



JR Sales & Lettings

**Cuffley Hill
Goffs Oak**



**Guide price £650,000
Freehold**

**** GUIDE PRICE £650,000 to £700,000 **** A tastefully decorated and extended four-bedroom semi-detached home situated in a highly sought-after location in Goffs Oak, close to well-regarded schools and just a short walk from Cuffley mainline station, offering direct links to Moorgate. This spacious property features a generous lounge/dining room and an impressive open-plan kitchen/diner with quartz worktops and bi-folding doors leading to a south-facing rear garden. The garden includes a large timber summerhouse/outbuilding, ideal for a home office or studio. Additional benefits include a private driveway providing off-street parking. The luxurious family bathroom boasts a freestanding bath, separate shower, and bidet, while the stunning loft conversion offers a master suite with Juliet balcony, en-suite shower room, and walk-in wardrobe. A must-see home that perfectly blends style, space, and convenience.

- **Four generously sized bedrooms, including a stunning loft conversion**
- **Stylish and spacious open-plan kitchen/diner with quartz worktops**
 - **Bi-folding doors leading to a sunny south-facing rear garden**
 - **Large lounge/dining room, perfect for family living and entertaining**
- **Luxury family bathroom with freestanding bath, separate shower, and bidet**
- **Master suite with Juliet balcony, en-suite shower room, and walk-in wardrobe**
- **Substantial timber summerhouse/outbuilding – ideal as an office, gym or studio**
- **Tastefully decorated throughout with modern, high-quality finishes**
- **Private driveway providing convenient off-street parking**
- **Prime location near well-regarded schools and Cuffley Station (direct to Moorgate)**

Front

Block paved driveway. Landscaped shrub and flower borders. Shingle gravel areas.

Porch

Arched covered entrance porch with ceramic tiled floor. Leading to the:-

Entrance

Hardwood oak entrance door into the:-

Hallway

Stairs to first floor with oak balustrade. Oak laminate flooring. Radiator with decorative cover. Under stairs storage cupboard. Doors to:-

Living Room

28'2 x 12'2 narrowing to 10'6
Leaded light double glazed bay window to the front. Two radiators with decorative covers. Feature electric wall mounted fireplace. Chimney breast fire place with slate tiling and marble hearth. Open planned to the:-

Kitchen/Dining Room

18'6 x 21'7 narrowing to 10'7
Double glazed bi-folding doors to the garden. Double glazed windows to the rear. Skylight. Inset spotlights to ceiling. Ceramic tiled floor. Range of wall and base fitted units in oak with sparkly worktops over incorporating a double bowl unslung stainless steel sink with drainer grooves and flexi mixer tap. Integrated dishwasher. Recess and space for American style fridge freezer with water connection. Integrated washing machine and tumble drier. Six burner stainless steel range oven. Stainless steel splash back. Extractor fan over. Part tiled walls. Built in storage cupboard. Breakfast bar.

First Floor Landing

Leaded light double glazed window to the side. Stairs rising to the second floor with timber balustrade. Doors to:-

Bedroom 1

15'11 x 10'1
Leaded light double glazed bay window to the front. Radiator. Laminate wooden floor. Picture rail.

Bedroom 2

11'7 x 10'2
Leaded light double glazed window to the rear. Radiator with decorative cover. Laminate wooden floor.

Bedroom 3

7'8 x 8'9
Leaded light double glazed window to the front. Radiator with decorative cover.

Family Bathroom

Opaque leaded light double glazed window to the side. Inset spotlights to the ceiling. Chrome towel radiator. Luxury fitted suite comprising of enclosed shower cubicle with mixer valve, hand attachment and rain head. Double ended free standing bath with freestanding waterfall tap with shower hand attachment. Back to wall W.C. with push button flush with matching bidet with mixer tap. Feature wash hand basin with mixer tap. Mirror with lighting. Shaver socket. Extensively tiled walls in a contrasting tile effect and flooring in complimentary ceramics.

Second Floor

Opaque double glazed window to the side. Inset spotlights. Door to:-

Master Bedroom

Double glazed French doors to a Juliet balcony to the rear. Feature column radiator in graphite grey. Inset spotlights. Built in wardrobe with sliding doors.

