# 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

## OIRO: £1,100,000
## Freehold

**** CHAIN FREE ****

**Offered for sale chain free, is this attractive 4 double bedroom, 4 bathroom double fronted semi-detached extended family home which is arranged over 3 floors. This property has been fully refurbished in excellent overall condition and offers versatile spacious accommodation (approx.. 2,300 sq ft) including an open plan kitchen/family/dining room, living room, further reception room, utility room, and garage. The master suite on the top floor benefits from a good size en-suite bathroom and views, plus additional storage. There is a private driveway for several cars and a lovely 53ft x 40ft rear garden. Viewing is highly recommended to fully appreciate all that this home offers.**

- 4 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- 4 BATHROOMS
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- FURTHER RECEPTION ROOM
- VERSATILE SPACIOUS ACCOMMODATION
- SET OVER 3 FLOORS
- 3 BEDROOMS WITH EN-SUITES
- 53FT X 40FT REAR GARDEN
- GARAGE
- PRIVATE DRIVEWAY FOR 3 VEHICLES

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**FEATURES**

**DESCRIPTION**
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**ACCOMMODATION**
ENTRANCE VIA FRONT PORCH
ENTRANCE HALLWAY
LIVING ROOM
RECEPTION ROOM
GROUND FLOOR CLOAKROOM and WC
KITCHEN/FAMILY/DINING ROOM
UTILITY ROOM

FIRST FLOOR
3 BEDROOMS - two with En-Suite shower rooms
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with En-Suite bathroom
ATIC STORAGE

53FT X 40FT REAR GARDEN
PRIVATE DRIVEWAY FOR 3 VEHICLES

**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 F

**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 £25 plus vat per person.

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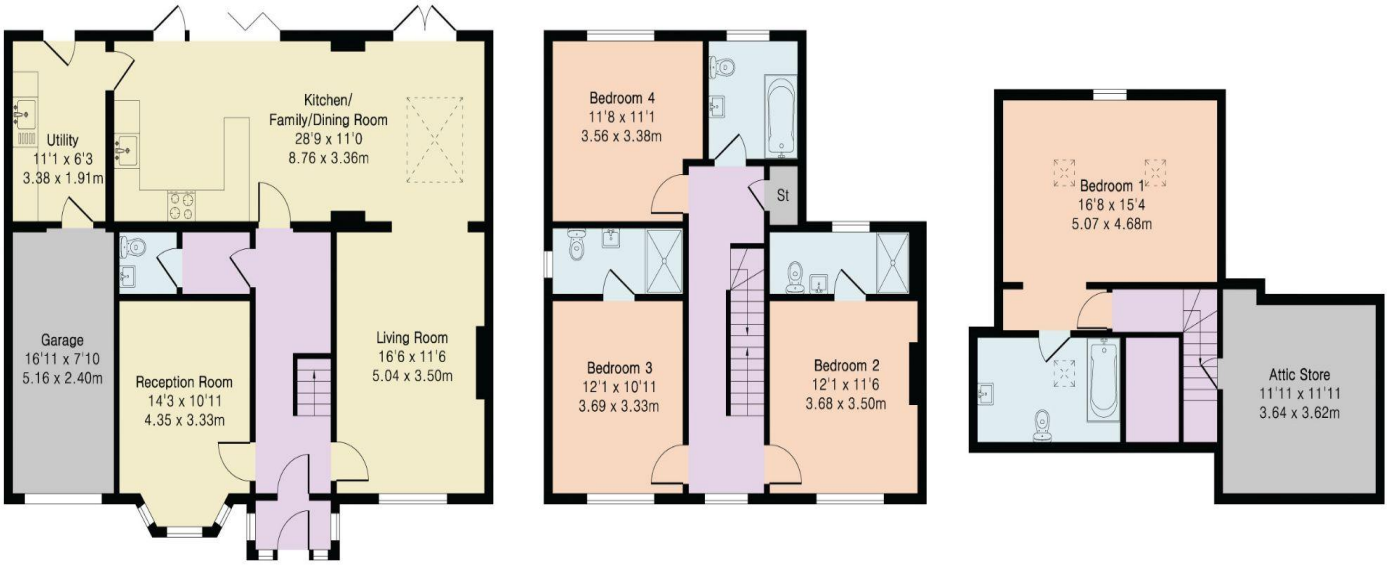
## Approximate Gross Internal Area 2299 sq ft - 213 sq m
## (Including Garage)

Ground Floor Area 1080 sq ft – 100 sq m
First Floor Area 698 sq ft – 65 sq m
Second Floor Area 521 sq ft – 48 sq m




Ground Floor First Floor Second 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.