

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**LULWORTH AVENUE,
GOFFS OAK, HERTFORDSHIRE, EN7 5LQ.**

OF PARTICULAR INTEREST TO BUILDERS AND D.I.Y ENTHUSIASTS



Having been in the same family since the property was built in 1962, this bright and spacious home has been well maintained over the years yet still offers the incoming purchaser the opportunity to improve and enlarge the existing footprint subject of course to the necessary approvals. The property has been extended both on the ground floor and a fourth bedroom has been thoughtfully created in the loft with stunning views over Cuffley village and neighbouring farmland.

Lulworth Avenue is a sought-after residential turning in the heart of the village and is within the catchment area of highly regarded schools, together with all the amenities that Goffs Oak and Cuffley have to offer. Road and rail connections are easily accessible including a BR Station within walking distance. The surrounding countryside offers a wealth of sporting and recreation facilities for all the family to enjoy.

For those purchasers seeking a family home that they can put their own stamp on in a good location, we would recommend an early inspection of this property.

SUMMARY OF ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

SUMMARY OF ACCOMMODATION CONTINUED

BRIGHT SITTING/DINING ROOM

KITCHEN/BREAKFAST ROOM

LAUNDRY ROOM

CLOAKROOM

FOUR BEDROOMS

FAMILY BATHROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

ATTACHED GARAGE WITH WIDE DRIVEWAY PROVIDING OFF STREET PARKING

SECLUDED WEST FACING REAR GARDEN

Partly glazed uPVC front door with matching side light leading to the:

ENTRANCE PORCH *Obscure glazed window to side with panelled detail below. Double doors to built in cloaks cupboard and further adjacent storage cupboard, wall light point. Glazed uPVC door with matching side panel leading to the:*

BRIGHT RECEPTION HALL *Turning staircase leading to the first floor landing with timber wooden handrail and storage cupboard below. White painted cladding to ceiling, radiator and multi paned doors lead to the kitchen/breakfast room, further door allowing access to the:*

DUAL ASPECT SITTING/DINING ROOM *23'5 12'3 With window overlooking the front garden and additional glazed panels either side of a glazed door leading out onto the rear garden sun terrace. Two radiators and wall light points with coved ceiling. Feature brick effect open fireplace with wooden mantle and high gloss tiled hearth*



KITCHEN/BREAKFAST ROOM *9'11 x 8'10 Window with rear garden aspect and views over the neighbouring countryside. Partly tiled in decorative wall ceramics to complement a fitted range of solid oak wall and base units with ample illuminated working surfaces over incorporating a single drainer sink unit with mixer tap and cupboard below. Belling double oven with electric hob and concealed extractor hood above. Plumbing for washing machine, double radiator and door to built in panty cupboard. Glazed door with steps lead to the:*



LAUNDRY ROOM *12'9 x 8'11 Glazed door leads to the garden with adjacent window. Fitted with a range of oak base units with working surfaces over incorporating a stainless-steel single drainer sink unit with cupboards below. Decorative ceramic tiled splash back. Space for tumble drier. Floor standing gas fired central heating boiler. Door leading to the garage with a further door to:*

CLOAKROOM 6' x 2'7' High level obscure glazed window, suite comprising vanity unit with wash hand basin hot and cold taps cupboard below, mirror and glass shelving above, low flush w.c. and radiator.

FIRST FLOOR LANDING Obscure glazed window to side, turning staircase leading to the second floor. Radiator, doors leading to the bathroom, bedroom with further door leading to

PRINCIPAL BEDROOM 12'1 x 11' Window overlooking the rear garden with countryside views. Coved ceiling and radiator. Fitted wardrobes to one wall with central dressing table recess.



SECOND BEDROOM 10'11 x 10'4 Window with front aspect and radiator below, built in shelved wardrobe with additional storage cupboard above.

