



JR Sales & Lettings

**Goffs Lane  
West Cheshunt**



**£509,995  
Freehold**



Impeccably maintained four-bedroom end-of-terrace family home in a sought-after residential location. Enjoy views over greenbelt area, complemented by features such as an en-suite bathroom, a versatile summer house/office/studio, & a delightful south-facing rear garden. Benefit from the convenience of being in the proximity to excellent local schools, including Goffs Oak Academy & Goffs Churchgate. Cuffley BR Station, A10 & M25 are within easy reach, making this property an ideal home for families seeking both comfort & accessibility. Early viewing is highly recommended to seize this exceptional opportunity.

- **Gas Heating & Double Glazing**
- **Extended Kitchen/Breakfast Room**
- **Dual Aspect Through Lounge/Dining Room**
- **Pine Outbuilding with Electric**
- **Four Bedrooms**
- **Two Bathrooms**
- **Attractive 70ft Rear Garden**
- **A10/M25 & Cheshunt Train Station within easy reach**
- **Close to Local Schools, Amenities & Bus Routes**
- **Viewing Highly Recommended**

#### Front

Paved garden with shrub and flower borders. Path to front door:-

#### Entrance

Leaded light coloured UPVC double glazed entrance door with side windows to the:-

#### Hallway

Stairs to first floor with timber balustrade. Laminate wooden floor. Double radiator. Doors to:-

#### Kitchen

20'7 x 8'9 max

Double glazed window to the rear. Double glazed French doors to the side. Larder cupboard under stairs with a window. Inset spotlights to ceiling. Range of wall and base fitted units with roll edge work surfaces over incorporating stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble drier. Space for Range Master cooker with stainless steel extractor fan over. Space for tall fridge freezer. Tiled splash backs. Tile effect laminate wooden flooring.

#### Through Lounge/Dining Room

24'10 x 12' narrowing to 9'9

Dual aspect. Double glazed bay window to the front. Double glazed French doors with side windows to the rear. 2 double radiators. Laminate wooden flooring. Coving to ceiling. Feature gas fireplace with wooden surround, slate hearth and inset.

#### First Floor

Double glazed window to the side. Stairs to the second floor. Doors to:-

#### Bedroom 2

11'2 x 11'3

Double glazed window to the rear with views over rear playing field. Radiator. Coving to ceiling.

#### Bedroom 3

12'8 x 11'4

Double glazed bay window to the front. Radiator. Built in fitted wardrobes.

#### Bedroom 4

6'4 x 6'7

Double glazed window to the rear. Radiator.

#### Family Bathroom

Opaque double glazed window to the rear. Built in airing cupboard housing a Worcester boiler. Radiator. Suite comprising panel bath with mixer tap, shower attachment and shower screen. Vanity wash hand basin with mixer tap and cupboards under. Low flush W.C. with concealed cistern and push button flush. Part tiled walls.

#### Second Floor

Inset spotlights to ceiling. Velux window to the front. Built in storage cupboard. Doors to:-

#### Bedroom 1

15'6 max x 13'4 narrowing to 10'8

Double glazed French doors and side windows to a Juliet balcony. Double glazed Velux windows to the front with fitted blinds. Inset spotlights to ceiling. Built in storage in the eaves. Double radiator. Fitted wardrobes.

#### Bathroom

Double glazed window to the rear. Inset spotlights to ceiling. Extractor fan. Wall mounted wash hand basin with mixer tap. Low flush W.C. with push button flush. Panel bath with mixer tap and shower attachment. Folding shower screen. Extensively tiled walls. Radiator.

#### Summer House

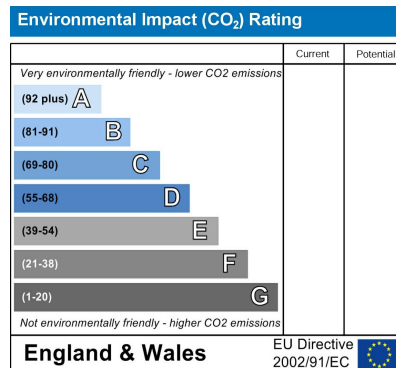
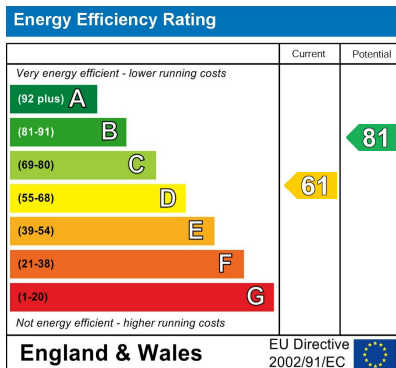
17'4 x 10'10

Pine log summer house. Power and lighting. French doors.

#### Garden

70'

Rear access via a gate. Timber shed. Sun patio. Mainly laid to lawn with shrub and flower borders. Water tap. Pond. Lighting. Pedestrian side access.











