



18 Moffats Lane, Brookmans Park, Herts, AL9 7RU
£1,400,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated walking distance from Brookmans Park village centre this extremely well presented five bedroom detached house features three bathrooms and downstairs cloakroom. Lounge / diner and separate utility room. 120' x 43 South Easterly rear garden. Carriage driveway with ample parking. Viewing essential.



- FIVE BEDROOM DETACHED HOUSE
- EXTREMELY WELL PRESENTED
- SITUATED WALKING DISTANCE FROM BROOKMANS PARK VILLAGE
- THREE BATHROOMS
- DOWNSTAIRS CLOAKROOM
- LOUNGE / DINER
- SEPARATE UTILITY ROOM
- 120' X 43' SOUTH WESTERLY REAR GARDEN
- INTEGRAL GARAGE AND AMPLE OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Covered entrance porch. Obscure part double glazed door opens into

ENTRANCE HALL

19'4 x 11' (5.89m x 3.35m)

Wood effect quality vinyl floor tile with underfloor heating. Fitted coats cupboards and drawers. Under stairs storage cupboard with light and electric consumer unit. Low energy ceiling spotlights. Access door to garage.

DOWNSTAIRS W.C.

White suite comprising floating W.C. with concealed cistern. Wall mounted wash basin. Half tiled walls. Tiled floor with under floor heating. Ceiling spotlights. Opaque double glazed window to side.

LOUNGE

19'5 x 11'10 (5.92m x 3.61m)

Open fireplace. Herringbone patterned wood block flooring. Double radiator. Decorative cornice. Double glazed window and double glazed doors to rear. Two high level frosted double glazed windows to side. Archway to

DINING ROOM

14'5 x 10'4 (4.39m x 3.17m)

Continuing Herringbone patterned wood block flooring. Decorative cornice. Double radiator. Double glazed window to rear.

KITCHEN

14'4 x 13' (4.37m x 3.96m)

Range of wall and base units featuring cupboards and drawers. Corian working surfaces. One and a half bowl stainless steel sink with mixer tap. John Lewis fan oven and combination oven. NEFF ceramic hob with extractor above. Integrated dishwasher. Space for fridge / freezer. Underfloor heating. Leaded light double glazed window to front. Integrated fridge freezer.

STUDY

8'1 x 7'10 (2.46m x 2.39m)

Quality vinyl tile wood effect flooring with underfloor heating. LED ceiling spotlights. Opaque double glazed window to side.



UTILITY ROOM

14'8 x 5'5 (4.47m x 1.65m)

Range of wall and base units featuring cupboards and glazed cupboards. Quartz worktops with upstand. Inset Belfast sink and mixer tap. Space for two washing machines and tumble dryer. Integrated larder fridge and freezer. Matching floor to hallway with underfloor heating. Double glazed casement door to side. Small shower cubicle with hand shower and low glass screen. Half tiled wall. Ideal for dog washing.

FIRST FLOOR GALLERIED LANDING

16'3 x 10'7 (4.95m x 3.23m)

Approached via turn flight stair case with half landing from hallway. LED ceiling spotlights. Double radiator. Leaded light double glazed window to front.

BEDROOM

15' x 12' (4.57m x 3.66m)

Range of wardrobes. Double radiator. Double glazed window to rear.

ENSUITE SHOWER

14' x 4'1 (4.27m x 1.24m)

Suite comprising top flush W.C. Vanity top wash basin. Single shower base. Electric heated towel rail.

BEDROOM

17'6 x 10'5 (5.33m x 3.18m)

Length of measurement taken to back of fitted wardrobes being one double width and one single width with cupboards, drawers and hanging rails. Double radiator. LED ceiling spotlights. Wall mounted TV power point. Double glazed window to rear.

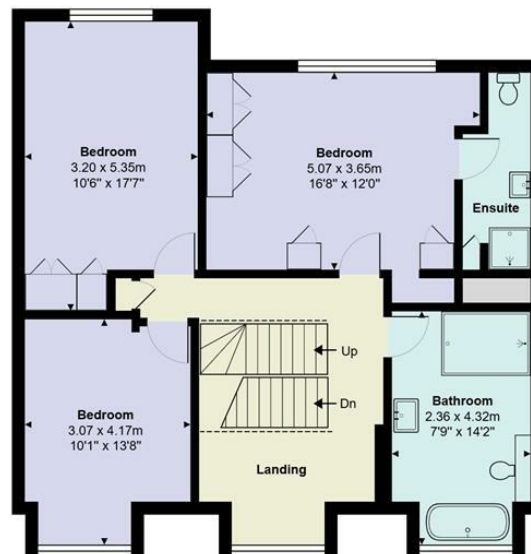
BEDROOM

13'7 x 10' (4.14m x 3.05m)

Eaves storage cupboard. Double radiator. LED ceiling spotlights. Leaded light double glazed dormer window to front.







