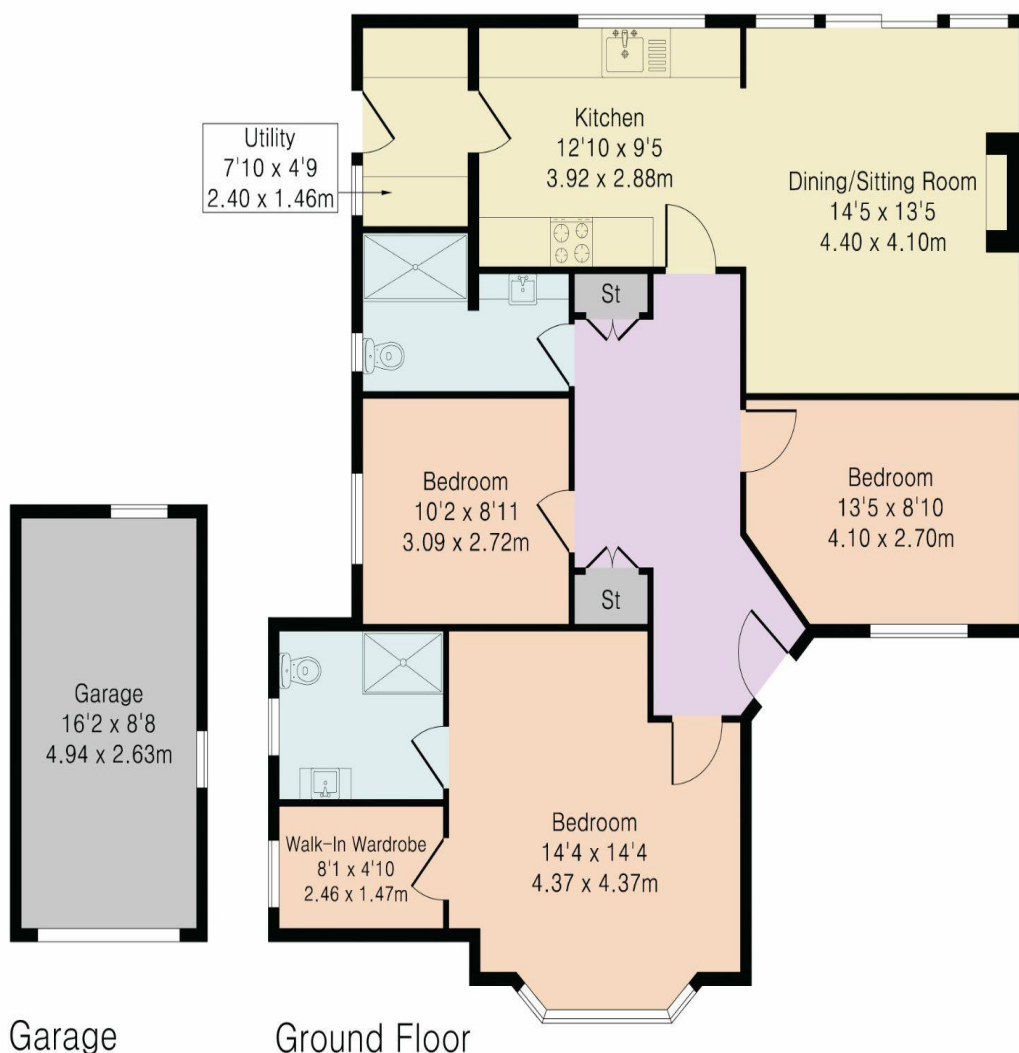


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**Approximate Gross Internal Area 1211 sq ft - 112 sq m**

Ground Floor Area 1071 sq ft – 99 sq m

Garage Area 140 sq ft – 13 sq m



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.



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