



Moffats Lane
Brookmans Park AL9

5 Moffats Lane Brookmans Park AL9 7RX

A Beautifully Presented Detached Family Home with Garden Studio

Situated on the sought-after Moffats Lane, this beautifully maintained detached family home offers generous and versatile accommodation arranged over three floors, complemented by a substantial garden and a detached garden studio.

The ground floor features a spacious kitchen measuring approximately 22'6" x 17'5", a superb lounge/reception room extending to 37'1" x 16'9", a separate study/playroom, utility room, cloakroom and additional storage. The generous reception space provides an ideal setting for both family life and entertaining.

On the first floor, there are four bedrooms, including a spacious principal bedroom, together with a family bathroom. The second floor provides a further bedroom, a shower room and useful eaves storage, offering flexibility for growing families, guests or those requiring additional private space.

Externally, the property benefits from a generous rear garden measuring approximately 84'6" x 46'3", with a detached garden studio incorporating a gym area of approximately 14'1" x 13'0", alongside additional storage. A carriage driveway offering off-street parking add to the practicality of this attractive home.

Moffats Lane is a popular residential road within walking distance of Brookmans Park Village centre, with its range of local shops, cafés and amenities. The nearby Gobions Open Space offers picturesque walks, lakes and a children's playground, while the A1(M) and M25 are both within a short drive, making the location convenient for commuters.





































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Welwyn & Hatfield
Council Tax Band: G
Tenure: 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 2491 sq ft - 230 sq m

(Including Garage & Outbuilding)

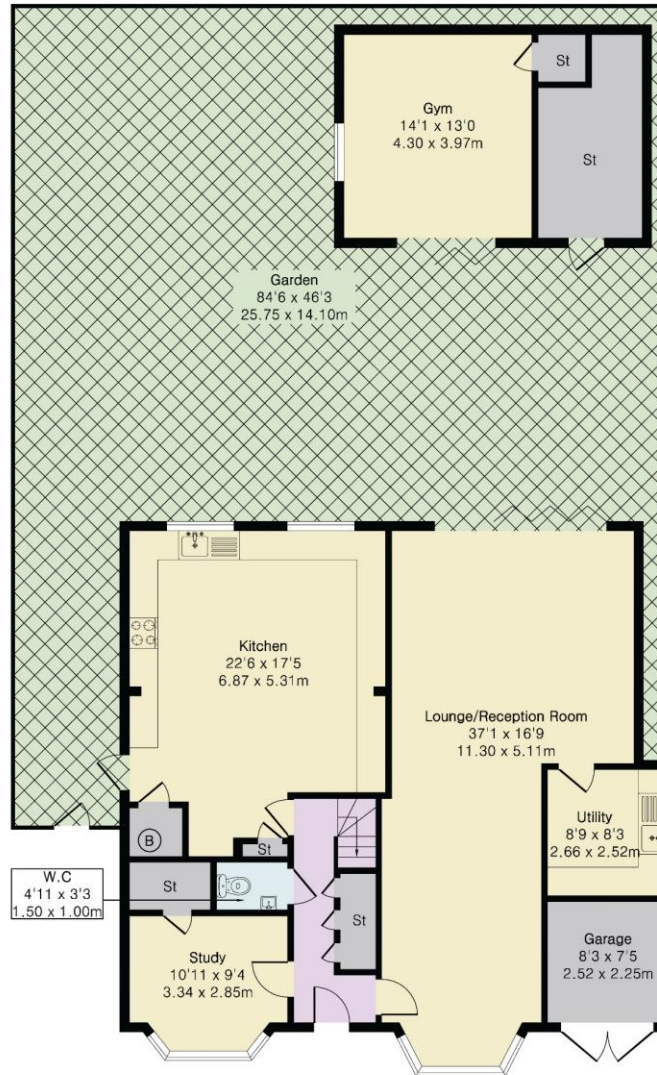
Ground Floor Area 1188 sq ft – 110 sq m

First Floor Area 679 sq ft – 63 sq m

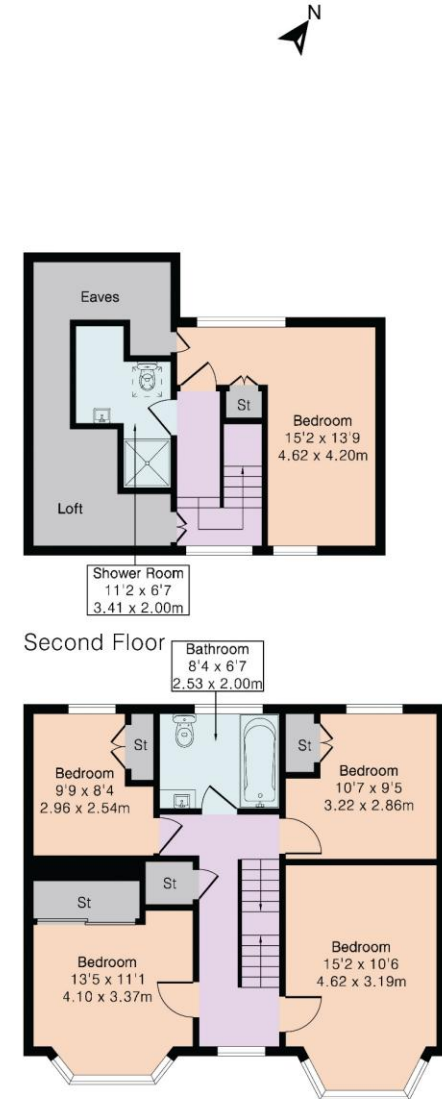
Second Floor Area 263 sq ft – 24 sq m

Garage Area 69 sq ft – 6 sq m

Outbuilding Area 292 sq ft – 27 sq m



Ground Floor



First Floor



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