



Moffats Close
Brookmans Park AL9



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***** CHAIN FREE *****

❖ Nestled in a peaceful cul de sac, this charming, extended semi-detached bungalow offers a wonderful opportunity for comfortable family living.

❖ Boasting three generously-sized bedrooms (one currently used as an office), two bathrooms and a dressing room this property exudes a homely atmosphere with its bright and well maintained interiors.

❖ The spacious modern, open plan living room/kitchen is perfect for relaxation and entertainment and has a separate utility room and sliding doors leading onto the private rear garden that provides a tranquil outdoor space. With ample off-street parking and a garage, convenience is key in this inviting home.

❖ Moffats Close is located off of Moffats Lane within easy reach of the village and mainline railway station. The trainline provides direct access into London's Kings Cross and Moorgate (approximately 39 minutes), whilst the M25 and A1(M) are a short drive away. The larger towns of Potters Bar, Welwyn Garden City and St Albans are within close proximity, offering an array of shopping and leisure facilities. There are several excellent schools in the local area.





















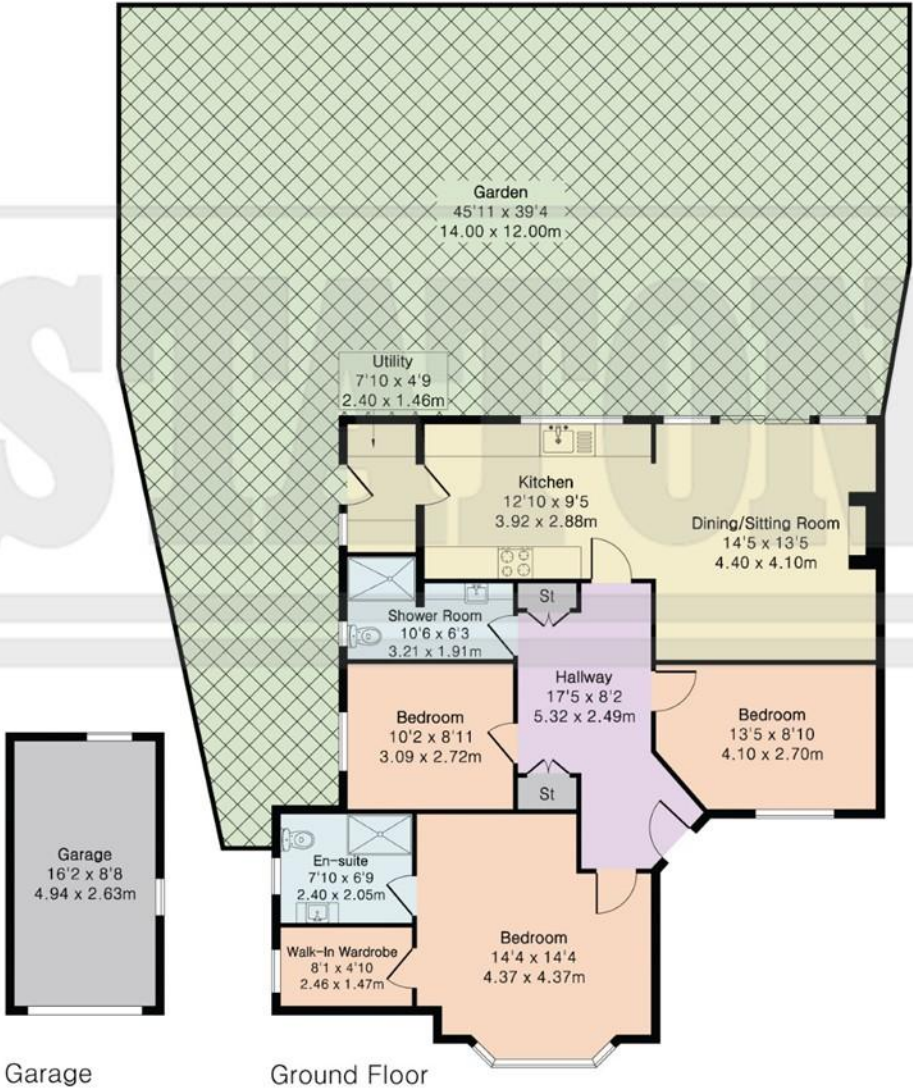
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Welwyn & Hatfield
Council Tax Band: F
FREEHOLD



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 1071 sq ft - 99 sq m
(Excluding Garage)
Garage Area 140 sq ft – 13 sq m





**Brookmans
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