En-Suite

Glass double doors. Velux double glazed window with blind. Back to wall low flush W.C. with push button flush. Two vanity wash hand basin with mixer tap and cupboards under with matching mirrors above with lighting. Walk in tile enclosed shower cubicle with rain head and mixer valve. Extractor fan. Inset spotlights. Glass screen to the bedroom. Built in storage cupboard in the eaves. Chrome towel radiator.

Garden

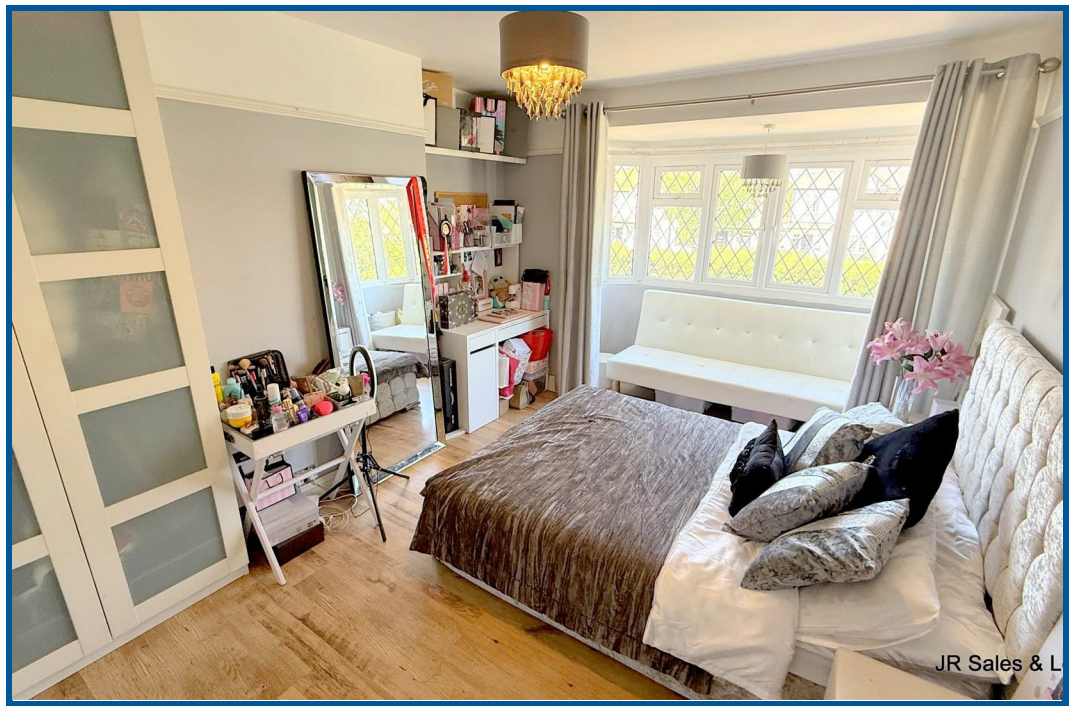
Indian sandstone patio area. Mainly laid to lawn. Door to a timber outbuilding. Side access to the front of the property.

