



—dreampad—

15 Bluebell Drive

Goffs Oak | Herts | EN7 6SA

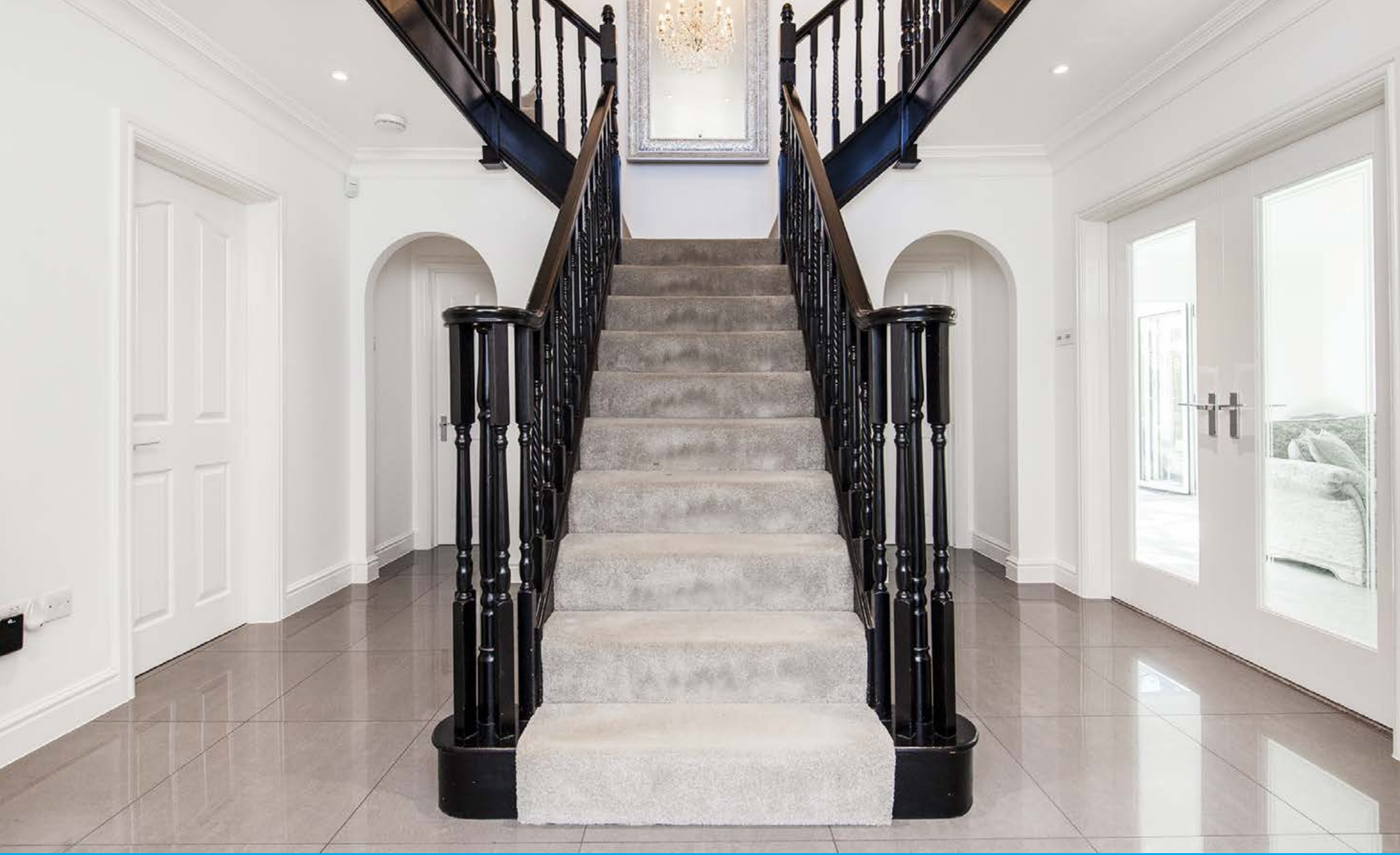
Goffs Oak, Hertfordshire - Stunning Recently Refurbished Detached Home In A Lovely South Facing Setting Behind Gates.

