



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



GOFFS LANE GOFFS OAK

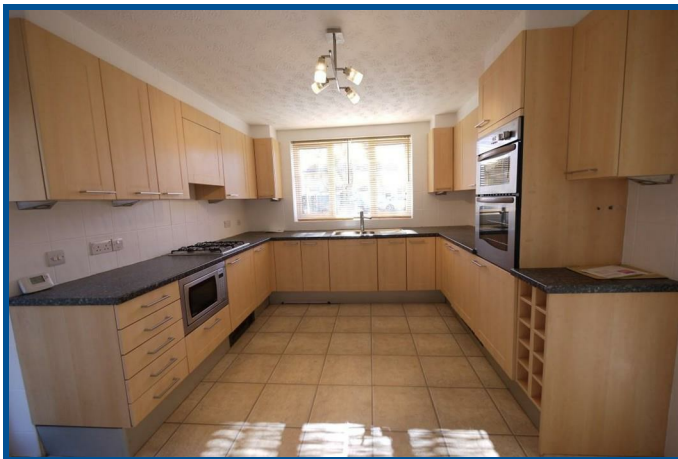
A modern link Detached House ideally situated and within easy reach of Brookfield Shopping Centre and Local Schools. Both the A10 and M25 are also easily accessible.

Available from 3rd May. Private tenants only, no DSS.

- GAS HEATING
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- DOUBLE GLAZING
- KITCHEN/ BREAKFAST ROOM
- GARAGE WITH OWN DRIVE
- DOWNSTAIRS CLOAKROOM
- 4 BEDROOMS
- SEMI SECLUDED REAR GARDEN

PRICE £1,600 PER MONTH

VIEWING RECOMMENDED!



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

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertyservices.co.uk

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ENTRANCE PORCH

Opaque double glazed door and side partitioning to:-

RECEPTION HALLWAY

Radiator. Double doors to the living room.



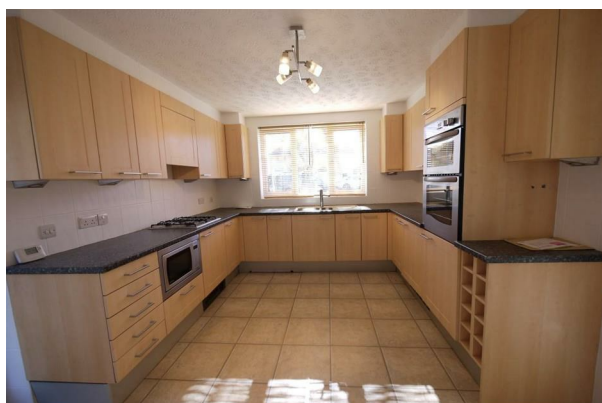
DOWNSTAIRS CLOAKROOM

Tiles to the floor and walls. Low flush w.c. with storage cupboards. Wash hand basin with mixer taps. Radiator. Opaque double glazed window to the side.



SPACIOUS LIVING ROOM 20'10 x 13'11

Two radiators. Double glazed casement doors and windows to the rear leading onto Decking Area. Coving to ceiling.



KITCHEN/BREAKFAST ROOM 14'11 x 10'9

Stainless steel sink unit with mixer taps and cupboards under. Attractive range of matching floor and wall storage cupboards with ample working surfaces and tiled splash backs. Fitted wine rack. Stainless steel double oven and 'Neff' four ring gas hob with extractor fan and canopy over. Built in 'Neff' stainless steel micro oven. Integrated fridge. Tiled floor. Double glazed window to the front and double glazed door to the side with access to front and rear Gardens. Kick space floor heater. Integrated washing machine. Walk-in larder storage cupboard.

ON THE FIRST FLOOR

'U' SHAPED LANDING

Opaque double glazed window to the side. Radiator. Access to loft space. Built in airing cupboard. Housing a 'Worcester' Combi-boiler.

BEDROOM 1 14'6 x 12'11

Double glazed windows over looking the rear garden. Radiator.

BEDROOM 2 11'9 x 10'10

Double glazed window to the front. Radiator.

BEDROOM 3 9'10 x 8'10

Double glazed window to the front. Radiator.

BEDROOM 4 11'6 x 7'9

Double glazed window overlooking the rear garden. Radiator.



TILED BATHROOM

Enclosed bath with mixer taps. Separate shower unit and fitted shower screen. Pedestal wash hand basin with mixer taps. Low flush wc. Radiator. Laminated wood floor. Inset lighting. Opaque double glazed window to the side. Tiled walls.

OUTSIDE

GARAGE

With own frontal drive with space for two cars.



THE GARDENS

Semi secluded rear garden with raised decking with timber balustrade and steps down to paved patio area leading to lawns and flower borders. Mature apple tree. Timber garden shed. Side access to frontal driveway .