

FOR  
SALE



Plot 6 Rosewood, Andrews Lane, Goffs Oak, Hertfordshire EN7 6FD

£875,000 - Freehold

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**WOODHOUSE**  
PROPERTY CONSULTANTS



## PROPERTY DESCRIPTION

**\*\*By appointment only. Check out the Virtual Tour where you can glide through this home, and then get in touch!\*\***

VENDOR CONTRIBUTION to your stamp duty & legal fees.

Woodhouse are pleased to offer this spacious and immaculate home in the highly-desirable neighbourhood of Goffs Oak.

There is thoughtful and high-quality specification throughout this family home, with living arrangement spread out over 1,600 sq ft. To the Ground floor there is a Reception Room, a Dining Room, a Kitchen with Island, Utility Room, & Cloakroom.

To the 1st Floor, there are the 4 x Bedrooms and Family Bathroom. Furthermore two of the Bedrooms have their own Ensuites, so a total of three Bathrooms upstairs.

Externally to the rear there is a hosting Garden and to the front a Double Driveway and access to the Garage.

Rosewood is a small and exclusive development situated within a parkland community, enjoying 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 are a choice of coveted schools.

By appointment only, contact Woodhouse today to come and see what this stunning home has to offer you and your family!

## POINTS OF INTEREST



## ROOM DESCRIPTIONS

### Specifications

#### GENERAL:-

White Ladder Smooth internal doors with brushed chrome handles  
Softwood staircase with oak handrails and newel caps  
Luxury Vinyl Tile flooring in kitchen, kitchen / Dining rooms and halls  
Solar panels for Energy Efficiency  
Compact radiators

#### KITCHEN:-

ROK-designed with white worktops, stainless steel sink with chrome taps  
Double oven; ceramic induction hob; integrated fridge/freezer and integrated dishwasher  
Cabinets with soft close doors and drawers with  
Elica Era canopy extractor  
LED strip lighting under wall units.

#### BATHROOMS:-

Vado Eris Multi function shower fittings with Aquadart glass shower screens  
Fitted Armera sanitary ware to bathroom and ensuite

#### Living Room

6.2m x 3.6m (20' 4" x 11' 10")

#### Dining Room

3.05m x 2.8m (10' 0" x 9' 2")

#### Kitchen Diner

4.7m x 4.4m (15' 5" x 14' 5")

#### Utility Room

2.2m x 1.8m (7' 3" x 5' 11")

#### Bedroom 1

5.1m x 2.9m (16' 9" x 9' 6")

#### En-suite

2.4m x 1.8m (7' 10" x 5' 11")

#### Bedroom 2

3.7m x 3.3m (12' 2" x 10' 10")

#### Ensuite

2.8m x 1.3m (9' 2" x 4' 3")

#### Bedroom 3

3.75m to the Bay Window x 3.6m (12' 4" x 11' 10")

#### Bedroom 4

3.6m x 3m (11' 10" x 9' 10")

#### Family Bathroom

2.3m x 2m (7' 7" x 6' 7")

#### EXTERNAL

Garage & Double Driveway





Total internal area 148m<sup>2</sup> / 1600ft<sup>2</sup>



