



**19B Pembroke Drive, Goffs Oak, Waltham Cross, EN7 5LG**  
**£700,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Recently refurbished completely modernised 4/5 BEDROOM DETACHED house featuring generous living accommodation including large lounge, open plan to kitchen/ family diner, separate utility, 5th bedroom/study, and shower room downstairs. Situated in the heart of Goffs Oak with a short walk to local shops and Cuffley railway station.



- 4/5 BEDROOM DETACHED HOUSE
- RECENTLY REFURBISHED AND MODERNISED
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- LOUNGE
- DOWNSTAIRS 5TH BEDROOM/STUDY
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO SHOPS AND CUFFLEY TRAIN STATION
- FREEHOLD. COUNCIL TAX BAND F
- OFF STREET PARKING



Front door opening into:

### **ENTRANCE HALL**

24'7 x 3'3 (7.49m x 0.99m)

Widening to 4'4.

Engineered oak flooring. Opaque double glazed window to side. Double radiator. Double width doors to:

### **LOUNGE**

23'7 x 12' (7.19m x 3.66m)

Continuing engineered oak flooring. Wall mounted tv aerial and power point. Double glazed bay window to front. LED ceiling spotlights. Double radiator. Open archway to

### **KITCHEN/ FAMILY DINER**

24' x 10' (7.32m x 3.05m)

Widening to 16'

Modern range of grey high gloss wall, base and island units featuring cupboards and drawers. Quartz working surfaces, splashbacks and window sill. Inset Neff ceramic induction hob with corresponding extractor above. Stainless steel sink. Neff oven and grill. Separate microwave. Integrated Neff dishwasher. Space and plumbing for an American style fridge./freezer. Concealed LED downlighters. Ceiling spotlights. Double glazed window to rear. Double radiator. Ceramic tiled floor.

### **FAMILY DINING AREA**

Engineered oak flooring. Three panels double glazed bi-folding doors to rear. Wall mounted power and aerial tv point. LED ceiling spotlights. Further double radiator.

### **UTILITY ROOM**

5'6 x 4'7 (1.68m x 1.40m)

Matching units to kitchen. Space for washing machine. Space for tumble drier. Ceramic tiled floor. LED ceiling spotlights. Concealed Baxi gas central heating boiler.

### **STUDY/BEDROOM FIVE**

13'1 x 7'6 (3.99m x 2.29m)

Engineered oak flooring. Double radiator. Double glazed window to front. LED ceiling spotlights.



## DOWNSTAIRS SHOWER ROOM

6'8 x 5' (2.03m x 1.52m)

Modern white suite comprising shower base with overhead rain shower and handheld shower attachment within glass cubicle. Concealed cistern WC. Wall mounted vanity top wash bowl basin with drawer below. Opaque double glazed window to side. Extractor fan. LED ceiling spotlights. Tiled walls and tiled floor. Chrome heated towel rail.

## FIRST FLOOR LANDING

14'3 x 6 (4.34m x 1.83m)

Galleried landing approached by a turn flight stairs from lounge. Double glazed window to rear. Access to loft via aluminium foldaway ladder. Loft is part boarded with light.

## BEDROOM ONE

14'10 x 9'3 (4.52m x 2.82m)

Engineered oak flooring. Two double glazed windows to front. Double radiator. Wall mounted TV and aerial power point. LED ceiling spotlights.

## BEDROOM TWO

13' x 8'8 (3.96m x 2.64m)

Engineered oak flooring. Fitted wardrobes. Double radiator. Double glazed window to front. LED ceiling spotlights.

## BEDROOM THREE

10'6 x 8'10 (3.20m x 2.69m)

Engineered oak flooring. Double radiator. Double glazed window to rear.

