

85 Cuffley Hill, Goffs Oak, Hertfordshire. EN7 5HB

£715,000 Freehold

FOR SALE



WOODHOUSE
PROPERTY CONSULTANTS

PROPERTY DESCRIPTION

Use the Virtual Tour to glide through this beautifully-presented Family Home set in this desirable Cuffley neighbourhood.

This home benefits from the following. To the Ground Floor, there is the Reception Room, Modern Kitchen, Utility Room and a 3-piece Shower-Room. To the 1st Floor there are the 4 x Bedrooms and the Family Bathroom.

Externally to the front there is off-street parking for 2 / 3 cars. To the rear of the house, there is the South-facing Garden (so plenty of sunlight to be had). A fantastic addition to the garden is the modern out-building which comprises of 2 x modern offices - but of course can be utilised for pleasure as well as business. The 2nd office also leads into a further storage room for extra options.

Cuffley Hill is within walking distance to Cuffley Station (which takes you straight into London) as well as the shops / eateries of Cuffley High Street. There are quick and easy road links to the A10 / M25 & Potters Bar. Excellent schools nearby will also appeal to families wishing to move to this vicinity.

Contact Woodhouse today to further discuss, and there's viewings available 7 days a week.

FEATURES

- Check out the Virtual Tour!
- Beautifully-presented 4-Bedroom Semi
- Family Home in sought-after neighbourhood
- Multiple Driveway
- South-facing Garden
- 2 x Bathrooms
- Outbuilding comprising of 2 x offices
- Utility Room
- Walking distance to Cuffley Station (with regular direct routes into London)
- All the shops & eateries of Cuffley at hand
- Easy road links to the A10 / M25 / Potters Bar
- Contact Woodhouse today



ROOM DESCRIPTIONS

Entrance Porch

Reception

5.2m x 3.4m (17' 1" x 11' 2")

Kitchen

5.6m x 3.7m (18' 4" x 12' 2")

Utility Room

2m x 1.2m (6' 7" x 3' 11")

Shower-Room

3-piece suite

Bedroom 1

3.2m x 3m (10' 6" x 9' 10")

Bedroom 2

2m x 2.9m (6' 7" x 9' 6")

Bedroom 3

2.9m x 2m (9' 6" x 6' 7")

Bedroom 4

2.8m x 2.1m (9' 2" x 6' 11")

Family Bathroom

4-piece - WC, basin, bathtub, shower



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 