15 Bluebell Drive, Goffs Oak, Hertfordshire, EN7 6SA

Asking Price: £1,595,000

This attractive double fronted detached residence situated in St James parish, Goffs Oak is approached via ornate electronic gates and provides substantial and impressive accommodation spread over three levels. The property has recently undergone complete refurbishment and is presented in show home condition. The Ground Floor boasts a large Drawing Room with Feature Fireplace, Dining Room and stunning open plan Kitchen/Breakfast Room, Study, Utility Room, Cloakroom and a 21ft Conservatory. The First and Second Floors comprise 6 Bedrooms and 4 Bathrooms (2 En-Suites).

Externally the sizeable block paved driveway provides parking for numerous vehicles and leads to the integral double garage. To the rear, the beautifully landscaped south facing garden with well stocked flowerbeds and borders enjoys a good degree of privacy.



Entrance Hall



Drawing Room



Kitchen / Breakfast Room



Dining Room



Conservatory



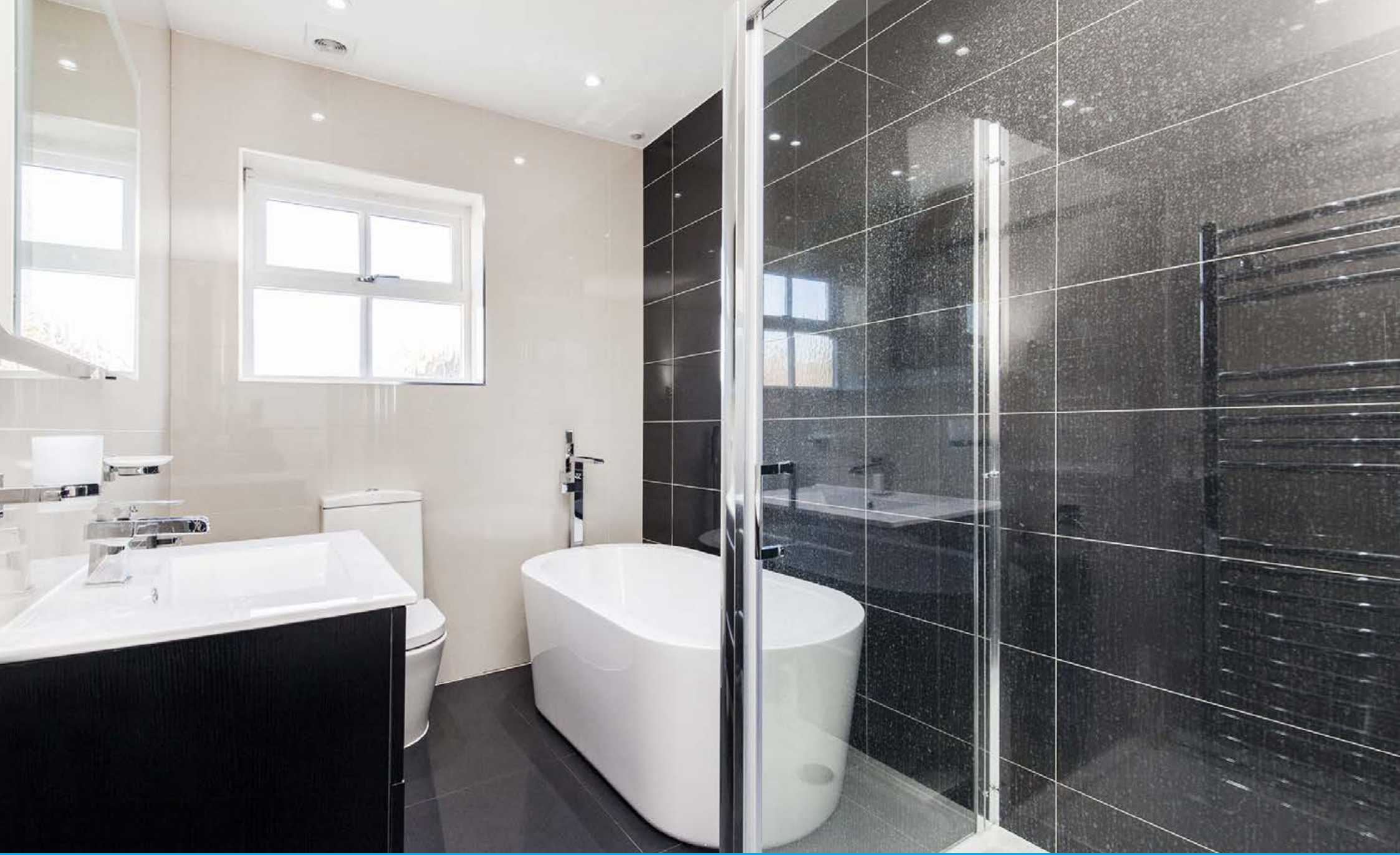
Other Ground Floor Images



Master Bedroom



Bedrooms & En Suites



Bathroom



Rear Garden



Transport: Cuffley Station (Moorgate) - 1.6 miles
M25 (J25) - 3.4 miles, A10 - 1.9 miles