## BEDROOM FOUR

7'10 x 8'6 (2.39m x 2.59m)

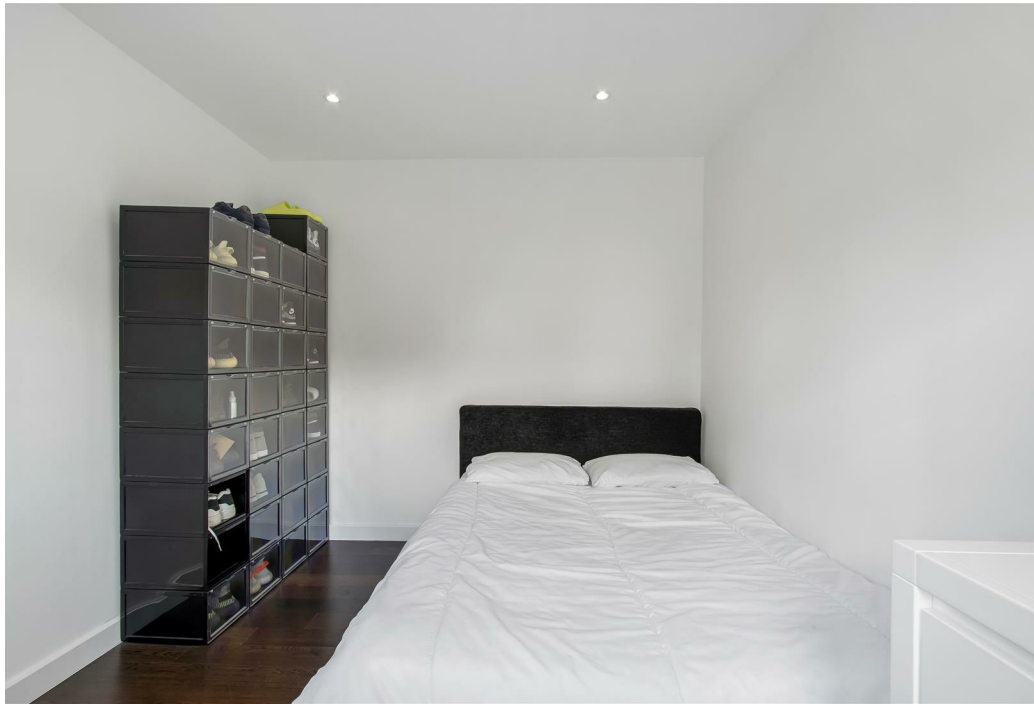
Currently fitted as a dressing room/closet. With extensive hanging rails, drawers and shelving. Fitted dressing table. Engineered oak flooring. Double radiator. Double glazed window to rear. LED ceiling spotlights.

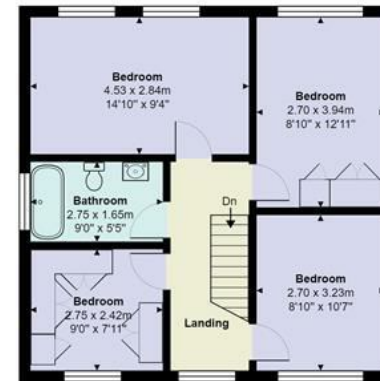
## BATHROOM

7'10 x 5'5 (2.39m x 1.65m)

Modern white suite comprising bath with mixer taps and shower attachment. Concealed cistern WC. Washbowl wash basin set on vanity unit with twin drawers below. Tiled walls and tiled floor. Chrome heated towel rail. LED ceiling spotlights. Opaque double glazed windows to side. Extractor fan. Feature illuminated niche.







**First Floor**  
Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>

**Ground Floor**  
Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>



**Pembroke Drive, Goffs Oak, EN7 5LG**

Total Area: 145.5 m<sup>2</sup> ... 1566 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



## BRICK BUILT SHED/WORKSHOP

13'1 x 6' (3.99m x 1.83m)

Lighting and power. Double glazed window. Double glazed door. Ideal for a home office.

## FRONT OF PROPERTY

Access to front via paved sideway and gate. Predominately lawn. Flower beds. Tarmac driveway. External lighting points.

Tenure - Freehold. Council tax band F - Broxbourne Council.

## Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

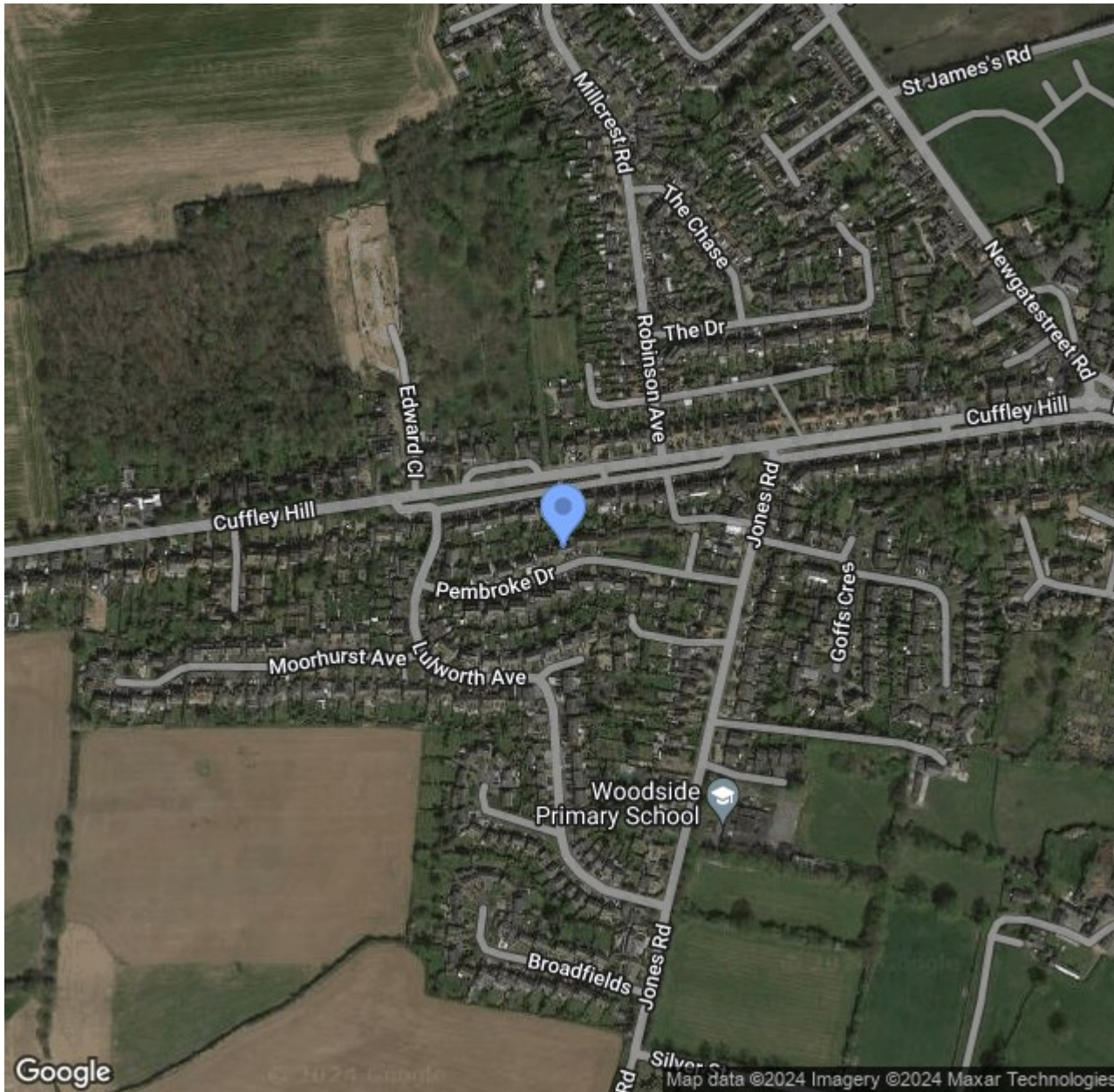
## EXTERIOR REAR

28'3 x 32.10 (8.61m x 9.75m.3.05m)

Starting from the rear of the property is a paved patio. External lighting points. Path leads to rear of garden. Rest of garden is mainly lawn. Small bedding areas. Timber fence panelling to three sides. External water point. External power points.



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