FORTH BEDROOM 8'2 x 6'8 Window overlooking the front garden. Radiator

FAMILY BATHROOM Window to rear. Tiled in quality wall ceramics to complement a suite comprising panelled bath, pedestal wash hand basin and low flush w.c. Walk in shower with electric shower. Radiator and bespoke storage cupboards either side of a central glazed display unit.

SECOND FLOOR LANDING Internal glazed window with adjacent door leading to:

THIRD BEDROOM 14 x 12'1 With stunning views over the village and adjacent open countryside. Eaves storage cupboards, radiators and door to the large airing cupboard housing the hot water cylinder with ample linen storage and shelving



EXTERIOR

The property is approached via a wide paved driveway allowing off street parking, with lawned area and brick retaining wall

ATTACHED GARAGE: 20' 6 x 9'2 With access from the laundry room. With up and over door light and power connected. Extensive shelving to one wall.

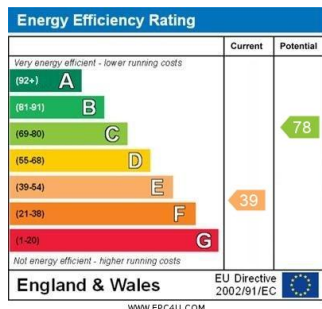


The rear garden is a delightful feature of the property arranged over three levels and laid principally to lawn with panelled fencing providing and excellent degree of seclusion. Wide borders are well stocked with numerous well-established evergreens and flowering shrubs. The central stepping stones lead to the end of the garden, an ideal location for a vegetable garden. Directly behind the property is a paved sun terrace an ideal spot from where to sit and enjoy the garden.

COUNCIL TAX BAND. E.

PRICE: £620,000. FREEHOLD

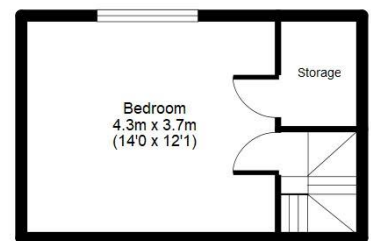
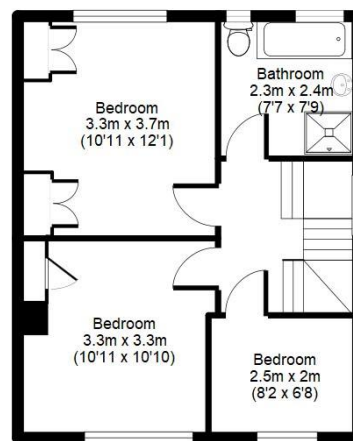
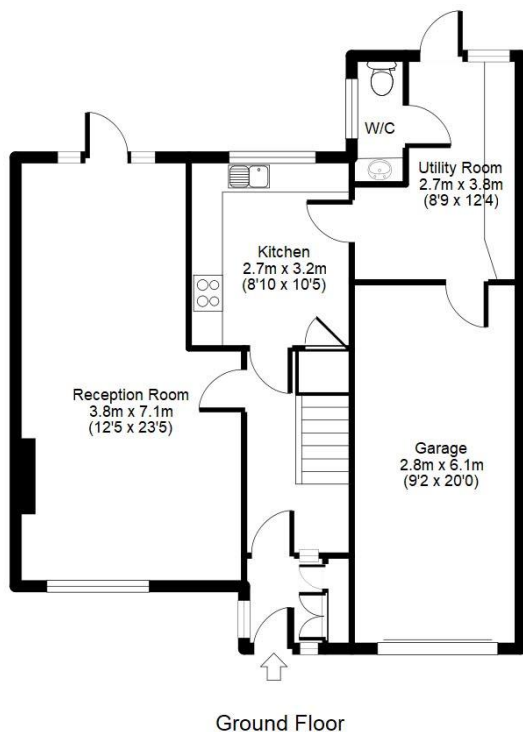
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only



First Floor

Second Floor

Ground Floor

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2691

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

