

Moffats Lane, Brookmans Park AL9 7RU



Price: £1,400,000
Freehold

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



A rarely available 4 bedroom, 4 reception room, detached family home which is just under 3000 sq.ft. situated on this beautiful South East facing 230ft x 55ft rear garden. The property is a superb sized family home and can be enhanced further subject to planning. This property sits on a wide plot with a good frontage and off-street parking for many vehicles.

- 4 BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION ROOMS
- 2 BATHROOMS
- GROUND FLOOR GUEST CLOAKROOM
- 230FT X 55FT WIDE SOUTH-EAST FACING REAR GARDEN
- LARGE GARAGE
- PARKING FOR SEVERAL VEHICLES
- SCOPE TO ENHANCE FURTHER
- JUST UNDER 3000 SQ.FT
- SHORT WALK TO VILLAGE SHOPS AND RAILWAY STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY WITH STORAGE CUPBOARD
GROUND FLOOR GUEST CLOAKROOM
DINING/SITTING ROOM
LIVING ROOM
RECEPTION ROOM
OFFICE
KITCHEN
UTILITY ROOM
4 BEDROOMS
2 BATHROOMS (ONE EN-SUITE)
150 X 55 FT SOUTH-EAST REAR GARDEN
LARGE GARAGE

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.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

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

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

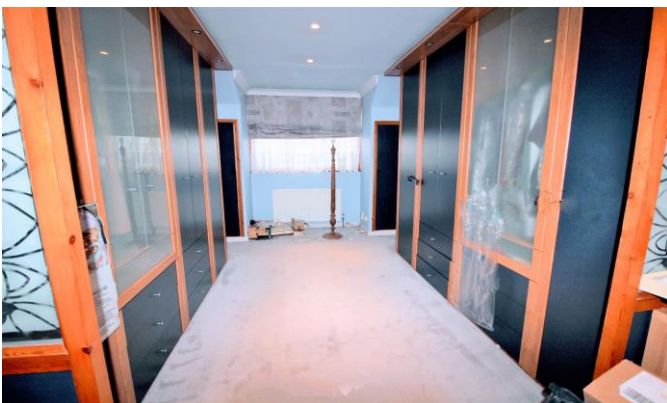
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (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).

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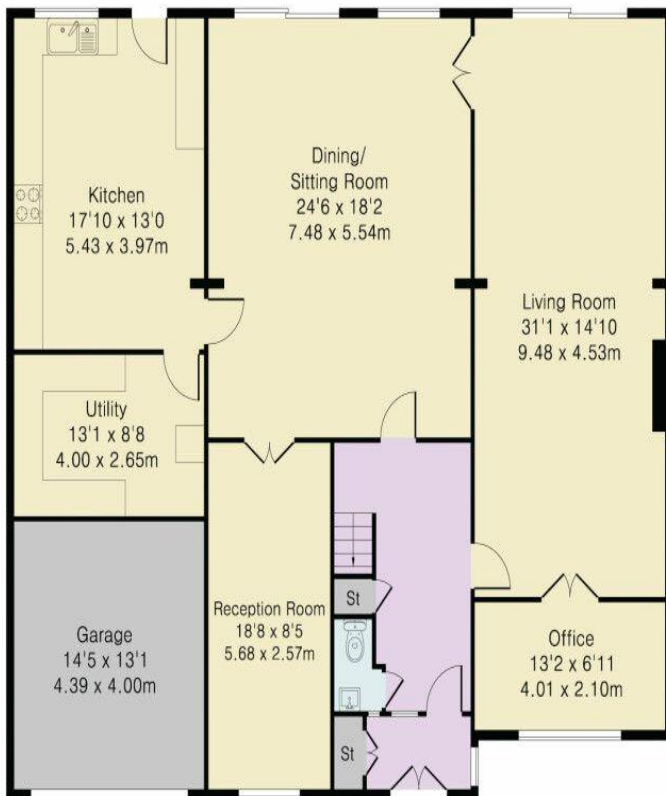
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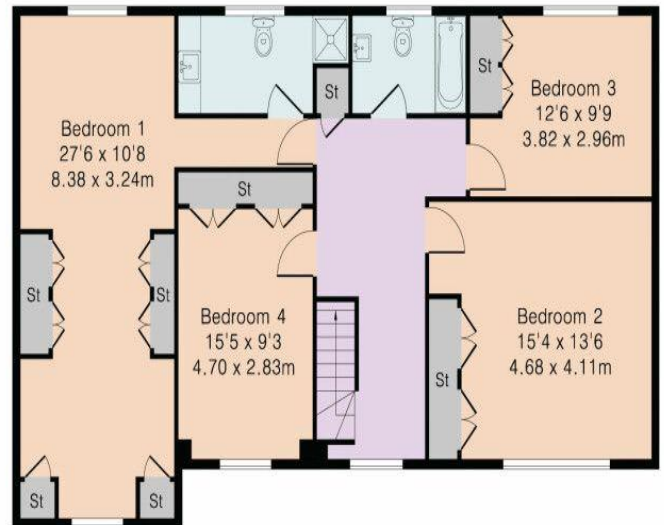
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Approximate Gross Internal Area 2889 sq ft – 268 sq m
Ground Floor Area 1818 sq ft – 169 sq m
First Floor Area 1071 sq ft – 99 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

