

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

BROOKMANS PARK

POTTERS BAR

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35 Bradmore Green, Brookmans Park, Herts, AL9 7QR  
01707 649779 | [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

## Contact us

## Our Offices

GROUND FLOOR 807 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR 729 sq.ft. (67.7 sq.m.) approx.

TOTAL FLOOR AREA: 1535 sq.ft. (142.6 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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GROUND FLOOR: LOUNGE (4.81m x 3.39m), DINING ROOM (5.53m x 3.64m), KITCHEN (3.99m x 2.43m), GARAGE (4.81m x 2.75m), UP, DOWN.

1ST FLOOR: BEDROOM (4.81m x 3.64m), BEDROOM (4.16m x 3.88m), BEDROOM (3.60m x 2.75m), BEDROOM (4.81m x 2.75m), BEDROOM (3.60m x 2.75m), DOWN, UP.

129 MOFFATS LANE, BROOKMANS PARK AL9 7RP

Guide Price £799,950 | Freehold

ANDREW WARD

ESTATE AGENTS

EST 1988



## Property Overview

A double fronted five bedroom semi detached family character house requiring modernising situated in one of Brookmans Parks premier roads. Accommodation is arranged over two floors ( 1,540 sq ft) with massive scope to extend (subject to planning) comprising entrance hall, two good size reception rooms, kitchen and cloakroom. To the first floor are three double bedrooms and two single rooms served by a family bathroom. The property is approached by an independent drive with integral single garage with high ceiling. To the rear is a beautiful mature garden extending to 83ft with an abundance of plants and shrubs.



## Property Features

- Living Room: 15'9 x 12'11
- Dining Room: 18'2 x 11'11
- Kitchen: 11'1 x 8'0
- Large Loft Space
- Integral Garage
- Five Bedrooms
- Family Bathroom
- Double Fronted
- Need of Modernisation
- 85ft Mature Garden

## Agents Notes

The property requires modernising with massive potential to extend either to the rear or into the loft space (subject to planning). The property also comes to market chain free and is available for viewing immediately.