

Moffats Lane, Brookmans Park, AL9



Price: £2,950.00 p.c.m.

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



*** AVAILABLE MID NOVEMBER ***

We are delighted to offer for let this well presented, extended 3 bedroom semi-detached family home in this popular road within Brookmans Park Village. The property is offered unfurnished and benefits from off-street parking, garage and a great size rear garden.

- 3 Bedroom Semi-Detached House
- Situated in the desirable Brookmans Park Village
- Short Walk to Gobions Open Space and Woods
- Off-Street Parking for Several Vehicles
- Garage and Rear Garden
- Walking distance to:
Brookmans Park Golf and Tennis Club

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DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
LIVING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM
3 BEDROOMS
FAMILY BATHROOM
GARAGE
GOOD SIZE REAR GARDEN
OFF-STREET PARKING FOR SEVERAL 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 short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

Permitted payments are the monthly rent plus 5 weeks rent as a deposit. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

LOCAL AUTHORITY

Welwyn Hatfield Council

VIEWING

STRICTLY BY APPOINTMENT VIA 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. You need to provide us with the following documents:

- * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).