

FOR SALE

£585,000 Freehold



WOODHOUSE
PROPERTY CONSULTANTS

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ABOUT THE PROPERTY

Use the Virtual Tour to glide through this immaculate home, then get in touch to come and see for yourself what it has to offer you and your family!

Woodhouse are pleased to offer this beautiful family home with modern touches throughout, situated in the desirable neighbourhood of Goffs Oak. Set over 3 floors, the spacious layout is ideal for any family wishing to move into the area.

To the Ground Floor there is a separate Front Lounge to the front, and to the rear a large Kitchen-Diner. There is also a 3-piece Shower Room on this level. Heading to the 1st Floor, there are the 3 x Bedrooms and the Family Bathroom. And finally to the top floor there is the large 4th Bedroom with its own En-suite.

Externally to the rear there is a neat and tidy garden with access to the Detached Double Garage. To the front there is Off-Street Parking.

Goffs Lane is an ideal location being within easy reach of Goffs Oak, Cuffley & Cheshunt amenities . Cuffley & Cheshunt Stations offer regular direct routes to London (Moorgate & Liverpool Street respectively), and there are excellent road links such as the A10, M25 & M11. Within the surrounding area there is a choice of coveted schools.

Viewings are highly advised to appreciate the thoughtful finishing of this house. Contact Woodhouse today to arrange a visit, viewings available 7 days a week.

FEATURES

- Check out the Virtual Tour
- Beautifully presented
- 4 Bedrooms over 3 floors
- 3 Bathrooms
- Kitchen-Diner
- Detached Double Garage
- Driveway
- Separate Front Lounge
- Desirable neighbourhood
- Viewings 7 days a week



ROOM DESCRIPTIONS

Front Lounge

4.6m x 3.7m (15' 1" x 12' 2")

Kitchen-Diner

L-shape

7.1m x 5.3m (23' 4" x 17' 5") at widest points

Ground Floor Bathroom

2.2m x 1.4m (7' 3" x 4' 7")

3-piece Shower Room

Bedroom 1 - Front

4.7m x 3.4m (15' 5" x 11' 2")

Bedroom 2 - Rear

3.8m x 3m (12' 6" x 9' 10")

Bedroom 3 - Front

2.5m x 2m (8' 2" x 6' 7")

Bathroom

2.9m x 2.3m (9' 6" x 7' 7")

3 piece Suite (Bathtub plus showerhead)

Bedroom 4 - Top Floor

6.4m x 3.1m (21' 0" x 10' 2")

Top Floor En-suite

2.7m x 1.8m (8' 10" x 5' 11")

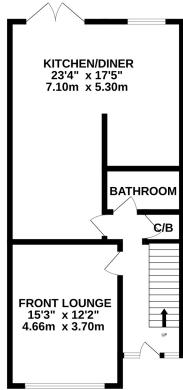
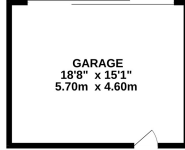
Detached Garage

5.65m x 4.6m (18' 6" x 15' 1")

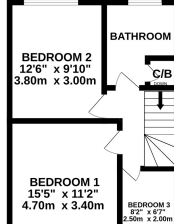


FLOORPLAN

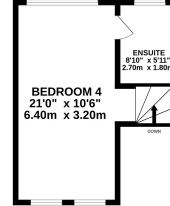
GROUND FLOOR
960 sq ft. (89.2 sq.m.) approx.



1ST FLOOR
471 sq ft. (43.7 sq.m.) approx.



2ND FLOOR
305 sq ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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