



JR Sales & Letting

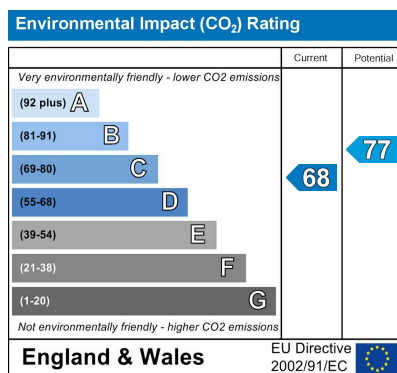
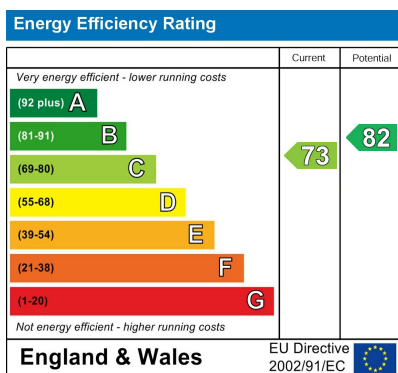
**Caldecot Avenue  
Goffs Oak**



**£799,995  
Freehold**

Offered Chain Free & Standing on a Generous Sized Plot is this well presented Four Bedroom Detached House with Ample parking for upto 10 cars. The property is in a sought after residential area midway between Goffs Oak & Cheshunt situated close to local Schools & within easy reach of transport facilities. This charming property Enjoys a larger than average garden & offers the following well planned accommodation which really must be inspected to be fully appreciated.

- 2 RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- GAS HEATING AND DOUBLE GLAZING
- 4 BEDROOMS
- FAMILY BATHROOM
- 2 EN-SUITES
- GARAGING FOR 2/3 CARS
- GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN



#### Entrance Porch

Double glazed ornate door to

#### Reception Hallway:-

Double and single radiators. Polished laminate wood floor. Feature wall Aquarium. Stairs to the first floor and Georgian styled doors to the lounge.

#### Downstairs Cloakroom:-

Low flush wc suite. Wash hand basin with tiled splash back. Radiator. Opaque double glazed window to the side.

#### Lounge:-

20'4 x 11'3  
Measurement was taken into the Georgian styled double glazed bay window to the front. Double radiator. Coving to the ceiling. Laminate polished wood floor. Double Georgian styled doors to:-

#### Dining Room:-

12' x 10'4  
Laminate polished wood floor. Radiator. Coving to the ceiling. Double glazed casement doors to brick block patio and rear garden. Open planed to:-

#### Kitchen/Breakfast Room:-

13'10 x 13'9  
Triple aspect room with double glazed windows to the side and to the rear garden and feature double glazed skylight windows. Stainless steel bowl and a quarter sink unit with mixer taps and cupboards under. Range of matching white fronted floor and wall storage units with ample working surfaces. Down lighting. Split level 'Neff' double oven and 5 ring gas hob with extractor fan and canopy above. Part tiled walls to working areas. 'Bosch' integrated dish washing machine. Ceramic tiled floor. Double radiator. 'Icos' wall mounted gas fired boiler. Double glazed door to the side. Inset lighting

#### ON THE FIRST FLOOR:-

#### Landing:-

Newly fitted stair and landing carpet. Timber balustrade. Opaque double glazed window to the side. Radiator. Built in airing cupboard housing as 'Megaflo' system. Access to loft space.

#### Bedroom 1:-

15'3 x 11'  
Three Georgian styled double glazed windows to the front. Double radiator. Newly fitted carpet. Two double built in wardrobe cupboards. Door to:-

#### En Suite Steam Room:-

8'11 x 5'8  
Ceramic tiled floor. Low flush wc suite. Vanity wash hand basin with mixer tap and cupboards under. Heated towel rail. Electric shaver point. Opaque double glazed window to the front. Walk in Steam Cabin for 2.

