



**Lulworth Avenue  
Goffs Oak**



**£639,950  
Freehold**

An extended four-bedroom semi-detached family home, benefiting from off-street parking, three reception rooms, an extended kitchen, and a ground-floor WC. The property also features a semi-secluded rear garden with a large patio area, ideal for outdoor entertaining.

Upstairs offers four good-sized bedrooms and a family bathroom.

Conveniently positioned within easy walking distance of local schools, shops, and public transport links, with Cuffley BR station nearby, this home combines practicality with everyday convenience.

Early viewing is highly recommended to fully appreciate the space and features of this well-maintained, family-oriented residence

- **Extended four-bedroom semi-detached family home**
  - **Off-street parking**
- **Three reception rooms offering flexible living space**
  - **Extended kitchen with ground floor WC**
  - **Semi-secluded rear garden with large patio area**
    - **Four good-sized bedrooms**
    - **Family bathroom on the first floor**
  - **Walking distance to local schools, shops, and public transport**
    - **Close to Cuffley BR station**
    - **Ideally located for access to popular local primary and secondary schools**

#### **Front**

Off street parking for multiple vehicles. Side Access.

#### **Entrance**

Opaque UPVC double glazed entrance door with matching side window to the:-

#### **Entrance Porch**

Built in shoe cupboard. Opaque glazed door with side window to the:-

#### **Hallway**

Stairs to first floor with storage cupboard under. Coving to ceiling. Radiator. Laminate wooden floor: Doors to:-

#### **Study/Play Room**

10'4 x 5'5

Double glazed window to the front. Radiator. Laminate wooden floor. Door to:-

#### **W.C.**

Opaque double glazed window to the side. Low flush W.C. Vanity wash hand basin with mixer tap and cupboard under. Wall mounted Worcester Bosch boiler. Hot water cylinder. Extensively tiled walls and flooring.

#### **Through Lounge/Dining Room**

23'4 x 12'5 narrowing to 9'4

Double glazed window to the front. Coving to ceilings. Two radiators. Laminate wooden floor. Feature inset brick fireplace.

#### **Open Planned Garden Room/Play Room**

10'3 x 8'5

Double glazed windows to the front and side. Opaque double glazed door to the garden. Radiator. Laminate wooden floor.

#### **Kitchen/Breakfast Room**

15'4 x 10'5 narrowing to 7'8

Double glazed window to the rear. Opaque double glazed door to the garden. Radiator. Range of wall and base fitted units with quartz stone worktops over incorporating an underslung stainless steel sink with mixer tap and drainer. Quartz stone splash backs. Quartz stone breakfast bar. Plumbing and space for tumble dryer and washing

machine. Space for cooker with extractor fan over. Integrated fridge and freezer. Space for an additional fridge freezer under the stairs. Plumbing for slimline dishwasher. Ceramic tiled floor.

#### **First Floor Landing**

Coving to ceiling. Access to loft space. Built in storage and airing cupboards. Doors to:-

#### **Bedroom 1**

10'9 x 11'11

Double glazed window to the rear. Radiator. Coving to ceiling. Extensive range of fitted wardrobes with a matching dressing table and chest of drawers.

#### **Bedroom 2**

10'3 x 10'11

Double glazed window to the front. Radiator. Extensive range of fitted wardrobes and chest of drawers.

#### **Bedroom 3**

14'1 x 7'5

Double glazed window to the rear with lovely views of the countryside. Radiator.

#### **Bedroom 4**

14'8 x 8'8 narrowing to 6'9

Two double glazed windows to the front. Radiator.

#### **Family Bathroom**

Opaque double glazed window to the side. Suite comprising of a low flush W.C. with button flush. Vanity wash hand basin with mixer tap and cupboards under. Panel bath with mixer tap and shower attachment over. Inset spotlights to ceiling. Extractor fan. Extensively tiled walls and flooring.

#### **Garden**

Pedestrian side access. Water tap. Large patio paved area. Mainly laid to lawn with shrub and flower borders.