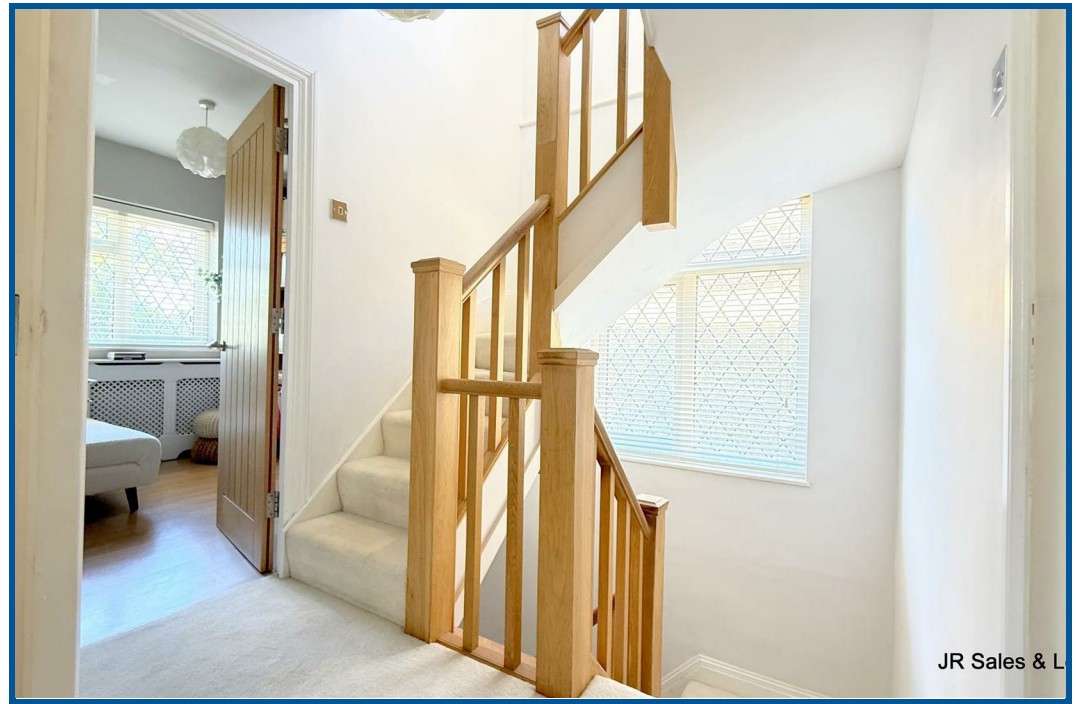
Summerhouse/Timber Outbuilding

21'8 x 11'
Shuttered windows. Power and lighting. Partition with a door in the middle.





