



127 MOFFATS LANE, BROOKMANS PARK AL9 7RP

Asking Price £1,199,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

\*CHAIN FREE\*

A beautifully presented extended five bedroom double fronted semi detached family house offering spacious modern living along with private drive and stunning mature garden to rear. The property offers a natural blend of charm and character mixed with contemporary design and modern day living. Accommodation comprises entrance hall, lounge, dining room/study, spacious open plan kitchen/family room with bi folding doors to garden (making it ideal for entertaining) utility room, cloakroom and garage/store. To the first floor there are five bedrooms with plenty of built in wardrobes served by two bathrooms. Approached by an independent drive with pedestrian access to side leading to a beautiful 150ft L shape garden with patio and lawn with an abundance of flowers and shrubs with pergola seating area.





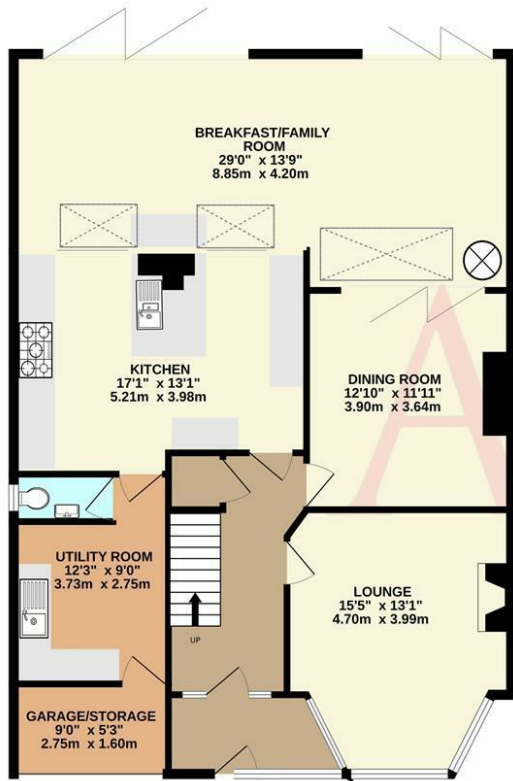
## Property Features

- Lounge: 15'5 x 13'1
- Kitchen: 17'1 x 13'1
- Dining Room/Study: 12'10 x 11'11
- Utility Room: 12'3 x 9'0
- Garage Store
- Five Bedrooms
- Two Bathrooms
- Family Room: 29'0 x 13'9
- Cloakroom
- 150ft L Shape Garden

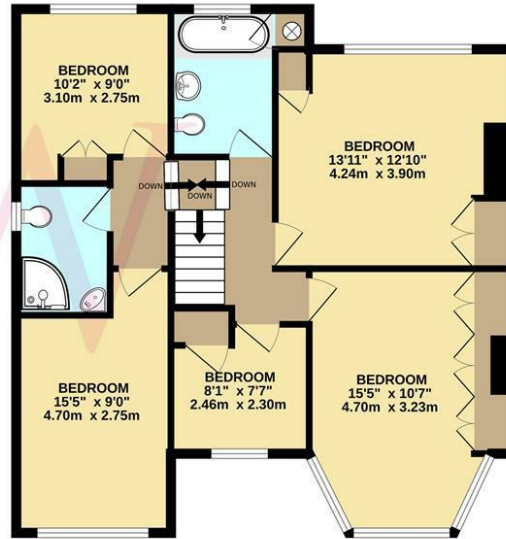
## Agents Notes

The property sits in a prominent, slightly elevated position at the head of one of Brookman's Park's most sought after roads enjoying far reaching views along with further potential to extend (subject to planning permission). Noteworthy features include a fabulous luxury fully integrated kitchen open to family area and beautiful mature garden backing woodland.

GROUND FLOOR  
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1984 sq.ft. (184.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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