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Goffs Lane, Goffs Oak | EN7 5HQ

Offers in Excess of £1,200,000 | Freehold

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FIVE BEDROOM detached property IN SOUGHT AFTER GOFFS OAK with BEAUTIFUL SOUTH FACING VIEWS benefits from FOUR BATHROOMS and a LARGE KITCHEN/BREAKFAST ROOM with a separate UTILITY ROOM. Upstairs boasts 5 bedrooms with TWO EN-SUITES with the MASTER BEDROOM with it's own TWIN WALK IN DRESSING ROOM.



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Entrance Porch

Front door from the outside, door to entrance hallway



Entrance Hallway

Parquet flooring, radiator, stairs to first floor

Dining Room

Bow window to front, radiator, attractive fireplace, three wall light points, coved ceiling

Sitting Room

Window to front, radiator, coved ceiling, two wall light points

Lounge

Dual aspect with windows to side and rear with French doors set within bay with superb south facing views over open countryside, two radiators, tv point, attractive fireplace, wall light points, coved ceiling

Kitchen/Breakfast Room

Window to rear, French doors opening to garden, fitted with a comprehensive range of wall and base units with granite work surfaces over, incorporating an inset sink unit with mixer taps, integrated dishwasher, built in double oven and hob, extractor hood above, integrated fridge freezer, tv point, ceramic tiled floor

Utility Room

Window to rear, wall and base units, plumbing for washing machine

Ground Floor Cloakroom

Low flush w/c, vanity wash hand basin with cupboard below and mixer taps, fully tiled walls

Mezzanine First Floor Landing

Window to rear, access to loft space

Master Bedroom

French doors at rear opening to balcony with stunning views over open countryside and London skyline, coved ceiling, tv point, extensive fitted furniture, radiator

Twin Walk In Dressing Room

En-Suite

Fitted with a suite comprising low flush w/c, twin vanity wash hand basins with mixer taps and cupboards below, jacuzzi bath, walk in shower, low flush w/c, fully tiled walls, ceramic tiled floor, heated towel rail

Bedroom Two

Window to front, coved ceiling, radiator, fitted wardrobes

En-Suite

Window to side, fully tiled walls and floor, vanity wash hand basin with cupboard below and mixer taps, low flush w/c, panel enclosed bath, heated towel rail

Bedroom Three

Window to front, radiator, coved ceiling, fitted wardrobes

Bedroom Four

Window to front, radiator, coved ceiling, fitted wardrobes

Bedroom Five

Window to rear, radiator, coved ceiling, fitted wardrobes



TOTAL FLOOR AREA: 3298 sq.ft. (306.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and the responsibility is placed on any purchaser or renter. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their operation or efficiency on the plan.
Made with Hextopics C0023

Council Tax | G
EPC Rating | D

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.