Moffats Lane, Brookmans Park, AL9 7RP

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
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Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Price: Offers Over £1,000,000
Freehold



We are delighted to offer for sale this 4 bedroom 2 bathroom detached family home which is approx. 2,200 sq ft in size. The property is situated in a popular turning on a plot approaching ¼ of an acre. Benefitting from a lovely reception hallway, 2 good size reception rooms, double garage and a mature rear garden measuring 85ft x 60ft. This is a wonderful opportunity for someone aspiring to live in this village and modernise their dream home.

- 4 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- 2 GOOD SIZE RECEPTION ROOMS
- APPROX 2,200 SQ FT
- PLOT APPROACHING ¼ OF AN ACRE
- 85FT X 60FT MATURE REAR GARDEN
- DOUBLE GARAGE
- PRIVATE DRIVEWAY
- SITUATED IN A POPULAR TURNING
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
DINING ROOM
GROUND FLOOR SHOWER ROOM

4 BEDROOMS
FAMILY BATHROOM
SEPARATE TOILET
85FT X60FT MATURE REAR GARDEN
OUTBUILDING
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.

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 £50 plus vat per person.

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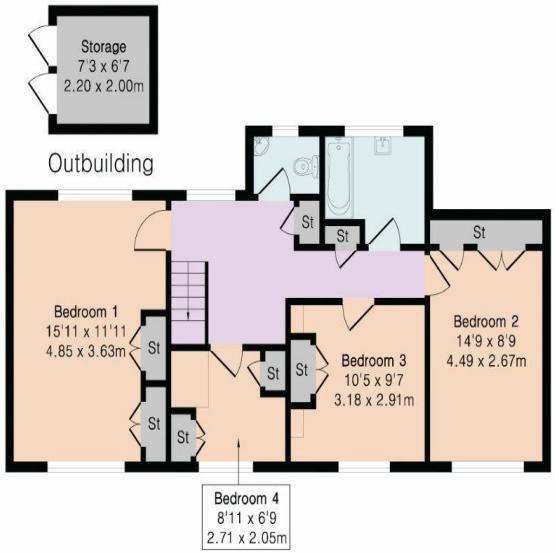
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Approximate Gross Internal Area 2194 sq ft - 204 sq m
(Excluding Outbuilding & Including Garage)
Ground Floor Area 1497 sq ft – 139 sq m
First Floor Area 697 sq ft – 65 sq m
Outbuilding Area 47 sq ft – 4 sq m



Ground Floor



First Floor

PINK PLAN

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.