



Burton Lane | Goffs Oak | Hertfordshire | EN7 6SE

FINE & COUNTRY





Step Inside

Burton Lane Farm

The moment you enter this historic home you are met with warmth and character. An entrance lobby leads you through to a reception hall which the current owners use as a music room. From here a hallway, featuring a staircase to a secondary landing, links you to the property's main room: the living room. This room is the perfect place to sit and enjoy the atmosphere within this period gem. The living room features a fireplace, exposed beams and a window out to what would of been the original porch to the property. The ground floor accommodation continues through the living room and into a bright dining room with views out to a side courtyard. From here you can access the generously proportioned kitchen, a room that is split into three zones. There is a kitchen area with aga & range cookers, a utility room with fitted units and a breakfast area which also includes storage units. The most recent addition to the property is the garden room, it is in this room that you can enjoy the lovely views of the large front garden. Two staircases permit passage up to the first floor, the primary staircase is accessed via the kitchen and leads to a landing space that links to two bedrooms and the family bathroom. The secondary staircase leads to a small landing and provides access to the master bedroom and bedroom four. The master bedroom is a large room with the use of a dressing room / en-suite which includes wardrobes along with a hand basin, toilet and shower.





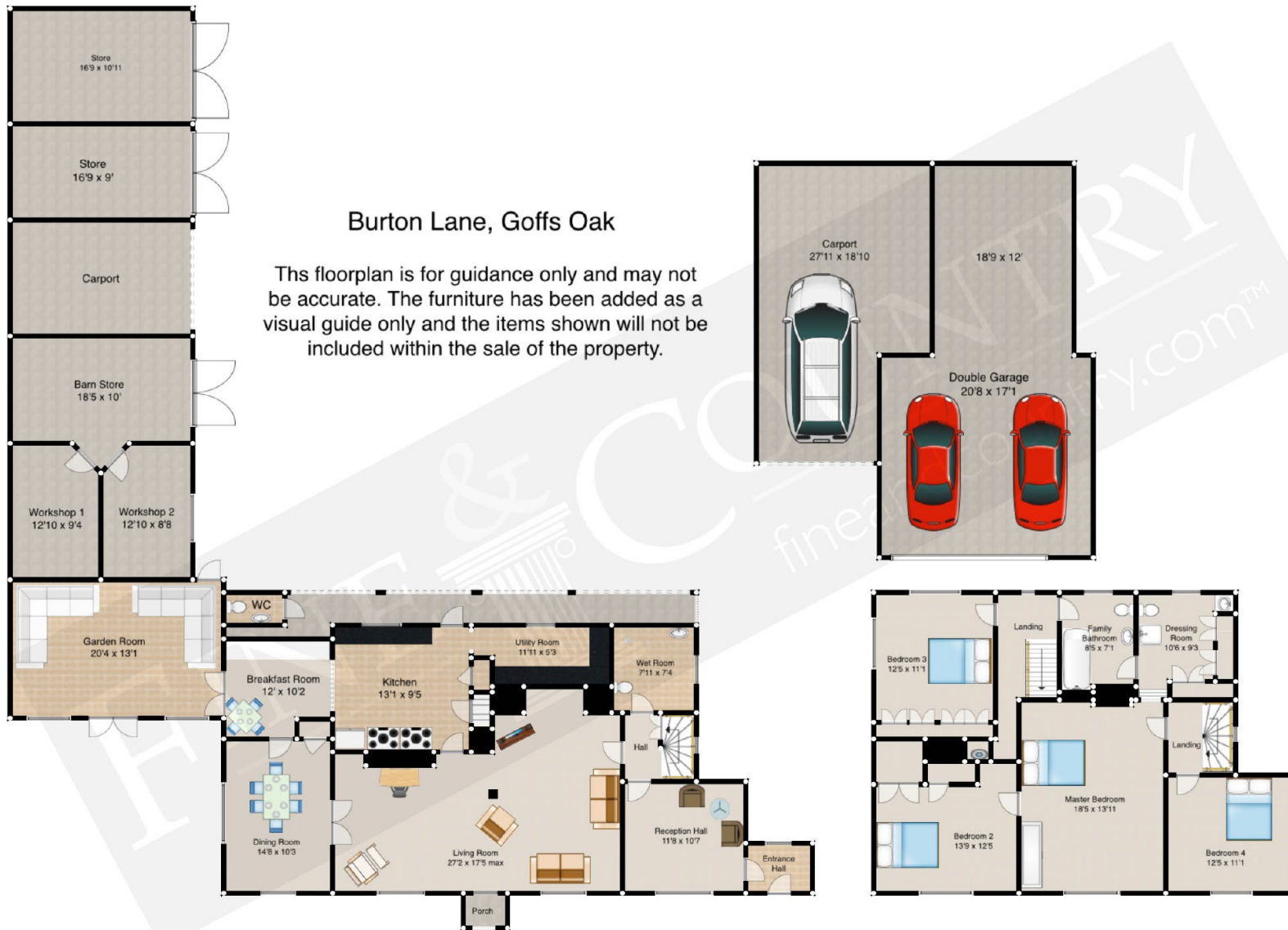


Step Outside

Burton Lane Farm

The property boasts a generous half an acre plot with the majority of the gardens to the front. The plot is accessed via a gated drive from Burton Lane and features hedged borders, flower beds, courtyard from the garden room and a large driveway with parking for several cars. Behind the house there is a large double garage with attached carport, storage sheds and a detached barn split into workshops and storage with additional roof storage. The outbuildings provide great scope for development (subject to planning permission)





Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 6002856 Registered Office: Shepherds Estate Agents Limited. Printed 37 High Street, Hoddesdon, Hertfordshire, EN11 8TA, England. Printed 18th August 2017

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