Services: Mains Gas, Mains Water Supply & Sewerage

Council Tax: Band H

Local Authority: Broxbourne Council

Important Notice:

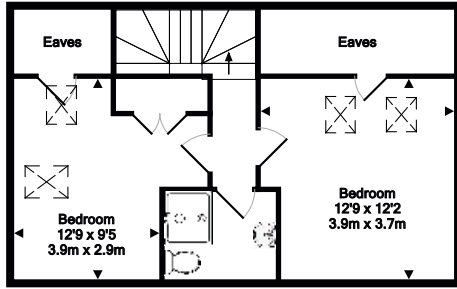
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[Further Information](#)

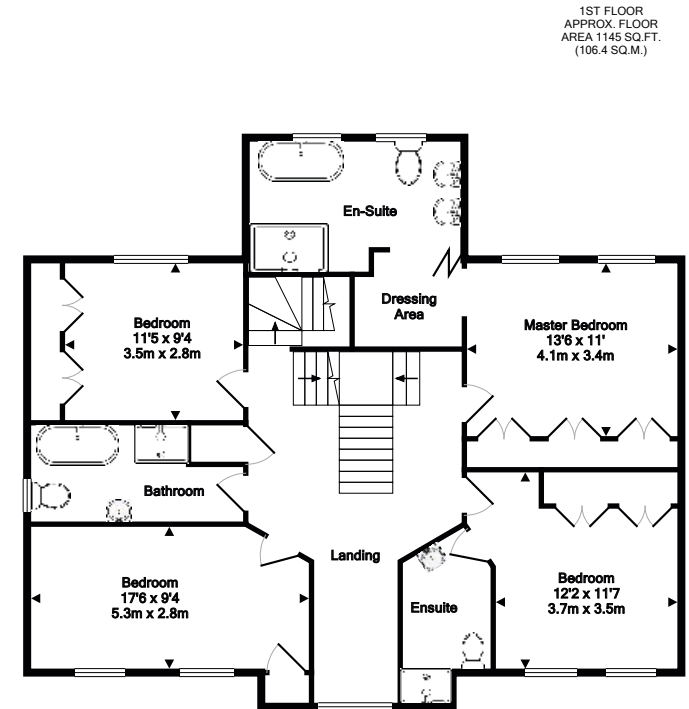
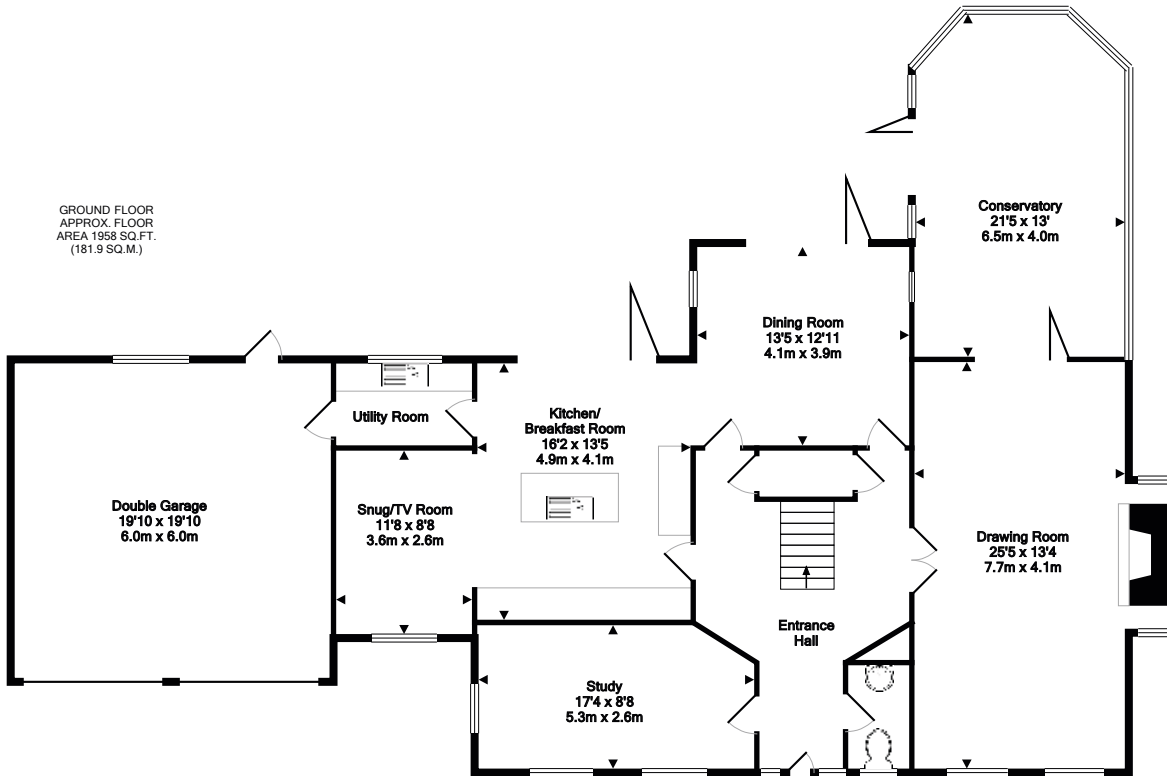


