48a Moffats Lane, Brookmans Park, AL9 7RU

Price: £1,675,000
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this stunning 4 bedroom 2 bathroom Neo-Georgian detached home. This property has been completely altered by the current vendors to provide a lovely bright and spacious family home ideal for entertaining or bringing up a large family, with large reception hallway, 2 reception rooms, orangery, luxury kitchen/breakfast room, to the master bedroom there is an en-suite and balcony. The property features gardens that wrap around the property, however the main garden is secluded and approx. 70ft in length. This property has a private driveway, double garage and is ideally situated within walking distance of the village amenities, schools and mainline railway station. This property can only be fully appreciated with an internal viewing.

- 4 BEDROOM NEO-GEORGIAN DETACHED HOME
- LARGE RECEPTION HALLWAY
- 2 RECEPTION 2 BATHROOMS
- ORANGERY
- LUXURY KITCHEN/BREAKFAST ROOM
- BRIGHT AND SPACIOUS
- MASTER BEDROOM WITH EN-SUITE AND BALCONY
- WRAP AROUND GARDEN & SECLUDED 70FT REAR GARDEN
- DOUBLE GARAGE
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
SITTING ROOM
KITCHEN/BREAKFAST ROOM
DINING AREA/FAMILY ROOM (ORANGERY)
UTILITY ROOM
BOOT ROOM
GROUND FLOOR CLOAKROOM

4 DOUBLE BEDROOMS - master with En-Suite bathroom and balcony
- further bedroom with balcony
FAMILY BATHROOM - with shower

WRAP AROUND GARDEN
70FT SECLUDED MAIN REAR GARDEN
DOUBLE 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 Hatfield Council.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band G

VIEWING
STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES

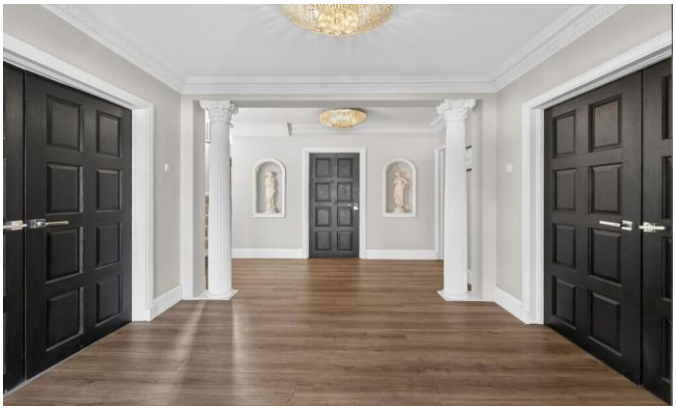
IMPORTANT INFORMATION CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants 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 £50 plus vat per person.

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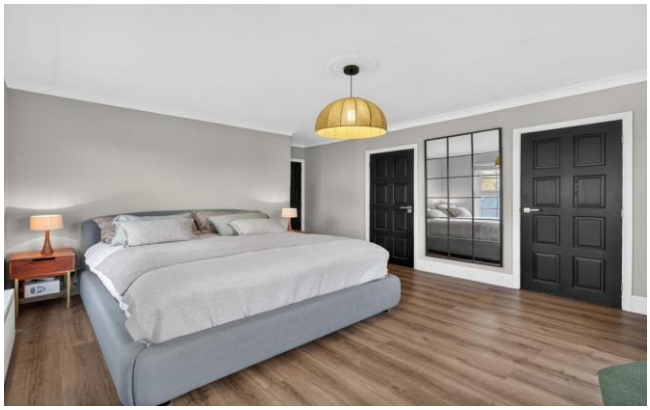



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GROSS INTERNAL AREA: 2395 sq ft, 22 m2
BALCONIES: 159 sq ft, 14 m2
GARAGE: 303 sq ft, 28 m2

OVERALL TOTALS: 2857 sq ft, 64 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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