

FOR SALE

£430,000 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

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## ABOUT THE PROPERTY

Woodhouse are pleased to offer this spacious family home situated in the ever-desirable EN7 neighbourhood. With a closed onward chain, you'll move in as quickly as your solicitor allows!

The house itself comprises of an entrance hall which leads to the refitted Kitchen, Lounge, and Dining Room Conservatory. There is a ground floor WC before heading upstairs. To the 1st floor there there 3 x good-sized Bedrooms and the Family Bathroom. Carpets upstairs are being changed next week.

Externally to the rear there is a Garden with a raised decked area as well as laid-to-lawn. Being south-facing there is fantastic natural sunlight incoming. A further benefit is that it's not overlooked.

To the front of the house is a large driveway which for 3 / 4 cars, and a few seconds walk away is the en-bloc garage which also has a further parking space in front of it.

Claremont is set off Set off Goffs Lane, the property enjoys 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 highly-regarded schools within catchment that will certainly appeal to any family. Contact Woodhouse today to come and see for yourself what this home has to offer you and your family!

## FEATURES

- Closed onward chain
- 3 Bedrooms
- South-facing Garden (not overlooked)
- En-Bloc Garage
- Large Driveway
- 2 x Reception rooms
- Downstairs Cloakroom
- Refitted Kitchen
- Catchment area for coveted schools
- Amenities of Goffs / Cuffley / Cheshunt at hand



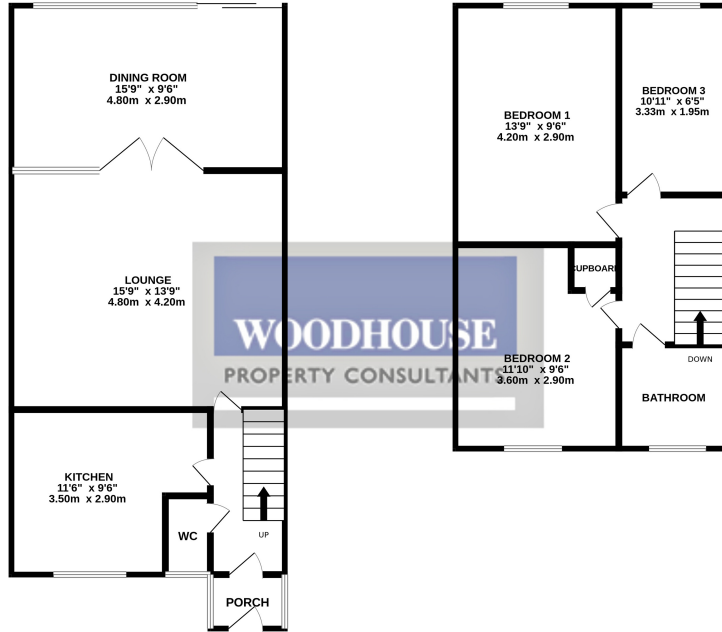
# ROOM DESCRIPTIONS



# FLOORPLAN

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq ft. (86.6 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 for any prospective purchase. 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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