



Cuffley Hill, EN7 5HE  
Waltham Cross





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## Cuffley Hill, EN7 5HE

Kings Group are happy to present to the market this spacious three bedroom semi detached family home in the sought after village of Goffs Oak.

The property benefits from a large well maintained SOUTH FACING GARDEN as well as being walking distance to local shops, great schools, restaurants and railway station, which is an approximately 30 minutes commute to London.

The ground floor is comprised of large through lounge which follows into the kitchen/diner & a cloak room. On the first floor, the property has three bedrooms, bathroom and separate WC.

(STTP) Any new owners can extend in the loft and to the side of the property as well as driveway.

Internal viewings are highly recommended so to avoid disappointment please contact us on 01992 635 735.

Offers In Excess Of £550,000



- SEMI-DETACHED HOUSE
- THREE GOOD SIZED BEDROOMS
- DRIVE WAY FOR 2 CARS
- FAMILY BATHROOM WITH SEPARATE WC
- NEAR TO CUFFLEY RAIL STATION

**Lounge 26'10" x 11'5" (8.2m x 3.5m)**

Double glazed windows to front aspect, carpeted flooring, TV aerial & power points.

**Kitchen/ Diner 17'4" x 15'8" (5.3m x 4.8m)**

Double glazed windows to rear & side aspect, laminate flooring throughout with part tiled walls, roll top work surfaces, power points. Opaque DG door leading to garden.

**Downstairs Cloak room**

Low level wc flush, laminate flooring, tiled walls & single radiator.

**Bedroom 1 14'9" x 10'2" (4.5m x 3.1m)**

Double glazed windows to front aspect, carpeted flooring, TV aerial & power points. Built in wardrobes.

**Bedroom 2 11'9" x 10'2" (3.6m x 3.1m)**

Double glazed windows to front aspect, carpeted flooring, power points & single radiator.

**Bedroom 3 10'2" x 6'2" (3.1m x 1.9m)**

Double glazed windows to front aspect, carpeted flooring, single radiator, power points.

**Bathroom**

Double glazed opaque windows to rear aspect, pedestal wash basin, bath with shower attachment. laminate flooring & tiled walls throughout.

**First Floor WC**

Low level wc flush, laminate flooring, tiled walls & single radiator.

- FULLY FITTED KITCHEN
- APPROX 80 FOOT SOUTH FACING REAR GARDEN
- DOWNSTAIRS WC
- POTENTIAL SIDE & REAR EXTENSION (STPP)
- WALKING DISTANCE TO WOODSIDE PRIMARY SCHOOL





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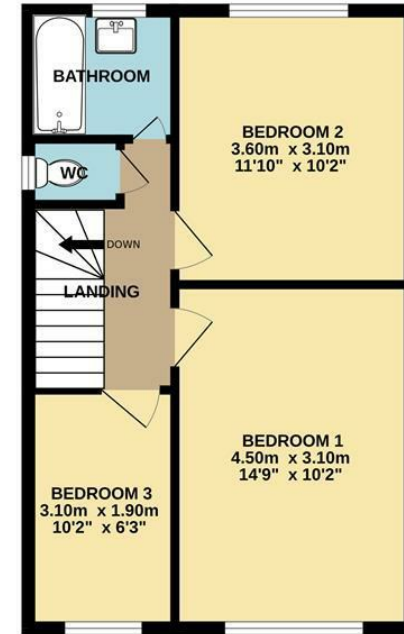
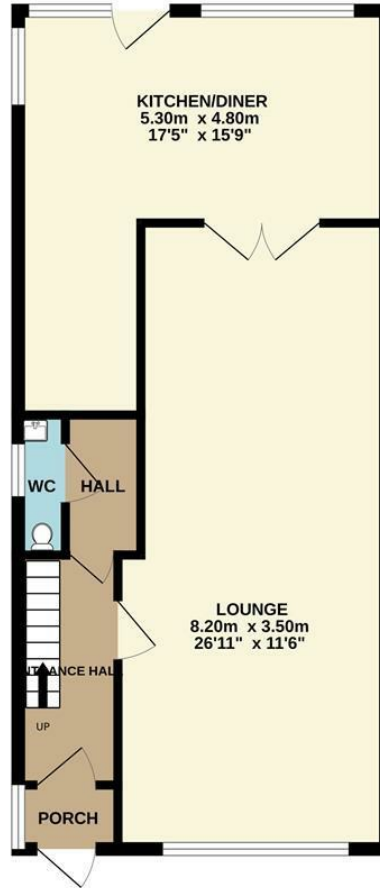


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
52.7 sq.m. (567 sq.ft.) approx.

1ST FLOOR  
40.4 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 93.1 sq.m. (1002 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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