#### **Brick Built Shed (Formerly the Garage)**

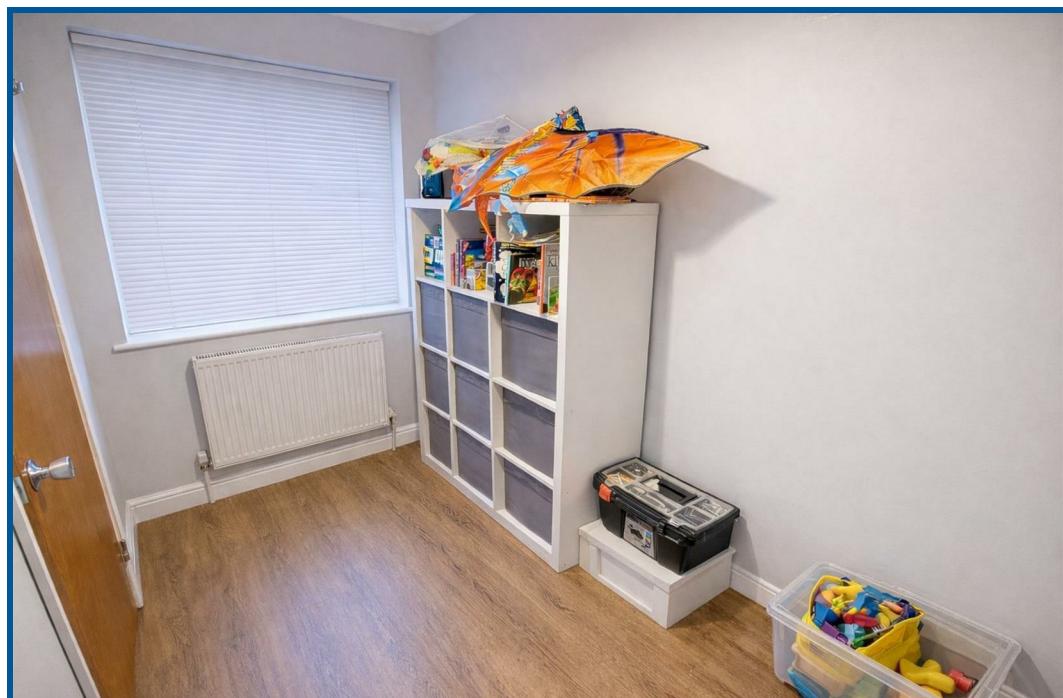
17'6 x 8'1

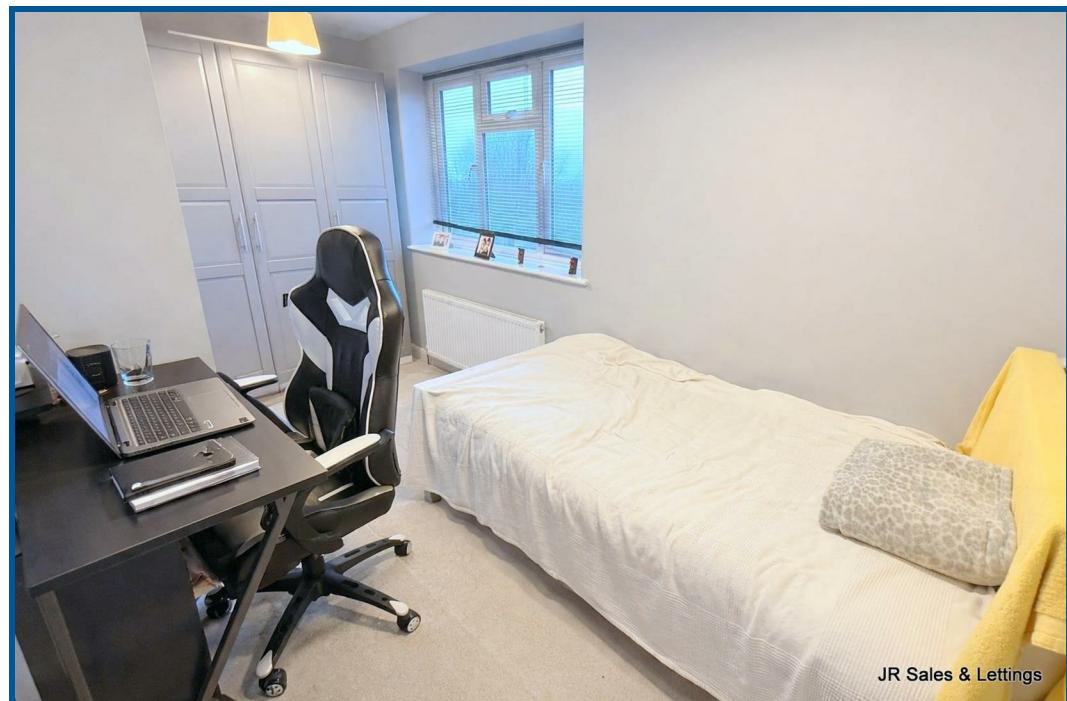
Power and lighting.

