Moffats Lane, Brookmans Park, AL9 7RX

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

Price: Offers Over £1,250,000
Freehold



An attractive double fronted and deceptively spacious 2,646sq ft, 4/5 bedroom, 2 bathroom detached family home with 4 very well proportioned reception rooms, good sized kitchen/diner and separate utility room. This property is an ideal family home and is great for entertaining with bright and versatile accommodation throughout. The 5th bedroom could be converted to a dressing room or further en-suite bathroom as it is off another bedroom. The well kept 80ft x 50ft rear garden has a paved terrace, mature fruit trees, vegetable patch and shrubs. There is a carriage driveway providing off street parking for several cars and an integral garage. The vendors have installed air conditioning in the majority of the bedrooms. This is already a very spacious family home that could, if required, be extended further subject to planning permission.

- DOUBLE FRONTED 4/5 DETACHED FAMILY HOME
- 4 VERY WELL PROPORTIONED RECEPTION ROOMS
- 2 BATHROOMS
- GOOD SIZE KITCHEN/DINER
- SEPARATE UTILITY ROOM
- BRIGHT & VERSATILE THROUGHOUT
- IDEAL FOR ENTERTAINING
- 80FT X 50FT REAR GARDEN
- INTEGRAL GARAGE
- CARRIAGE DRIVEWAY

Moffats Lane, Brookmans Park, AL9 7RX

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

Price: Offers Over £1,250,000
Freehold

FEATURES

DESCRIPTION
An attractive double fronted and deceptively spacious 2,646sq ft, 4/5 bedroom, 2 bathroom detached family home with 4 very well proportioned reception rooms, good sized kitchen/diner and separate utility room. This property is an ideal family home and is great for entertaining with bright and versatile accommodation throughout. The 5th bedroom could be converted to a dressing room or further en-suite bathroom as it is off another bedroom. The well kept 80ft x 50ft rear garden has a paved terrace, mature fruit trees, vegetable patch and shrubs. There is a carriage driveway providing off street parking for several cars and an integral garage. The vendors have installed air conditioning in the majority of the bedrooms. This is already a very spacious family home that could, if required, be extended further subject to planning permission.

ACCOMMODATION
ENTRANCE HALLWAY
TV/GAMES ROOM
DINING ROOM
LIVING ROOM
OFFICE
KITCHEN/DINER
UTILTIY ROOM
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite shower room
- one with dressing room
FAMILY BATHROOM - with shower

80FT X 50FT REAR GARDEN
INTEGRAL GARAGE
SIDE ACCESS
CARRIAGE 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.

Moffats Lane, Brookmans Park, AL9 7RX

Price: Offers Over £1,250,000
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







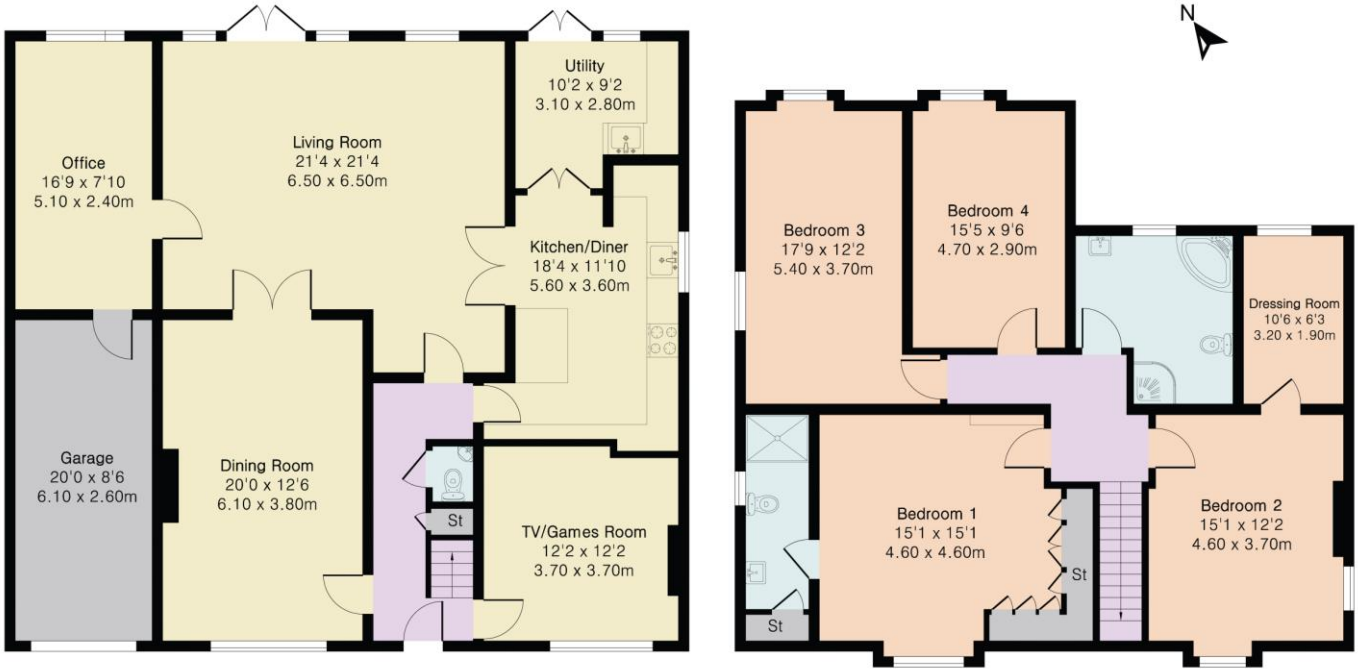



Moffats Lane, Brookmans Park, AL9 7RX

Price: Offers Over £1,250,000
Freehold

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

Approximate Gross Internal Area 2646 sq ft - 246 sq m
(Including Garage)
Ground Floor Area 1546 sq ft – 144 sq m
First Floor Area 1100 sq ft – 102 sq m



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.