

Moffats Lane, Brookmans Park, AL9 7RU

Price: £1,750,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A stunning 5 bedroom 4 bathroom detached family home situated in this extremely convenient turning and a short walk to the train station and village shops. With over 3,100 sq ft of versatile accommodation over 2 floors this home has been well thought out and designed for family living. On the ground floor there is a bright and spacious lounge with bi-folds to the rear patio, a separate dining room and stunning open plan kitchen/family room with exposed brick wall to the rear. There is also a study, 2 ground floor cloakrooms and utility room as well as an integral garage. There is plenty of off street parking and benefits from a 75ft x 55ft south facing rear garden with full width raised patio. This property can only be appreciated with an internal viewing.

- STUNNING 5 BEDROOM DETACHED FAMILY HOME
- 4 BATHROOMS
- OVER 3,100 SQ FT OF VERSATILE ACCOMMODATION
- BRIGHT & SPACIOUS LOUNGE WITH BI-FOLDS
- STUNNING OPEN PLAN KITCHEN/FAMILY ROOM
- SEPARATE DINING ROOM
- STUDY
- 2X GROUND FLOOR CLOAKROOMS
- 75FT X 55FT SOUTH FACING REAR GARDEN
- PLENTY OF OFF-STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
LIVING ROOM
KITCHEN/FAMILY ROOM
UTILITY ROOM
STUDY
2X GROUND FLOOR CLOAKROOMS
BOOT ROOM

FIRST FLOOR

5 BEDROOMS - 2 with En-Suite shower rooms
1 with En-Suite bath/shower room
FAMILY BATHROOM

75FT X 55FT SOUTH FACING REAR GARDEN- with full width raised patio
INTEGRAL GARAGE
PRIVATE 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 5 minute drive away.

LOCAL AUTHORITY

Welwyn and Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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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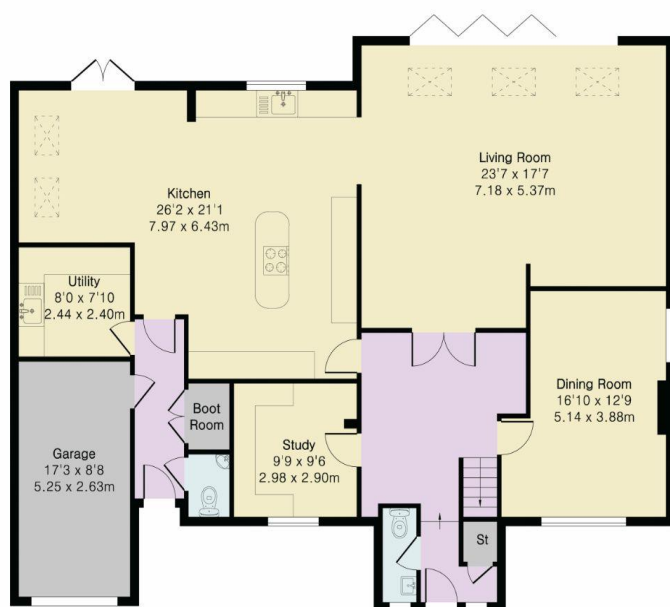
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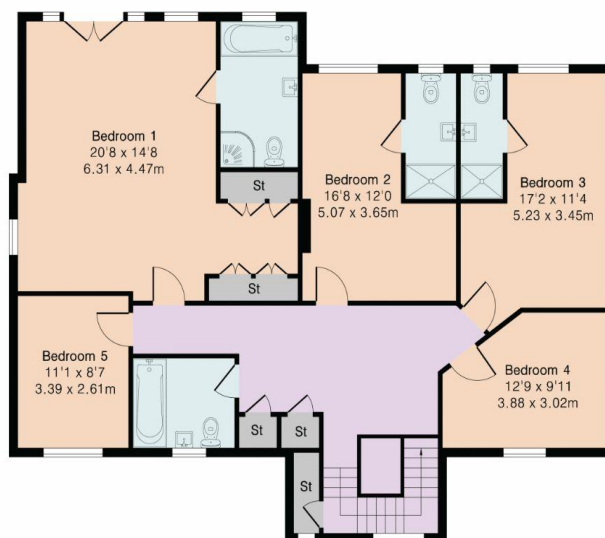
Approximate Gross Internal Area 3130 sq ft - 290 sq m

Ground Floor Area 1738 sq ft – 161 sq m

First Floor Area 1392 sq ft – 129 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