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2ND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3572 SQ.FT. (331.8 SQ.M.)
Made with Metropix ©2018



1ST FLOOR
APPROX. FLOOR
AREA 1145 SQ.FT.
(106.4 SQ.M.)

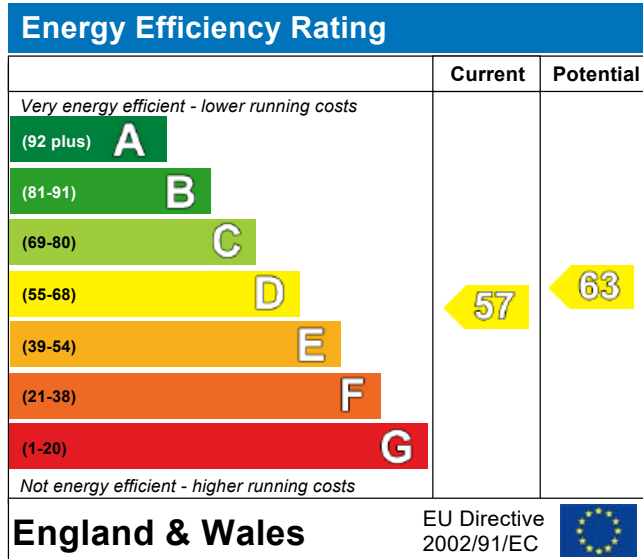
Energy Performance Certificate



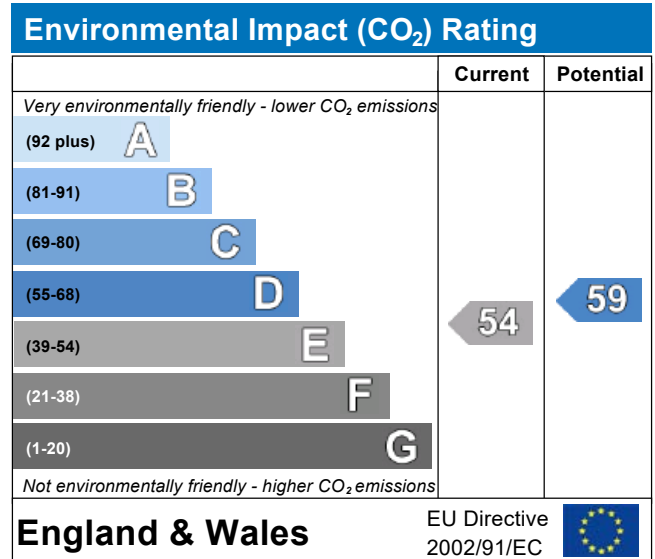
15, Bluebell Drive, Cheshunt
WALTHAM CROSS
EN7 6SA

Dwelling type: Detached house
Date of assessment: 30 October 2008
Date of certificate: 30 October 2008
Reference number: 9054-2830-6900-0578-7545
Total floor area: 267 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	243 kWh/m ² per year	215 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	9.5 tonnes per year
Lighting	£257 per year	£128 per year
Heating	£1245 per year	£1187 per year
Hot water	£178 per year	£155 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**