Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

POETS GATE, GOFFS OAK, EN7

Located in the prestigious St James Hamlet, Goffs Oak & offered chain free, is this immaculate and beautifully presented detached family home, spanning an expansive 3,065 square feet. The property boasts five/six bedrooms, four well-appointed bathrooms, three reception rooms, alongside the 20ft kitchen/breakfast room, separate utility room and a conservatory. The layout to the first floor offers a master bedroom with dressing room and ensuite bathroom, whilst the other 4 bedrooms share the other 2 bathrooms. The exterior is equally impressive, with a secluded South Westerly facing wrap-around rear garden, a double garage and a paved driveway for 3 cars.

This lovely family home is within walking distance of the village for all local amenities and features include double glazing, solar hot water, water softener system and lawn irrigation system. There are excellent local schools, and Brookfield shopping centre is a few minutes drive away. Nearby Cuffley main line station provides a direct link to Finsbury Park and Moorgate and there is easy access to the M25.

The current owners are having to relocate. Planning permission was previously granted on this property (which has just lapsed) to increase the footprint of the ground floor with the addition of an orangery style extension. It presents an excellent opportunity for those seeking a lovely family home in Goffs Oak.

Viewing is highly recommended to truly appreciate this beautiful home.



ACCOMMODATION

*OFFERED CHAIN FREE * IMMACULATE & BEAUTIFULLY PRESENTED DETACHED FAMILY HOME * 5/6 BEDROOMS * 4 BATHROOMS * 3 RECEPTION ROOMS * BEAUTIFUL, SECLUDED WRAP AROUND SOUTH WESTERLY FACING GARDEN * 20FT FITTED KITCHEN/BREAKFAST ROOM * DOUBLE GARAGE * OSP FOR 3 CARS * SITUATED IN THE PRESTIGIOUS ST JAMES HAMLET * WALKING DISTANCE OF THE VILLAGE FOR ALL LOCAL AMENITIES * CLOSE TO EXCELLENT LOCAL SCHOOLS & BROOKFIELD SHOPPING CENTRE * * SERVICES: GAS CENTRAL HEATING, SOLAR HOT WATER * WATER SOFTENING SYSTEM * FULL FIBRE BROADBAND. FEATURES: TRIPLE GLAZING * LAWN IRRIGATION SYSTEM *

PRICE: £1,295,000 FREEHOLD CHAIN FREE

ENTRANCE HALL:
Double front doors with part glazed side panels to reception hallway. Wooden flooring, turned staircase leading to galleried landing, wall hung lighting.



LIVING ROOM PIC 1: 21'1" x 17'6" (6.43 x 5.34)
Triple glazed windows to front. Carpeted, with large, feature inglenook style fireplace with hearth, real flame gas fire. Glazed windows to side, glazed door to conservatory & archway opening to dining room. Pendant lighting, coving & ceiling roses.



LIVING ROOM PIC 2:



TV ROOM / BEDROOM 6: 13'4" x 10'5" (4.06m x 3.18m)
Triple glazed windows to front, carpeted, with coving & pendant lighting to the ceiling.



CONSERVATORY:
Double glazed French Doors to the rear. Tiled flooring, sliding door leading to the dining room.



KITCHEN / BREAKFAST ROOM: 20'0" x13'3" (6.10m x4.04m)
Triple glazed French Doors to the rear. Full range of wall and base units, work surfaces, inset double sink unit with chrome mixer tap, tiled splashbacks, integrated dishwasher, integrated double oven and microwave, ceramic hob with extractor hood above, integrated fridge.



KITCHEN AREA:



BREAKFAST AREA:



DINING ROOM: 13'0" x 11'9" (3.96m x 3.58m)
Triple glazed windows to rear, glazed door to the conservatory, archway opening into the living room. Carpeted, with ceiling roses, pendant lighting & coving to the ceiling.



UTILITY ROOM: 11'7" x 5'0" (3.53m x 1.52m)
Door to rear garden and double garage via covered porch area. Range of wooden units, work surfaces, inset sink unit, space and plumbing for washing machine and tumble dryer.



DOWNSTAIRS SHOWER ROOM/CLOAKROOM:
Fully tiled shower room comprising of a shower unit, vanity wash hand basin, low flush WC, chrome heated towel rail.



