

TILEKIN CLOSE

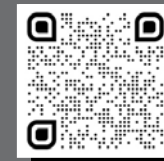
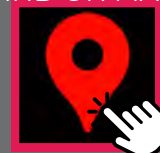
GOFFS OAK - EN7

THOMAS
JAMES
ESTATE AGENTS



- FOUR BEDROOM HOUSE
- DETACHED
- SIDE ACCESS
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- LARGE INTEGRAL GARAGE

FIND ON MAP



FOR SALE
£650,000
FREEHOLD

TILEKILN CLOSE

GOFFS OAK - EN7



FOUR BEDROOM HOUSE

£650,000

If you're looking for a good sized family home in a location with great access to shops, schools, stations and other amenities, this could be the place for you. Located in a quiet cul-de-sac, is this four bedroom, three bathroom, detached house. With a driveway for 2 cars, integral garage and landscaped garden, this is a lovely family home.

Built in 1997, the property benefits from gas central heating and double glazing, and is decorated in pale neutral palette that optimises the sense of light and space.

There are three main living spaces on the ground floor; a front reception room, a rear dining room, and a separate kitchen. There's also a handy utility room off the kitchen, and a downstairs WC next to the stairs in the generously sized hallway. The large integral garage (17'11" by 8'1") can also be accessed from the hall.

The front living room has a traditional feel. At almost 28 ft long there's plenty of space for sofas, and the room has lots of natural light from a large bay window at the front and two sets of glazed double doors to the hallway and the dining room. A electric fire with a classical surround provides a focal point and the room is carpeted for comfort. The stylish and simple décor is carried into the dining room, giving a sense of coherence and calm. The dining room has sliding doors that open onto the paved terraced and provide great garden views.

The kitchen has extensive fitted wall and floor cabinets with integrated and freestanding appliances, and garden views through a wide window above the sink. There's also space for a dining table, and a door to adjacent utility room which has matching cabinetry and a door to the paved terrace.

COUNCIL TAX BAND: C

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

Upstairs there are four bedrooms and three bathrooms. Two of the bedrooms have en suite bathrooms, including the spacious main bedroom, which has a bathroom with a bath and an overhead shower. This room has abundant storage space in a wall of bespoke built-in mirrored wardrobes. The second and third double bedrooms also have a built-in wardrobes, and the second bedroom also has an en suite shower room. The fourth bedroom is a single and is currently used as a study/workspace. All the upstairs rooms, including the bathrooms, have lovely natural light; the main bedroom has three windows, and the other three bedrooms have windows with garden views. The family bathroom on this floor has a bath with a mixer shower. All three bathrooms are mainly tiled and have contemporary white sanitaryware.

There a selection of local shops, including a Co-op supermarket, within easy walking distance in the centre of Goffs Oak less than a mile away. And all the amenities of Cuffley or Cheshunt town centre, from local independent shops to high street stores, are within a couple of miles of the property.

Transport links are good. The stations at Cuffley and Cheshunt are all a couple of miles from the property. Cheshunt, an eight minute drive away, has the fastest direct journeys into central London; it's just 23 minutes via the overground to Liverpool Street in the City. It's just a five minute drive to the A10, and seven minutes to the M25.

There are several state schools nearby, including three rated good by Ofsted (the popular Goffs Academy secondary school and two primaries) and one primary rated outstanding.

Nearby Claremont Open Space is a popular local attraction with grassland featuring weeping willows, a small woodland area, and a large lake and 40-acre Cheshunt Park and nature reserve has numerous outdoor activities and amenities.