#### **Agent Note**

Some images have been AI-enhanced to remove or tidy the owner's personal belongings and certain fixtures or fittings.



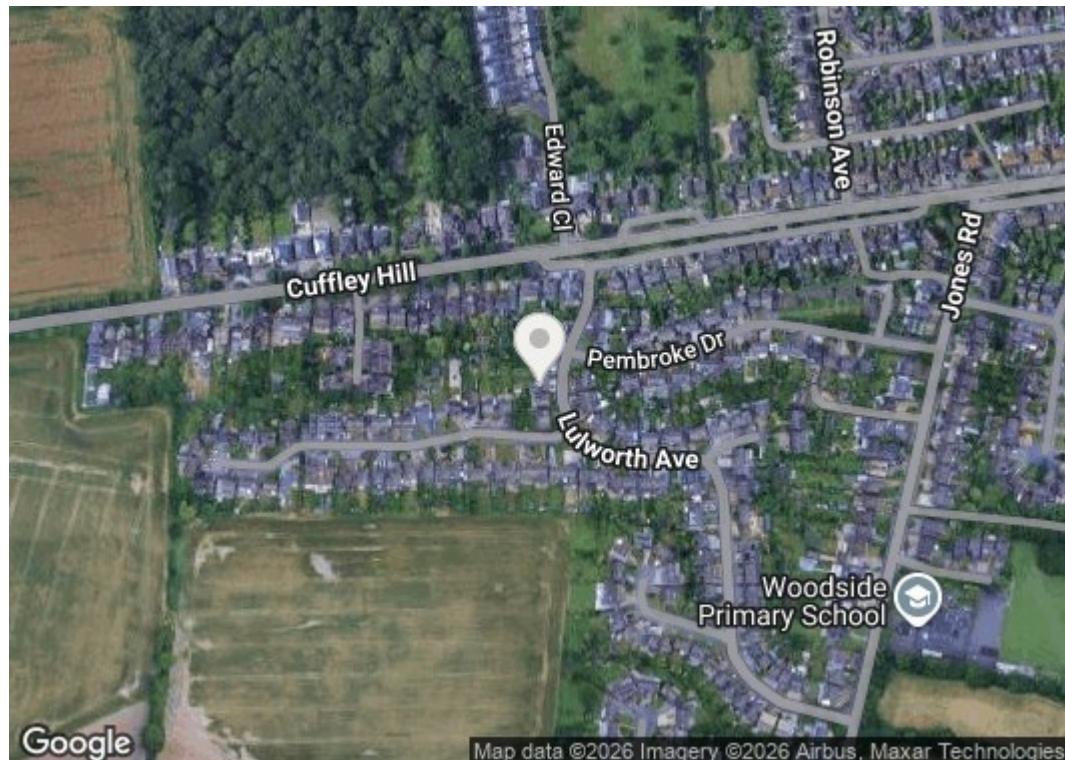


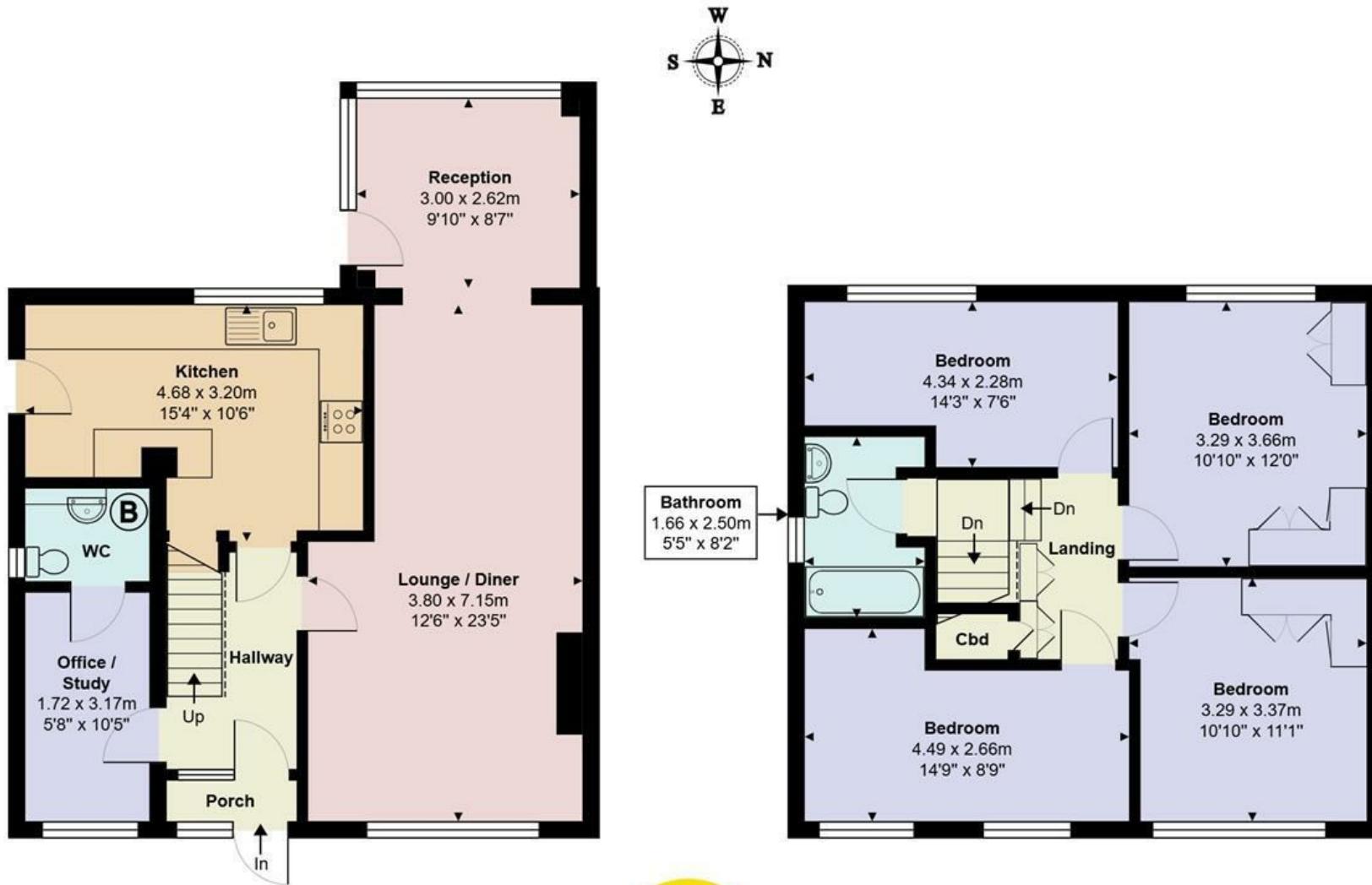




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

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





**Lulworth Avenue, Goffs Oak, EN7 5LQ**

Total Area: 120.0 m<sup>2</sup> ... 1291 ft<sup>2</sup>

All measurements are approximate and for display purposes only