



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## THE CHASE GOFFS OAK

A Spacious family sized semi detached house situated in the popular turning just off Robinson Avenue within easy reach of local shops, schools and transport facilities including Cuffley main line train station.

- GAS HEATING
- FAMILY/DINING ROOM
- 2 BATHROOMS
- DOUBLE GLAZING
- 23' KITCHEN/BREAKFAST ROOM
- OWN FRONTAL DRIVE WITH PARKING FOR 2/3 CARS
- LOUNGE
- 5 BEDROOMS
- FRONT AND REAR GARDENS

**PRICE £525,000 FREEHOLD**

**VIEWING RECOMMENDED!**



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**ENTRANCE PORCH:-**

Ornate timber door with glass insert to:-

**RECEPTION HALLWAY:-**

Feature French antique terracotta tiled floor. Double radiator. Coving to the ceiling. Built in storage cupboard beneath the stairs.



**DOWNSTAIRS BATHROOM:-**

Half tiled walls and white suite comprising enclosed bath with mixer taps and hand held shower attachment. Pedestal wash hand basin with mixer tap. Low flush wc suite. Double radiator. Opaque double glazed window to the front. Coving to the ceiling and insert lighting. Ceramic tiled floor.



**LIVING ROOM:- 22'8 x 10'**

Feature fireplace with cast iron insert and timber surround and black slate hearth. Radiator. Double glazed windows to the front.





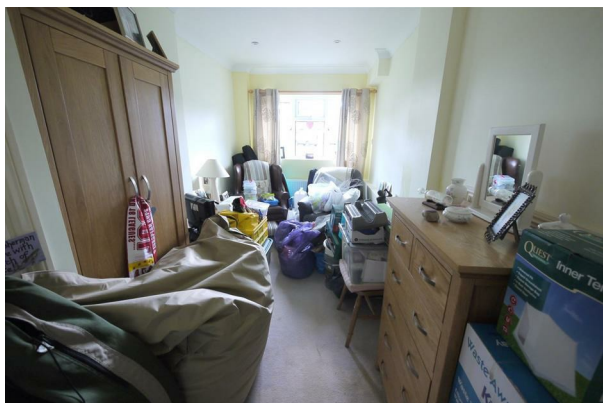
**'L' SHAPED KITCHEN/BREAKFAST ROOM:- 19'3 x 9'4 overall**  
 Inset bowl and half sink unit with antique brass mixer tap and storage cupboards beneath. Range of light oak matching floor and wall storage cupboards with ample ceramic tiled working surfaces. Space for range cooker with extractor fan over. Plumbing for washing machine, and dishwasher. Space for American style Fridge freezer. Double radiator. Feature French antique terracotta tiled floor. Coving to ceiling. Double glazed windows overlooking the rear garden. Open planned to:-



**BREAKFAST AREA:- 10'4 x 9' overall**  
 Feature French antique terracotta tiled floor. Double radiator. Double glazed patio doors to the rear garden. Inset lighting and coving to the ceiling.



**FAMILY/DINING ROOM:- 19'6 x 7'2**  
 Ceramic tiled floor. Double glazed patio doors to the rear garden, Coving to the veiling and inset lighting, 2 double radiators. Door to:-



**BEDROOM 5:- 15'4 x 7'8**  
 Radiator. Built in boiler cupboard housing a 'Potterton' gas fired boiler. Coving and inset lighting to ceiling. Double glazed window to the front.

**ON THE FIRST FLOOR**

**SPACIOUS LANDING:-**

Feature timber balustrade. Radiator. Coving to the ceiling. Pull down aluminium ladder to:-

**LOFT ROOM:- 18'3 x 9' overall**

Sloping roof fitted with skylight window. Double doors to storage space housing cold water tank.



**BEDROOM 1:- 17'4 x 12'2 narrowing to 9'3**

Double glazed dormer windows to the front. Double radiator.



**BEDROOM 2:- 13' x 8'8**

Double glazed windows to the rear garden. Double radiator. Two double sized fitted wardrobes. Coving to the ceiling



**BEDROOM 3:- 9' x 8'5**

Measurement was taken to the front of a range of fitted wardrobes. Coving to the ceiling. Double glazed windows to the front. Laminate wood flooring. Radiator.



**BEDROOM 4:- 12'2 x 7'4**

Double glazed windows to the rear garden. Double radiator



### **SPACIOUS SHOWER ROOM:-**

Half tiled walls and white suite comprising pedestal wash hand basin with mixer taps. Low flush wc suite. Double radiator. Fitted oval wall mirror. Inset lightinh. Walk in tiled shower cubicle with fitted shower curtain. Fitted storage cupboard. Opaque double glazed window to the rear.



### **REAR GARDEN**

Paved patio area leading to lawns with selection of mature shrubs, plum tree and well stocked herbaceous perennial borders. Timber garden shed. Outside water connection