#### Bedroom 2:-

13'10 x 8'5 plus door recess area  
Inset lighting. Double glazed windows overlooking the rear garden. Deep built in wardrobe cupboard. Newly fitted carpet. Door to:-

#### En Suite Shower Room:-

Walk in tiled shower cubicle. Vanity wash hand basin with cupboards under. Low flush wc suite. Ceramic tiled floor. Heated towel rail. Electric shaver point. Extractor fan. Inset lighting.

#### Bedroom 3:-

10'6 x 8'5  
Double glazed windows overlooking the rear garden. Radiator. Newly fitted carpet. Inset lighting. Built in wardrobe cupboard.

#### Bedroom 4:-

10'5 x 6'10  
Radiator. Inset lighting. Newly fitted carpet. Double glazed windows overlooking the rear garden.

#### Family Bathroom:-

White suite comprising enclosed bath with mixer tap and separate shower unit. Fitted shower screen. Low flush wc suite. Vanity wash hand basin with mixer tap and cupboards under with tiled splash back. Heated towel rail. Electric shaver point. Inset lighting. Ceramic tiled floor. Extractor fan. Opaque double glazed window to the side. Large fitted wall mirror.

#### OUTSIDE:-

#### Integral Garage:-

17'10 x 8'  
Up and over door to own brick bloc frontal drive. Electric light and power. Filtration system for the hall aquarium. Plumbing for washing machine. Personal door to the hallway.

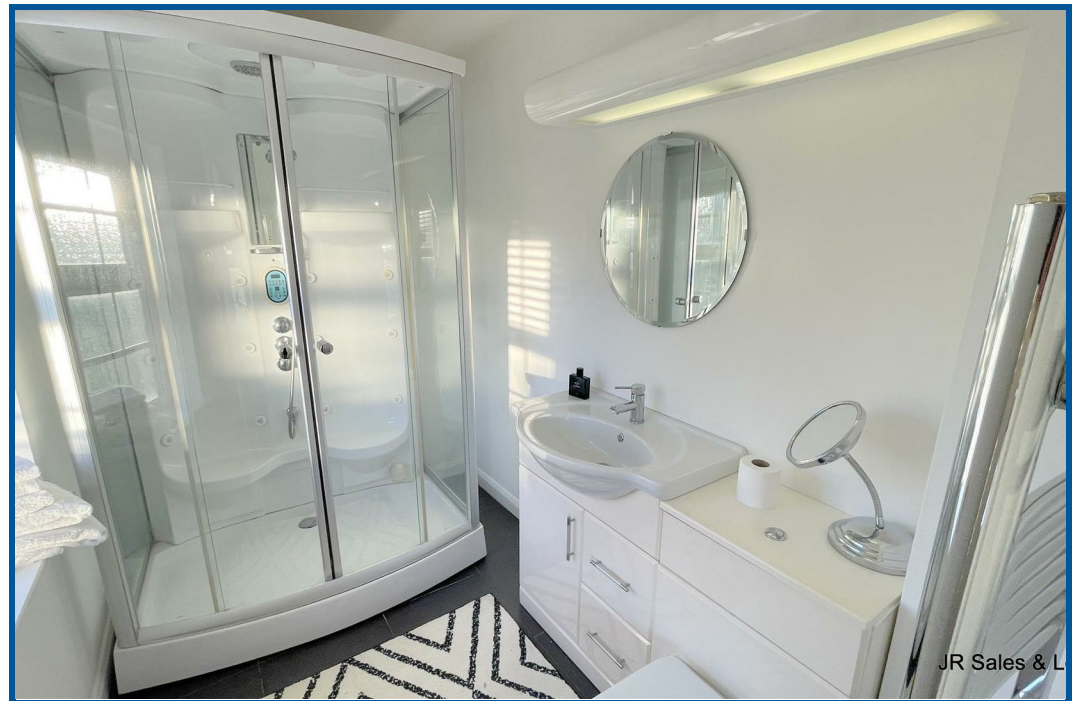
#### Attached Garage:-

22'2 x 12'8  
Electric up and over door to own brick block drive. Electric light and power. Casement door and windows to the rear garden.

