

Moffats Lane, Brookmans Park, Hertfordshire, AL9 7RU



Price: £3,500.00 p.c.m.
Leasehold

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 immediately is this 4 bedroom detached family home which benefits from a 120ft South East facing rear garden and is offered TO Let unfurnished. The Landlord will accept pets.

- 4 BEDROOM DETACHED FAMILY HOME
- WELL LOCATED FOR VILLAGE AMENITIES
- AVAILABLE IMMEDIATELY
- SHORT WALK TO BROOKMANS PARK RAILWAY STATION
- 120FT SOUTH EAST FACING GARDEN
- UNFURNISHED
- PETS ALLOWED
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS IN BROOKMANS PARK

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY WITH STORAGE
FRONT RECEPTION
GROUND FLOOR GUEST CLOAKROOM
KITCHEN/DINING ROOM
UTILITY ROOM
4 BEDROOMS
FAMILY BATHROOM
120FT SOUTH EAST FACING REAR GARDEN
OFF-STREET PARKING
GARAGE STORAGE AREA

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 and Hatfield Council.

SERVICES

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

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required.

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.

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)

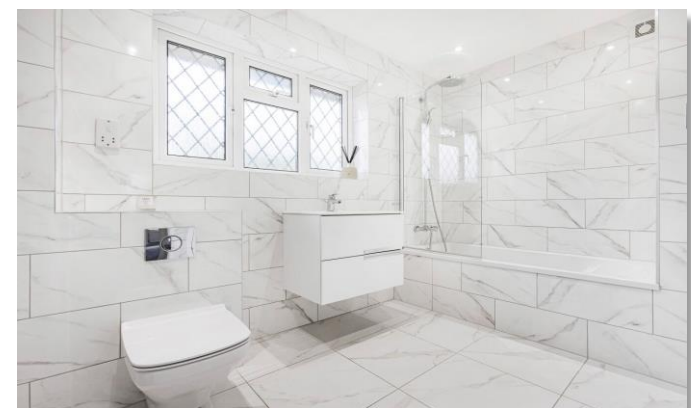
* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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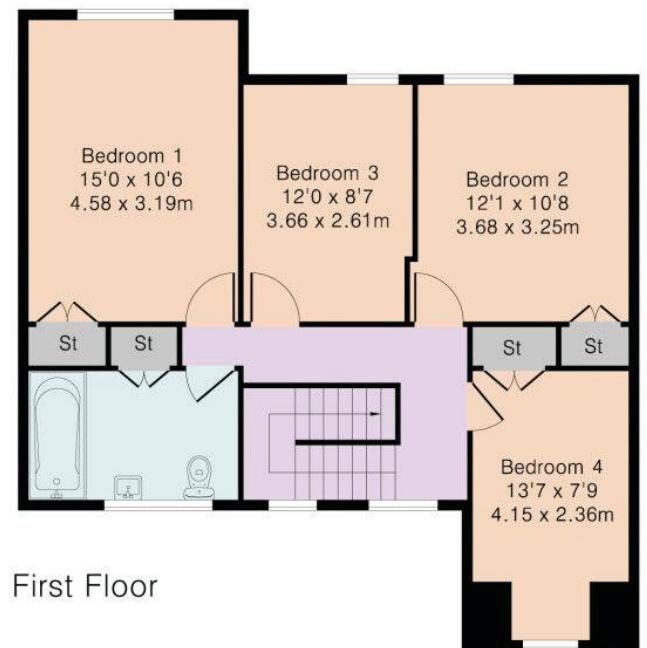
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Approximate Gross Internal Area 1568 sq ft – 146 sq m
Ground Floor Area 840 sq ft – 78 sq m
First Floor Area 728 sq ft – 68 sq m



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.