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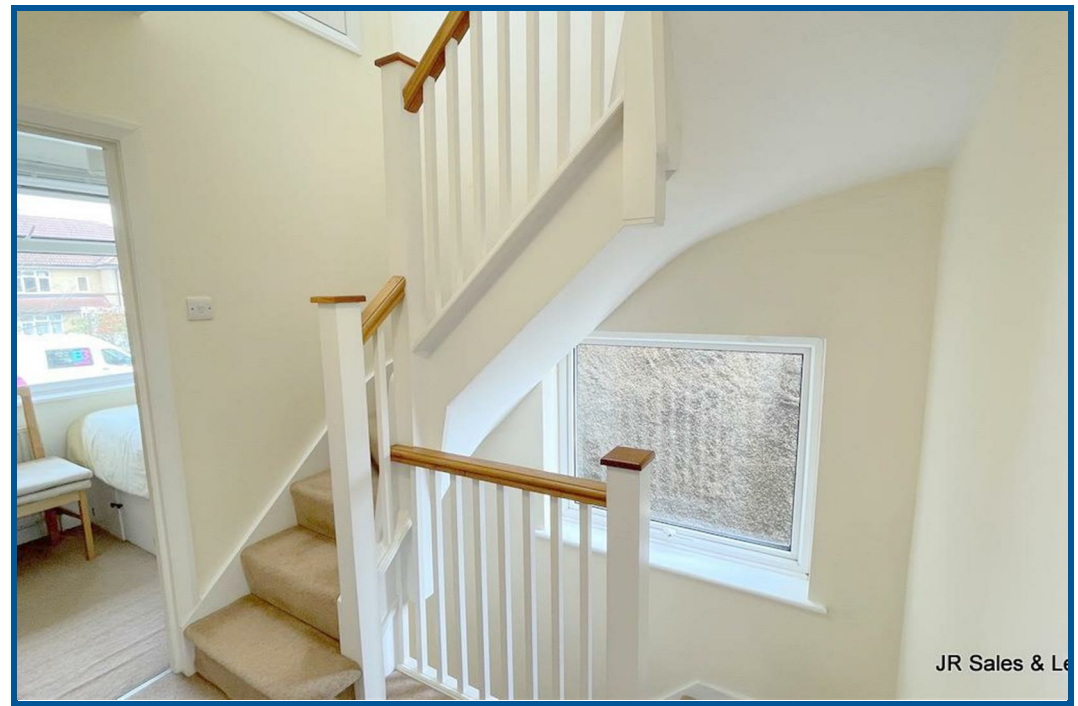


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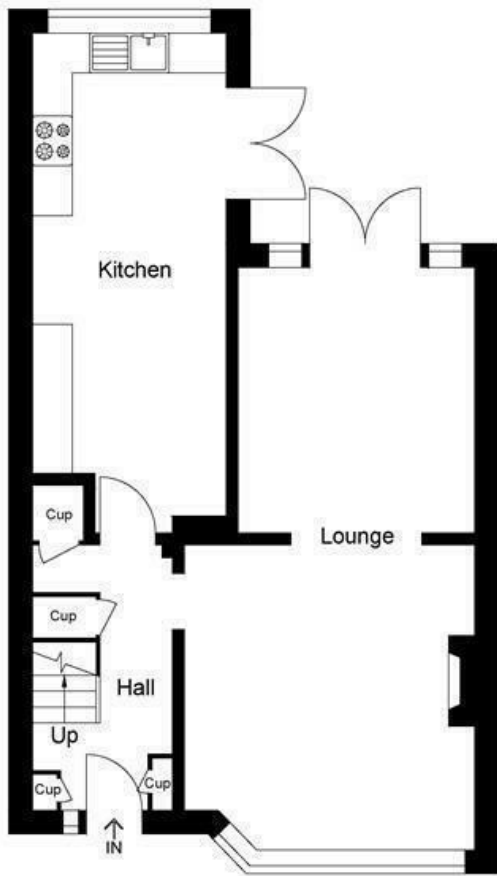
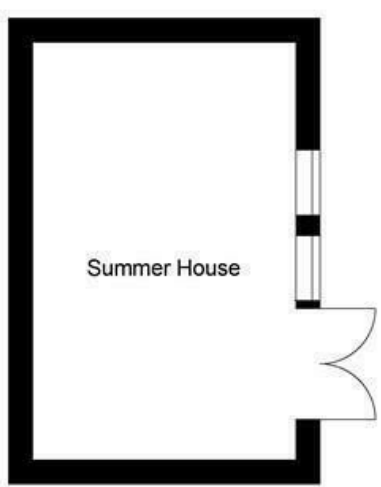




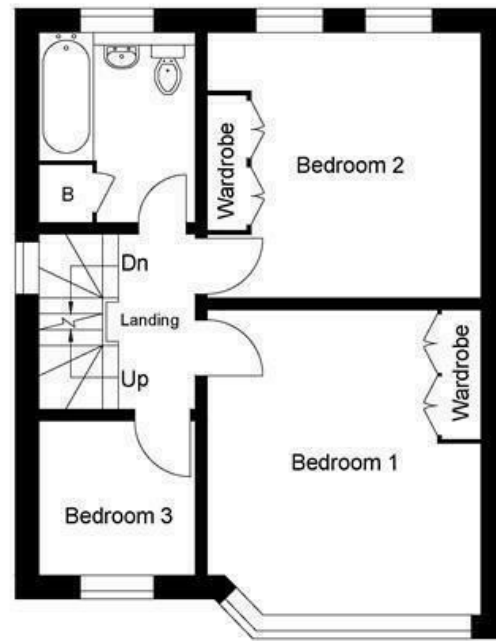




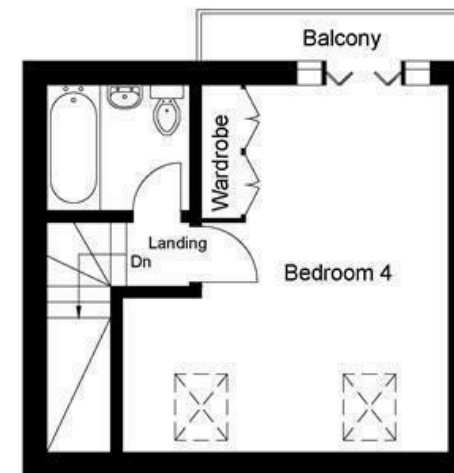
Approximate Gross Internal Area  
110.17 sq m / 1185.86 sq ft  
(Excluding Summer House)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.