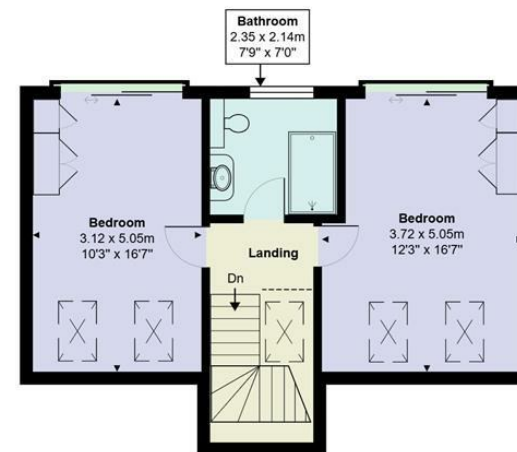
First Floor
Area: 81.1 m² ... 872 ft²



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Total Area: 229.2 m² ... 2467 ft²

All measurements are approximate and for display purposes only



Second Floor
Area: 48.3 m² ... 520 ft²



FAMILY BATH / SHOWER ROOM

10'8 x 7'8 (3.25m x 2.34m)

Suite comprising freestanding bathtub with gold mixer tap. Floating wall mounted W.C. with concealed cistern. Walk in wet room. Shower and glass screen with overhead rain shower and hand shower. Wash basin set on vanity unit with double width cupboards below. Shaving point. LED ceiling spotlights. Heated towel rail. Tiled floor and splash areas. Under floor electric heating. Opaque leaded light double glazed dormer window to front.

SECOND FLOOR LANDING

From first floor landing via turn flight stair case. Double glazed skylight to front.

BEDROOM

16'10 x 10'2 (5.13m x 3.10m)

Dual aspect with two double glazed Velux skylights to front with black out blinds and double glazed sliding door Juliette balcony to rear with roof top and distance countryside views. Fitted wardrobes. Fitted dressing table. Wall mounted TV aerial and power point. LED ceiling spotlights. Wall mounted Dakin air conditioning unit.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
More energy efficient - lower running costs	Current	Potential	More environmentally friendly - lower CO ₂ emissions	Current	Potential
94-100 A 84-93 B 74-83 C 64-73 D 54-63 E 44-53 F 34-43 G			202-249 A 152-201 B 102-151 C 72-101 D 42-71 E 12-41 F -8-11 G		
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC		
England & Wales			England & Wales		

BEDROOM

16'8 x 12'5 (5.08m x 3.78m)

Dual aspect with two double glazed Velux windows to front with blackout blinds. Double glazed sliding Juliette balcony to rear with roof top and distance countryside views. Fitted wardrobes. Chest of drawers unit. Wall mounted TV aerial and power point. Fitted dressing table. Eaves storage cupboard. Wall mounted Dakin air conditioning unit.

SHOWER ROOM

7'8 x 7 (2.34m x 2.13m)

Suite comprising floating W.C. with concealed cistern. Vanity top wash basin with drawer below. Wet room shower with glass screen. Over head rain shower and hand shower. Feature heated towel rail. Tiled floor and splash back. Electric under floor heating. Opaque leaded light double glazed window to rear. LED ceiling spotlights. Light activated extractor fan.

EXTERIOR REAR

120' x 43'2 (36.58m x 13.16m)

Backing South. Starting from rear of property with full paved patio retained by wall rose beds. Steps down to main lawn with flower and shrub borders to either side. Well secluded by combination of mature hedging and fencing. Small timber summerhouse. The rear section of garden has been divided off as an AstroTurf play area measuring 41'2 x 36'6 with side and overhead netting. Two side accesses to front via either side of property.



INTEGRAL GARAGE / PLANT ROOM

9' x 8' (2.74m x 2.44m)

Wall mounted Worcester gas central heating boiler. Pressurised hot water tank. Underfloor central heating valves. Power and lighting. Wall mounted gas meter. Part double glazed opaque barn doors to front.

EXTERIOR FRONT

Block paved carriage driveway. Hardstanding area with parking for several vehicles.

Tenure - Freehold. Council tax band G - Welwyn & Hatfield Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



