



Shepherds
Property Sales & Lettings



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Cuffley Hill | Goffs Oak | EN7 5EX | £749,995



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Shepherds are pleased to market this immaculately presented and extended 4 bedroom family home in Goffs Oak, located within a short distance of Cuffley Train Station. The property's ground floor comprises of a living room and an open plan family room leading to the high spec modern kitchen diner, with the added bonuses of a utility room and W/C. On the first floor there are three bedrooms and the family bathroom, with bedroom two benefitting from a balcony overlooking the rear garden. Bedroom one and the en suite are on the second floor, offering built-in storage. Externally, the property boasts a lengthy and well landscaped rear garden, as well as the driveway with parking for multiple vehicles. Goffs Oak is a highly regarded area, with an abundance of popular primary & secondary schools within easy reach as well as a multitude of amenities.

- Immaculately Presented Throughout
- Four Well Sized Bedrooms
- Master Bedroom Including An En Suite
- High Spec & Modern Kitchen Diner
- Three Reception Rooms
- Extended & Well Designed
- Lengthy & Well Landscaped Rear Garden
- Front Driveway Offering Ample Parking
- Highly Regarded Goffs Oak Location



Front Door	Bedroom Three
Entrance Hall	11'8 x 10'7
Living Room	Balcony
13'6 x 12'7	Bedroom Four
Family Room	10'6 x 7'
11'10 x 11'	Bathroom
Kitchen Diner	5'6" x 5'3"
17'10 x 13'6	Bedroom One
Utility	14'2 x 12'5
7'3 x 6'11	En Suite
W/C	7'2 x 5'2
First Floor Landing	External
Bedroom Two	Front Driveway
13'6 x 12'4	Rear Garden
	Note to Buyer



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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure : Freehold
Council: Borough of Broxbourne
Tax Band: E



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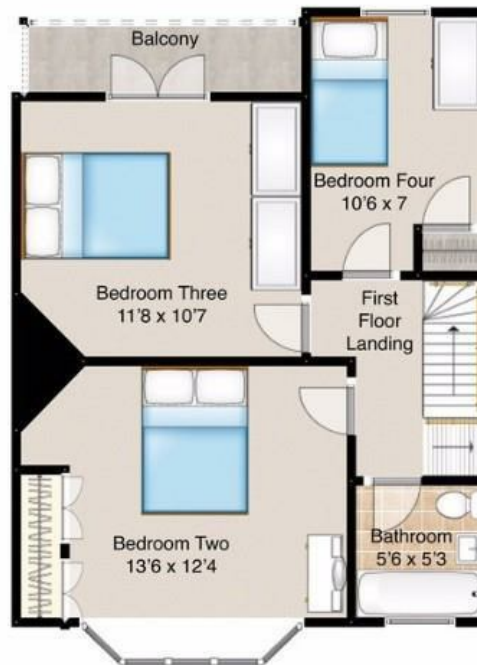
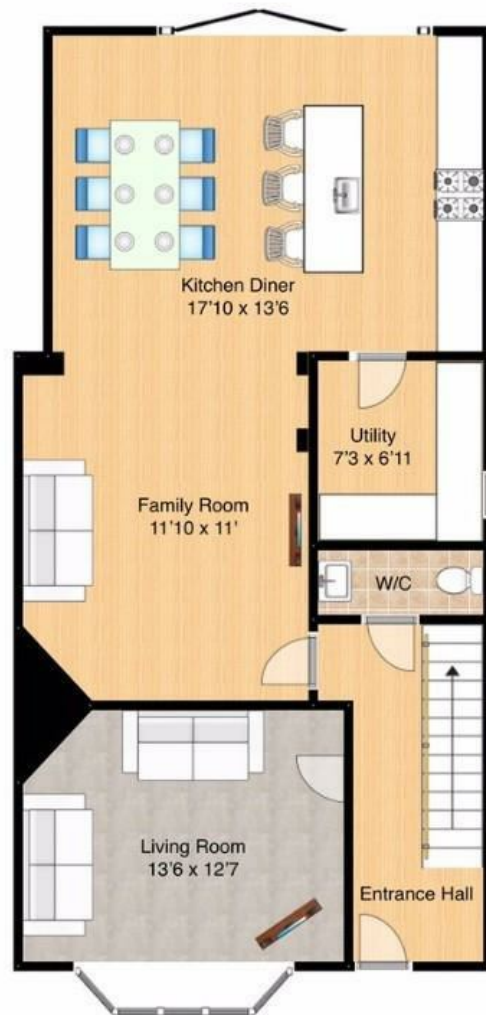


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Cuffley Hill, Goffs Oak, EN7



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

