



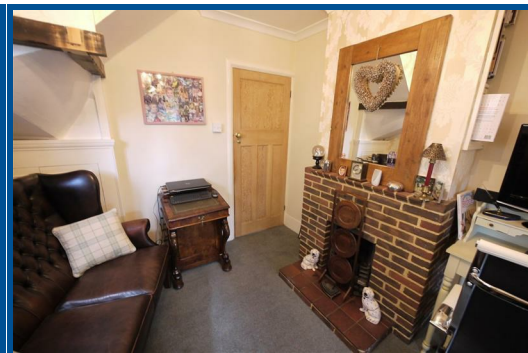
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Cuffley: Tel: 01707 872111



THE DRIVE, GOFFS OAK, HERTFORDSHIRE



VIEWING RECOMMENDED!
PRICE £479,950 FREEHOLD

Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
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- **LIVING ROOM** • **CONSERVATORY** • **SITTING ROOM** • **KITCHEN/BREAKFAST ROOM** • **DOWNSTAIRS BATHROOM** • **TWO BEDROOMS** • **SHOWER ROOM** • **85' REAR GARDEN** • **OWN FRONTAL DRIVE WITH SPACE FOR 2 CARS**

A most attractive and nicely extended Semi Detached House being offered For Sale with NO UPWARD CHAIN and situated in this popular residential road just off Robinson Avenue within easy reach of a Local Parade of Shops and within a mile of Cuffley Main Line Station

The house has been maintained in good decorative order and has the benefit of a newly fitted kitchen and a superb 85' rear garden. and offers the following well arranged accommodation which really must be inspected to be fully appreciated

Stained glass and lead lighted double glazed door

Reception Hallway:-

Double radiator. Fitted picture rail. Thermostat. Stairs to the first floor.



Living Room:- 18'7 x 13'1 narrowing to 10'6

Skylight window and double glazed Georgian styled casement doors to the rear garden and Georgian styled double glazed window to the side. Coving to the ceiling and ornate light roses. Pewter styled fireplace and tiled hearth. 2 radiators. Recessed door mat and Georgian styled double glazed doors to:-



Conservatory:- 9'2 x 8'2

Georgian styled double glazed windows and casement doors to the rear garden. Mosaic tiled floor.



Sitting Room:- 9'2 x 9'

Georgian styled double glazed window to the side. Built in meter cupboard beneath the stairs. Feature red brick fireplace and tiled hearth. Coving to the ceiling.



Kitchen/Breakfast Room 14'8 x 9'10

Georgian styled double glazed bay window to the front. Newly fitted kitchen with pale blue units . Inset sink unit with mixer tap and storage cupboards under. Feature quartz working surfaces with sparkles. Concealed lighting. Wall display cabinet with part glazed door. Split level 'Neff' oven and microwave and 4 ring ceramic hob with stainless steel extractor fan and canopy over. Double radiator. Double doors to the living room.



Tiled Family Bathroom:-

Dual aspect with lead lighted and stained glass port hole window to the front and opaque Georgian styled double glazed window to the side. Enclosed Spa bath with mixer taps and hand held shower attachment. Fitted shower screen. Pedestal wash hand basin. Low flush wc suite. Ceramic tiled floor. Built in boiler cupboard housing an Ideal Classic gas fired boiler.

On the First Floor:-

Landing:-

Opaque Georgian styled double glazed window to the side. Access to loft space. Built in airing cupboard.



Bedroom 1:- 14'10 x 9'11

Dual aspect room with Georgian styled double glazed window to the front and to the rear. Radiator. Fitted picture rail.



Bedroom 2:- 9'5 x 7'2

Georgian styled double glazed window to the front. Radiator. Fitted picture rail.

Inner Landing:-

Fitted picture rail. part glazed folding door to:-



Tiled Shower Room:-

Walk in corner shower cubicle. Low flush wc suite. Pedestal wash hand basin with mixer tap. Inset lighting. Ceramic tiled floor. Built in storage cupboard with frosted glass door. Georgian styled double glazed window to the rear garden.

Outside:-

Own Frontal Drive:-
With space for 2 cars.



The Gardens:-

About 85' rear garden with terrace leading to lawns and flower borders. The garden has a pleasant degree of seclusion. 2 garden sheds. Timber gate to the front garden.



Rear of Property:-