



**4 Bed House -
Detached
located Crouch
Lane
in Goffs Oak**

£4,000 PCM



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

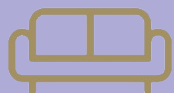
Crouch Lane
Goffs Oak
EN7 6TH



4



2



5



Panelled front door opens into

ENTRANCE PORCH

Georgian style double glazed window to either side. Low level cupboard housing electricity meters. Glazed multi pane door opens into

ENTRANCE HALL

Double radiator.

DOWNSTAIRS CLOAKROOM

White suite comprising low flush W.C. Wall mounted wash basin. Tiled walls and floor. Frosted double glazed window to side.

LOUNGE

25'6 x 12'2

Triple aspect with double glazed Georgian style bow window to front. Double glazed windows to side. Double glazed doors and windows to rear all looking over extensive grounds. TV aerial point. Two single radiators. Wall light points. Open archway to

DINING ROOM

11' x 10'3

Single radiator. Double glazed window to rear with garden and woodland views.

LIVING ROOM / STUDY

12'2 x 10'6

TV aerial point. Single radiator. Georgian style double glazed window to front. Wall light points.

KITCHEN / BREAKFAST ROOM

27'7 x 11'

Narrowing to 9'.

Kitchen area

Range of oak fronted wall and base units featuring cupboards and drawers. Granite worktops and upstand. Bosch ceramic hob. One and a half bowl sink unit. Integrated NEFF electric

double oven. Integrated dishwasher, fridge and freezer. Double glazed windows to side and to rear with garden and woodland views. Tiled walls. Beamed ceiling feature. Ceiling spotlights. Oak flooring.

Dining / breakfast area

Continuation of oak flooring. Double radiator. Plate shelf. Beamed ceiling feature.

UTILITY ROOM

11' x 8'9

Base units with granite worktops. Belfast sink unit. Worcester oil central heating boiler. Space for washing machine. Exposed timber floor. Door to store room. Door to

SECOND PORCH AREA

12'7 x 6'9

Georgian style double glazed windows to side and front. Door to front.

CONSERVATORY

16'9 x 11'1

Tile floor. Double radiator. Double glazed windows and doors to rear. Double glazed dome roof. Double width glazed doors.

FAMILY / GAMES BILLIARD ROOM

29'9 x 18'5

Dual aspect with double glazed windows to rear and double glazed Georgian style bow window to front. TV aerial point. Fitted wood burner. Double radiator.

FIRST FLOOR LANDING

17'9 x 8'1

Widening to 15'5. Approached from hallway via straight flight of staircase. Single radiator. Triple aspect with Georgian style double glazed windows to either side and to front. Wall light points. Built in airing cupboard with hot water tank, wood slatted shelves and heated towel rail.



BEDROOM ONE

14'5 x 11'

Dual aspect. Georgian style double glazed window to side with countryside views. Double glazed window to rear with woodland and countryside views. Single radiator. Fitted wardrobes. Decorative cornice.

ENSUITE BATHROOM

8'1 x 6'8

White suite comprising bath with mixer tap and separate shower over bath. Glass shower screen. Pedestal wash basin. Bidet. Low flush W.C. Tiled walls. Tiled floor. Heated towel rail. Double glazed window to rear with countryside and woodland views.

BEDROOM TWO

14'2 x 12'4

Length of measurement taken into back of fitted wardrobes. Extensive range. Matching dressing table and bedside cabinets. Single radiator. Georgian style double glazed window to front.

BEDROOM THREE

11' x 10'

Double width built in wardrobe. Single radiator. Dual aspect with double glazed window to rear with countryside and woodland views. Georgian style double glazed window to side.

BEDROOM FOUR

12'3 x 6'7

Widening to 10'7. Georgian style double glazed window to front. Single radiator. Dressing table fitted wardrobes.

SHOWER ROOM

7'1 x 6

Suite comprising low flush W.C. Basin and shower. Tiled walls and floor. Georgian style double glazed window to side.





Lucas End Farm Crouch Lane, Goffs Oak, EN7 6TH

GARAGE ONE

21'10 x 15'6

Lighting and door to store room. Door to

EXTERIOR REAR

Gardens to rear of property are predominately lawned with 30' x 15' swimming pool. N.B. This should be noted this is of the liner design and not be used for some years. Garden extends to side former gardens which are predominately lawned. Large pond. Gravelled driveway extends down the former gardens to

AGENT NOTES

Holding Deposit £923

Dilapidations Deposit £4,615 - 12 month tenancy

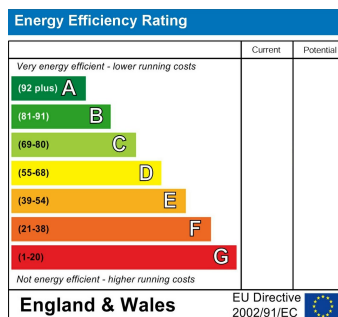
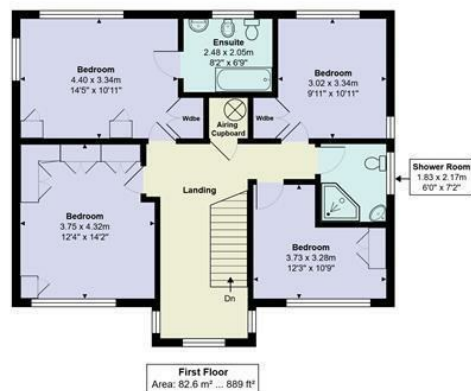
EPC Rating - E

Council Tax Band G - Broxbourne Council

Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





DIRECTIONS

Please refer to Google Maps using postcode.

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