VIDEO



LINKS TO TRANSPORT

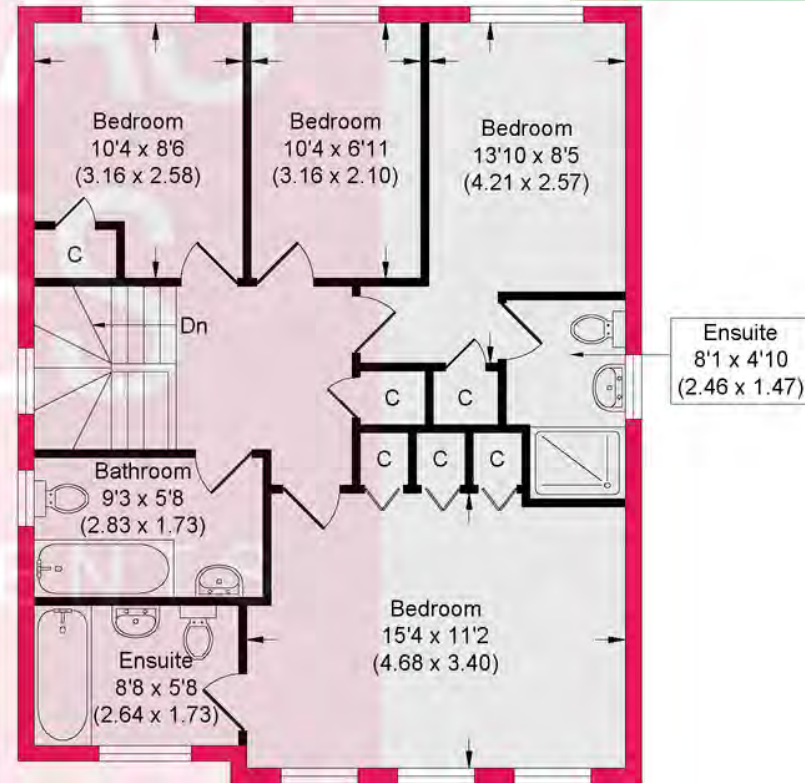
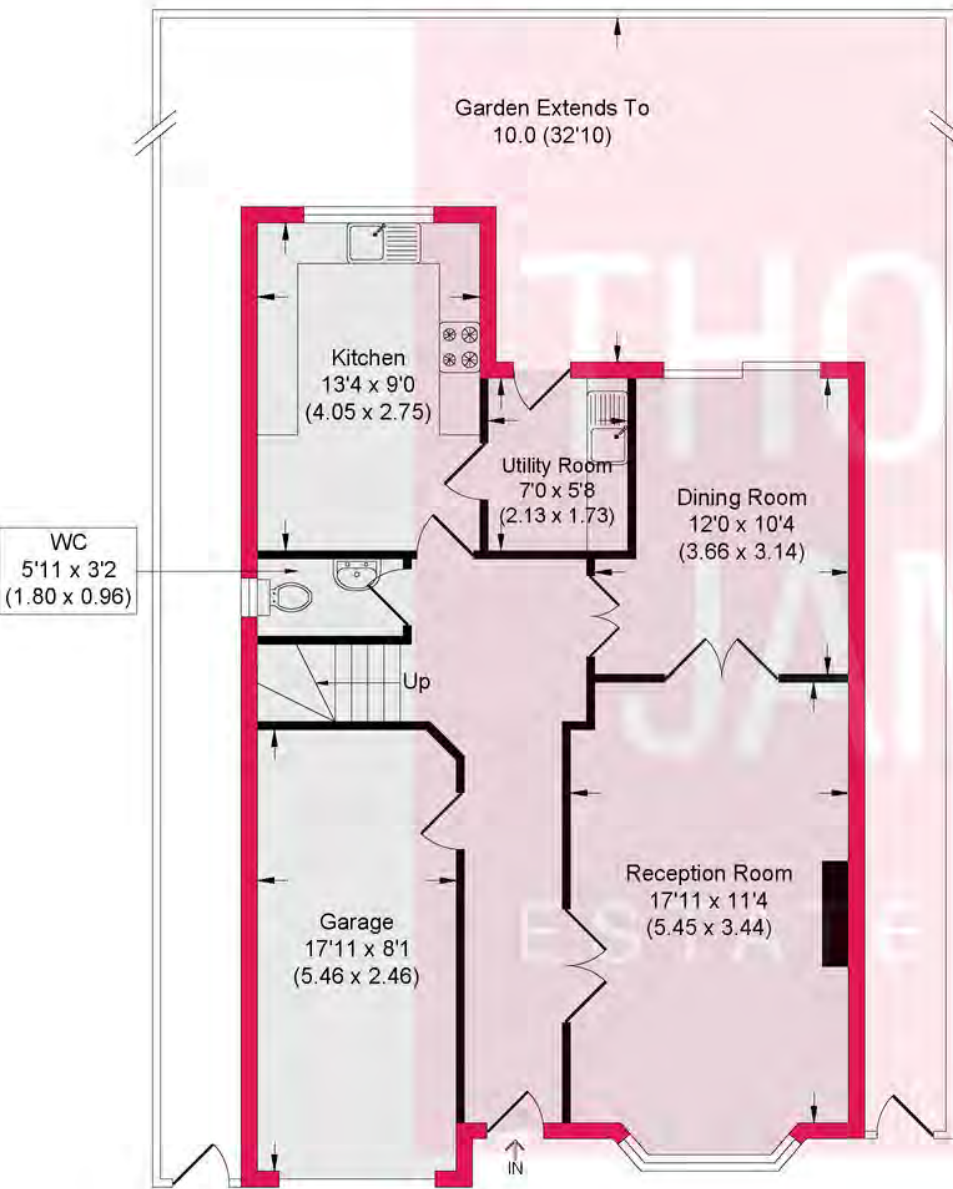


The property has a front drive with parking for two cars and an attractive garden to the side. A porch provides shelter for the front door and garage door, and there's side access to the rear garden. This sunny south-facing space extends to 32 ft and has been landscaped to provide a paved terrace adjacent to the rear of the property, a central lawn, and mature trees and a pergola that provide shade.

Ground Floor
74.82 sq.m. (805.35 sq.ft.) approx.

1st Floor
66.66 sq.m. (717.52 sq.ft.) approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 141.48 sq.m. (1522.87 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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