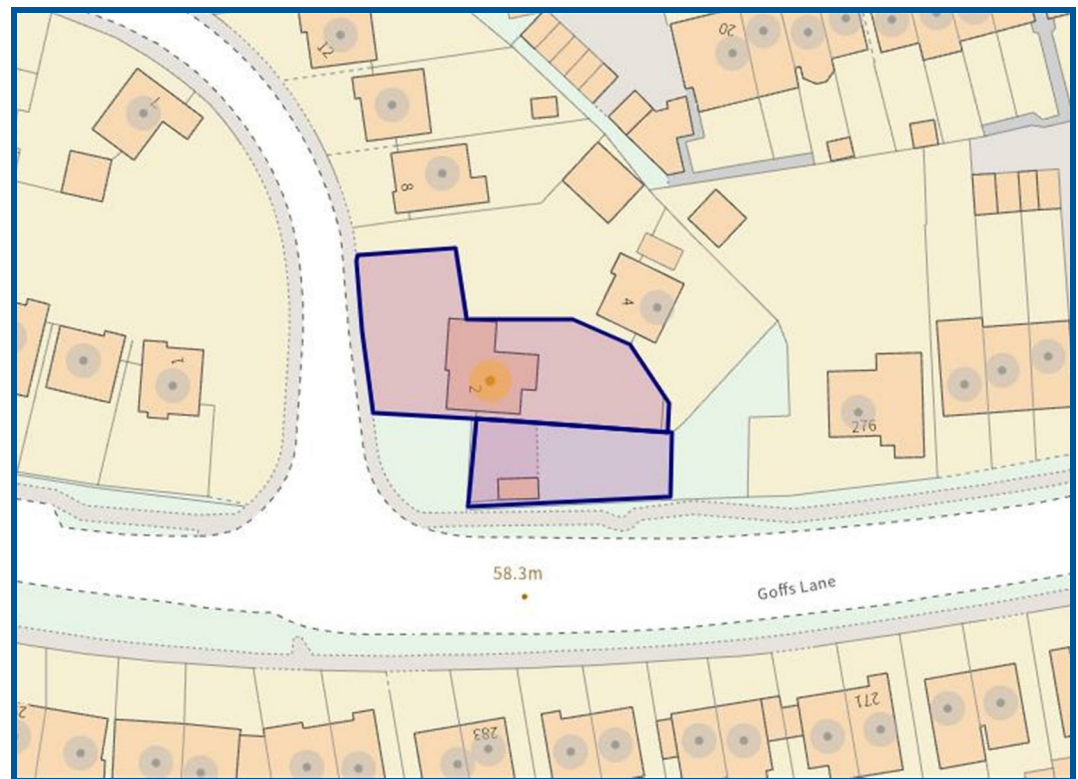
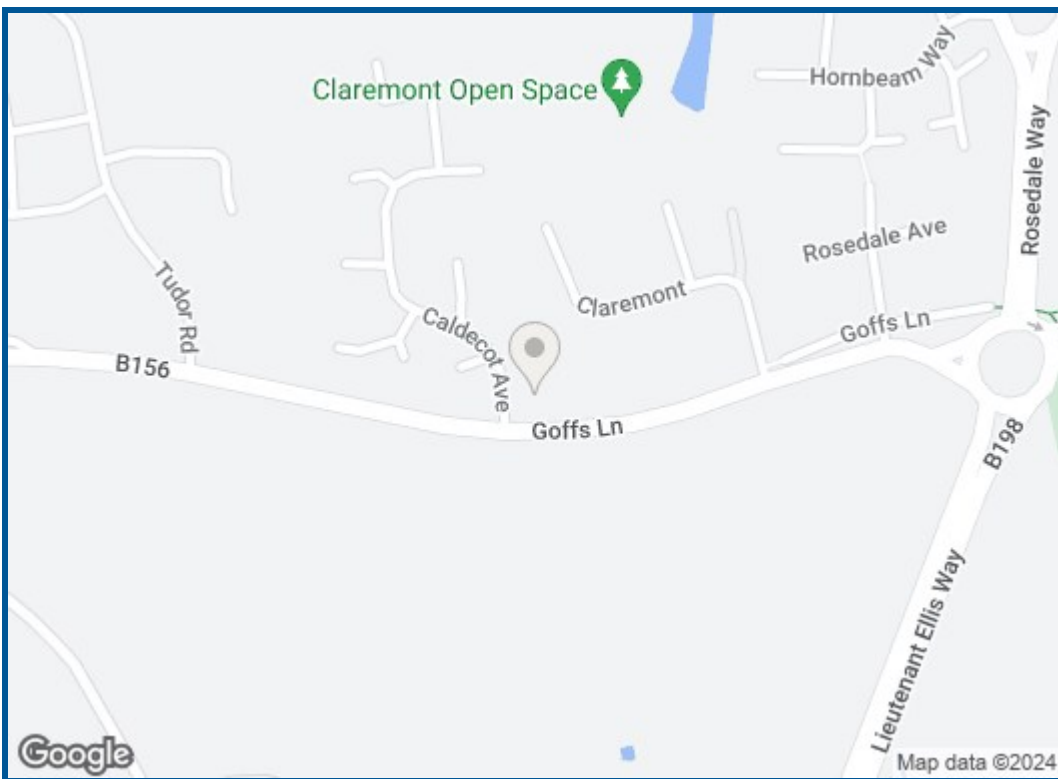
#### The Gardens:-