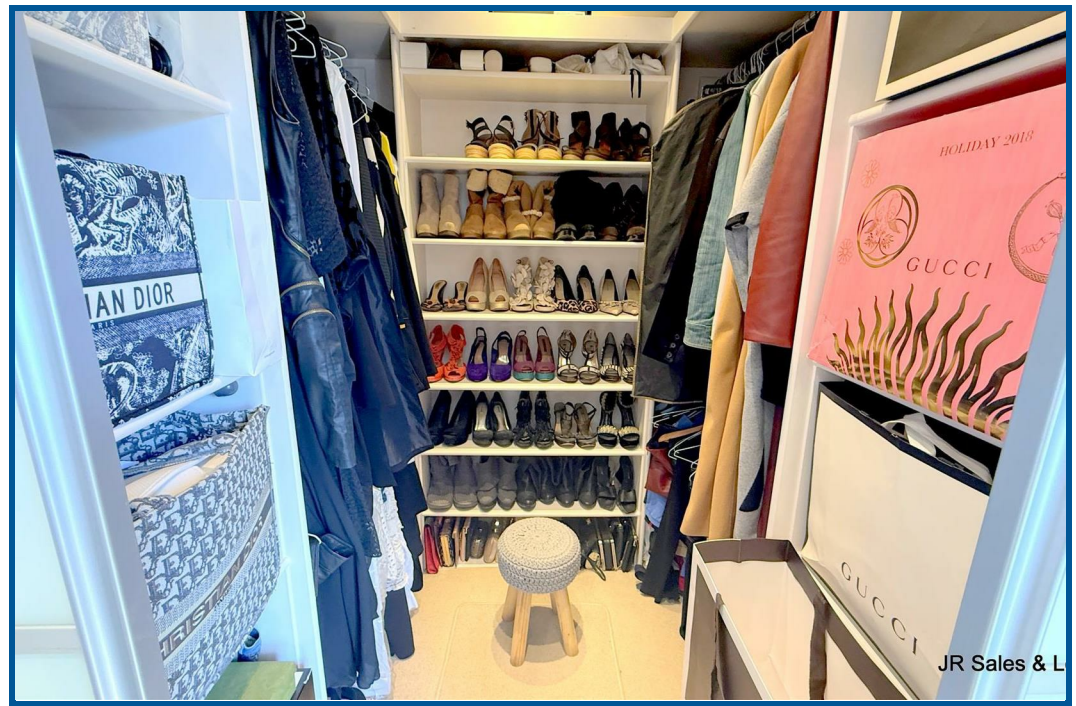








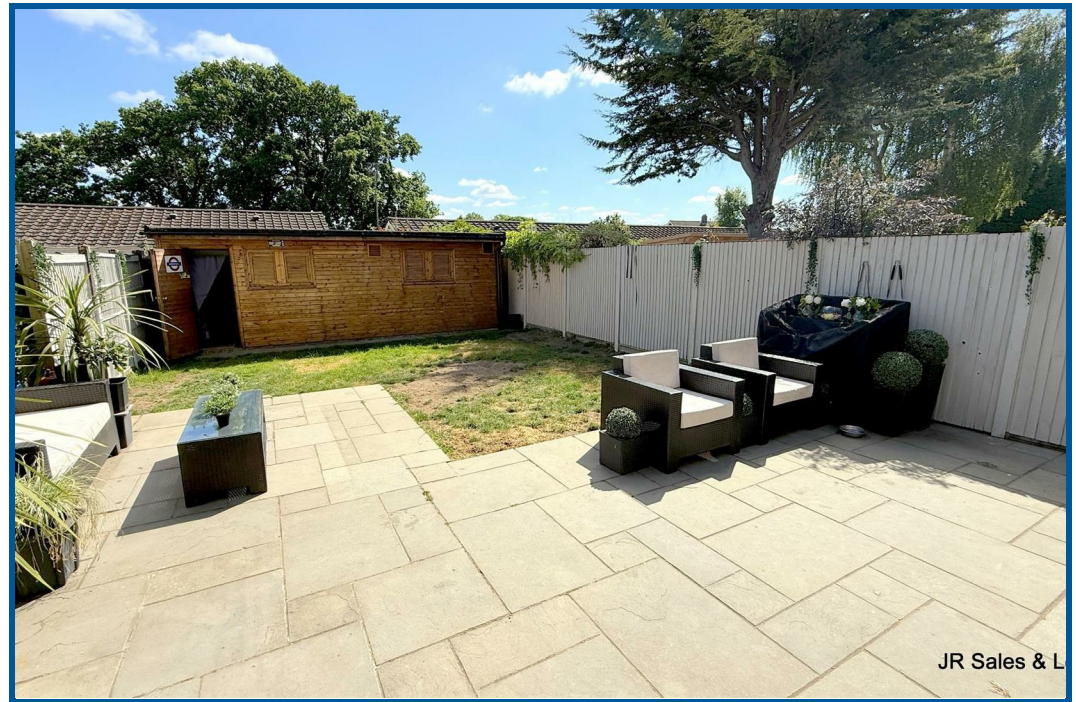
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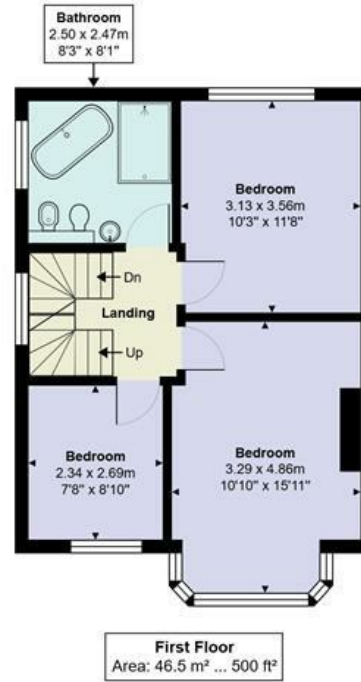
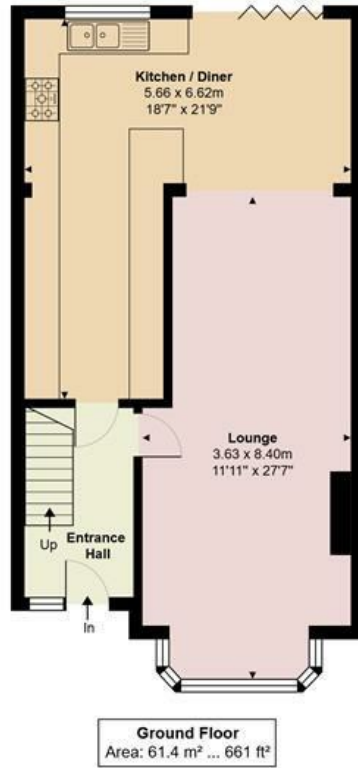
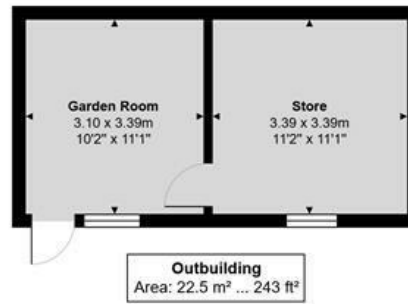


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Cuffley Hill, Goffs Oak, EN7 5HB

Total Area: 157.4 m² ... 1694 ft²

All measurements are approximate and for display purposes only