

FOR
SALE



Long Acre, Halstead Hill, Goffs Oak, Hertfordshire EN7 5NA

£1,350,000 - Freehold

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WOODHOUSE
PROPERTY CONSULTANTS

PROPERTY DESCRIPTION

Woodhouse are pleased to offer a rarely available country home situated on the coveted Halstead Hill. Occupying a generous plot, this home boasts seclusion and views over meadows and woodland. There is no onward chain and the property offers scope for modernisation as well as extension subject to planning permission.

The house on the ground floor comprises of Entrance Hallway with access to the integrated Double Garage. There are two Reception Rooms, Kitchen, Utility Room & WC.

Upstairs there are three bedrooms (one with large En-suite) and a 3-piece shower room.

Externally the house sits surrounded with just under an acre of land. There are rural views to the rear, and the house is approached via a tree-lined path that ends with multiple car parking space as well as a 2nd, detached, garage

Enjoying an ideal location in a semi-rural position, the property is still within easy reach of Goffs Oak, Cuffley & Cheshunt amenities - whilst the ever-popular Brookfield Shopping complex (with its exciting investment projects) is just a few minutes drive.

Cuffley & Cheshunt Stations offer regular direct routes to London (Moorgate & Liverpool Street), and there are excellent road links such as the A10, M25 & M11. Within the surrounding area there are a choice of highly regarded schools.

Contact Woodhouse today to arrange a viewing and see what this home has to offer you and your family.

POINTS OF INTEREST

- *Rarely available*
- *No chain*
- *Detached country residence in coveted road*
- *Set on just under an acre of land*
- *Rural views*
- *Scope for modernisation (& extension S.T.P.P.)*
- *3 Bedrooms (Master with En-suite)*
- *2 x Reception Rooms*
- *Utility Room*
- *Integral & Detached Garages*

ROOM DESCRIPTIONS

Reception 1

7.7m x 4.5m (25' 3" x 14' 9")

Reception 2

4m x 3.2m (13' 1" x 10' 6")

Kitchen

4m x 3.3m (13' 1" x 10' 10")

Utility Room

3.2m x 2.4m (10' 6" x 7' 10")

Master Bedroom

4.3m x 3.4m (14' 1" x 11' 2")

En-Suite

4m x 3.2m (13' 1" x 10' 6")

Bedroom 2

4.5m x 3.4m (14' 9" x 11' 2")

Bedroom 3

3.7m x 3.2m (12' 2" x 10' 6")

Shower-Room

2.3m x 1.7m (7' 7" x 5' 7")

Integral Garage

7.2m x 4.6m (23' 7" x 15' 1")

Detached Garage

Just opposite front door



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