Generous fenced rear garden with large brick block terrace leading to lawns and flower borders with good selection of shrubs. Outside power point and water connection. There is a further garden to the side on a separate plot which is included in the sale. Gate to the front garden which is mainly brick block drive with parking for numerous cars.



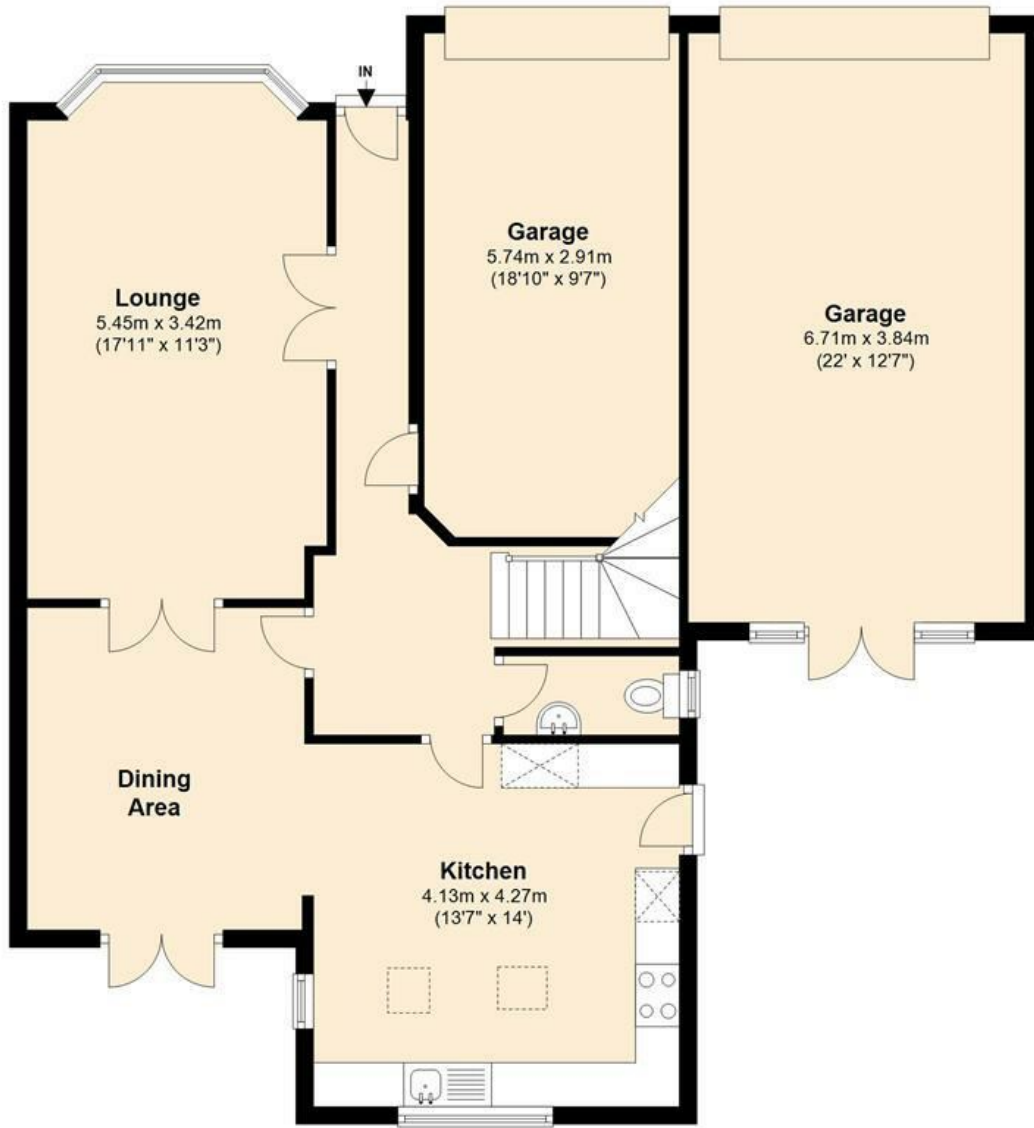






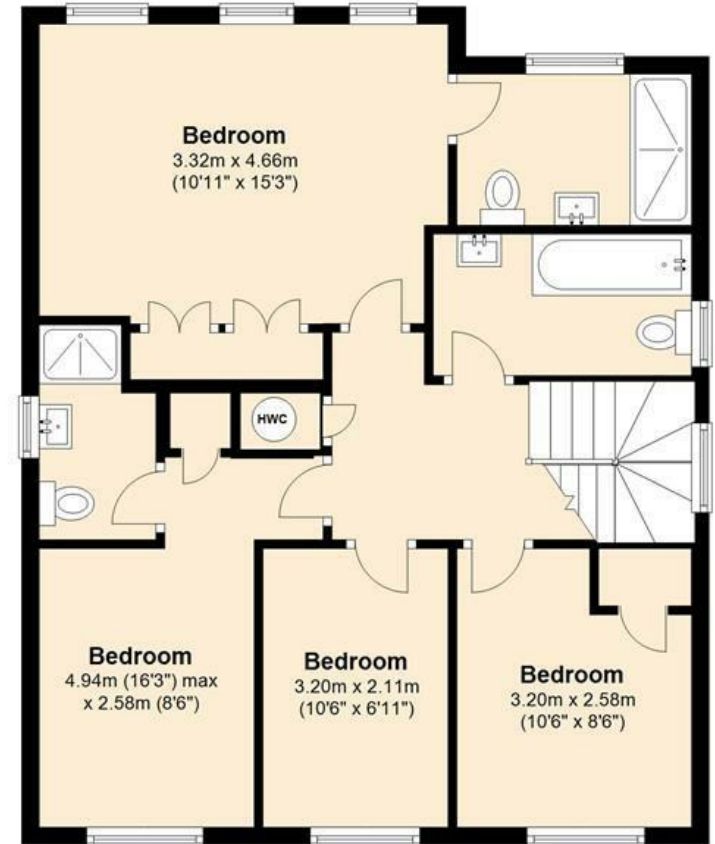
### Ground Floor

Approx. 106.4 sq. metres (1145.6 sq. feet)



### First Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



Total area: approx. 172.9 sq. metres (1861.4 sq. feet)