



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



- GAS HEATING AND DOUBLE GLAZING
- SUPERB LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER/WET ROOM
- 3 BEDROOMS
- EN SUITE CLOAKROOM
- NEAT REAR GARDEN
- OWN FRONTAL DRIVE FOR 2 CARS

GOFFS OAK AVENUE, GOFFS OAK

A well arranged Halls Adjoining Terraced House situated in a popular cul de sac just off Newgatestreet Road within a few minutes level walk of Local Shops and within easy reach of Cuffley Main Line Station.

The house has the benefit of gas heating and double glazing and offers the following accommodation which has a large reception room.



PRICE £389,950 FREEHOLD

Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertyservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
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Ornate lead lighted and stained glass double glazed door and side partition to:-

Reception Hallway:-

Double radiator. Stairs to the first floor. Georgian styled door to:-



Living Room:- 20'10 x 15' widening to 18'11 in dining area

Two double radiators. Coving to the ceiling. Deep built in storage cupboard beneath the stairs. Laminate wood floor. Double glazed picture window to the front. Serving hatch to the kitchen. 4 wall light points.



Dining Area:-

Georgian styled door to:-

Inner Hallway:-

Laminate wood floor. Opaque double glazed door to the rear garden. Boiler cupboard housing a 'Biasi' wall mounted gas fired boiler.



Kitchen/Breakfast Room: 10'7 x 9'4

Stainless steel double drainer sink unit with cupboards under. Range of cream coloured floor and wall storage cupboards with ample working surfaces. 'Neff' oven and 4 ring gas hob with extractor fan and canopy above. Part tiled walls to working areas. Coving to the ceiling. Double glazed windows to the rear garden. Radiator. Ceramic tiled floor. Plumbing for washing machine.



Downstairs Shower/Wet Room:-

Wash hand basin with mixer taps. Low flush wc suite. Opaque double glazed windows to the rear. Walk in tiled shower area. Fitted shower doors. Towel radiator.



ON THE FIRST FLOOR

Landing:-

Timber balustrade. Access to loft space.



Bedroom 1:- 15'9 x 10'

Radiator. Double glazed windows to the rear garden. Folding door to:-



En Suite Cloakroom:-

Low flush wc suite. Pedestal wash hand basin with mixer taps. Opaque double glazed window to the rear.



Bedroom 2:- 12'11 x 10'5 narrowing to 9'3
Double glazed window to the front. Radiator.

Bedroom 3:- 8'11 x 7'
Radiator. Double glazed window to the front

OUTSIDE



The Gardens:-
Fully fenced rear garden with paved terrace with semi enclosed lean to leading to lawns and flower borders. Brick built garden shed. Gate to rear access.



Rear of Property:-

Own Frontal Drive:-
Parking spaces for 2 cars