UPSTAIRS GALLERY LANDING:
Turned staircase from ground floor, double airing cupboard, access to large fully boarded and well lit loft via built in loft ladder. Carpeted, with coving & pendant lighting to the ceiling.



MASTER BEDROOM PIC 1: 14'2" x 14'0" (4.33 x 4.27)
Triple glazed bay window to front with bespoke internal shutters, wall mounted bed-side lighting, fitted carpet. Power points, archway opening into large fully fitted dressing area.



MASTER BEDROOM PIC 2:



DRESSING AREA PIC 1: 11'7" x 10'4" (3.54 x 3.15)
Triple glazed window to rear with bespoke fitted shutters, fitted dressing area with his and hers wardrobes, large fitted drawers and seating area, fitted carpet and power points. Spotlights to the ceiling.



DRESSING AREA PIC 2:



MASTER ENSUITE : 13'1" x 7'4" (3.99 x 2.24)
Frosted triple glazed window to the rear. Well fitted bathroom ensuite comprising of panelled bath, double shower cubicle, twin wash hand basins with vanity unit beneath, low flush WC, bidet, heated towel rail, tiled walls and flooring.



BEDROOM 2: 22'3" x 20'1" (6.78m x 6.12m)
Triple glazed window to the front, side and rear. Carpeted, with built in wardrobe, door into shared ensuite with bedroom four.



JACK AND JILL ENSUITE TO BED 2 AND 4:
Frosted window to the front. Ensuite comprising of shower unit, inset vanity unit with chrome mixer tap and drawers beneath, chrome heated towel rail, tied walls and flooring, extractor fan and led spotlights.



BEDROOM 4: 13'11" x 10'3" (4.24m x 3.12m)
Triple glazed window to front with fitted shutters, fitted wardrobe with mirrored front sliding doors. Carpeted, with door into shared ensuite with bedroom 2.



BEDROOM 3: 13'5" x 8'8" (4.09m x 2.64m)
Triple Glazed window to rear, carpeted, with archway into sink and vanity unit area. Door to Jack and Jill ensuite bathroom shared with bedroom five.



JACK AND JILL ENSUITE TO BED 3 AND 5:
Frosted window to the rear. Ensuite comprising of panelled bath with over bath shower & glass shower screen. Low flush WC, wash hand basin with vanity unit beneath, tiled walls and flooring, extractor fan.



BEDROOM 5: 12'1" x 11'3" (3.68m x 3.43m)
Triple glazed window to the side, carpeted, with archway leading into sink and vanity unit area, door to Jack and Jill bathroom shared with bedroom Three.



JACK AND JILL ENSUITE TO BED 5 AND 3:



REAR GARDEN PIC 1:

South West facing wrap around rear garden. Landscaped - mainly laid to lawn with large paved terrace, lawn and bed irrigation system, mature trees and shrubs, two garden sheds, side access gate, rear access gate.



REAR GARDEN PIC 2:



REAR ELEVATION



FRONT GARDEN:
Mainly laid to lawn with mature trees and shrubs.



ATTACHED DOUBLE GARAGE FROM REAR:



DOUBLE GARAGE AND OWN DRIVEWAY:
Up and over electric doors, parking for two cars, gas boiler, irrigation system controller, solar thermal controller, internal room containing large Megaflow hot water cylinder, door to covered porch area, rear garden and utility room.
Off street parking for 2/3 cars on own paved driveway.



Approximate Gross Internal Area 3065 sq ft - 285 sq m
(Including Garage)



Ground Floor

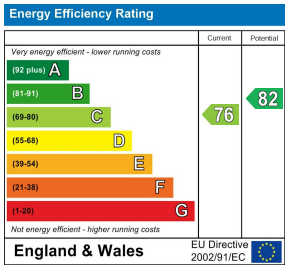


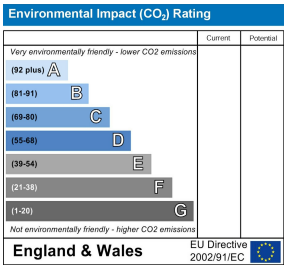
First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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NAEA National Association of Estate Agents

PRS Property Redress Scheme

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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