



**Goffs Lane
Goffs Oak**



**£559,950
Freehold**

An extremely well-presented and substantially extended four-bedroom, three-bathroom family home offering spacious and versatile accommodation throughout. The property features a modern open-plan kitchen with high-quality quartz stone worktops, opening into a bright through lounge/dining room with bi-folding doors to the rear garden, along with a ground floor shower room and a separate study/playroom. Upstairs offers four well-proportioned bedrooms, a family bathroom and an additional separate shower room. Outside boasts an attractive south-facing garden, a large detached garage and private parking to both the front and rear. Further benefits include solar panels with battery storage for improved energy efficiency and reduced running costs. Ideally situated close to local schools, parks, shopping facilities and excellent transport links.

- **Extremely well-presented and substantially extended family home**
 - **Four well-proportioned bedrooms**
- **Three bathrooms including ground floor shower room**
- **Modern open-plan kitchen with quartz stone worktops**
- **Spacious through lounge/dining room with bi-folding doors**
- **Separate study/playroom ideal for home working**
 - **Attractive south-facing rear garden**
 - **Large detached garage with inspection pit**
 - **Private parking to the front and rear**
- **Solar panels with battery storage for improved energy efficiency**

Front

Laid lawn. Shrub and flower borders. Indian sandstone driveway and path to the front door. Carriage light.

Entrance

Opaque glazed entrance door to the:-

Porch

Opaque double glazed window to the side. Ceramic tiled floor. Coving to ceiling. Built in shoe cupboard. Opaque double glazed door with matching side window to the:-

Hallway

Stairs to first floor with timber balustrade with fitted cupboards. Feature column radiator. Moulded cornice to ceiling. Doors to:-

Study/Playroom

Double glazed window to the front. Feature column radiator.

Kitchen

Double glazed door to the garden. Double glazed windows to the rear. Inset spotlights to the ceiling. Tile effect 'quick-step' flooring. Range of wall and base fitted units in gloss white with quartz stone work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Four ring induction hob with extractor fan over. Built in oven under. Integrated dishwasher. Plumbing and space for washing machine. Integrated fridge freezer. Tiled splash backs. Feature column radiator. Open planned to the:-

Through Lounge/Dining Room

Double glazed bay window to the front. Three feature column radiators. Moulded coving cornice to the ceiling. Aluminium bi-folding doors to the garden. Part tile effect 'quick-step' flooring and part carpet. Feature cast iron fireplace with log burner, slate hearth and wooden surround. Door to:-

Downstairs Shower Room/Cloakroom

Tile enclosed shower enclosure with Triton electric shower. Pedestal wash hand basin with mixer tap. Low flush W.C. with push button flush. Extractor fan. Chrome towel radiator. Extensively tiled walls and flooring in complimentary ceramics. Door to Plant Room/Storage Cupboard

First Floor Landing

Access to loft space via pull down ladder with storage

space and insulation. Feature sun tunnel. Airing cupboard houses the boiler and immersion cylinder.

Bedroom 1

Double glazed bay window to the front. Coving to ceiling. Feature column radiator. Range of fitted wardrobes with mirror sliding doors.

Bedroom 2

Double glazed windows to the rear. Feature column radiator.

Bedroom 3

Double glazed window to the front. Radiator.

Bedroom 4

Double glazed window to the front. Feature column radiator. Coving to ceiling.

Family Bathroom

Opaque double glazed window to the rear. Suite comprising of low flush W.C. with push button flush. Bidet with mixer tap. Deep panel bath with mixer tap. Pedestal wash hand basin with mixer tap. Chrome towel radiator. Extractor fan. Extensively tiled walls and flooring in complimentary ceramics.

Shower Room

Opaque double glazed window to the rear. Tile enclosed shower cubicle with mixer valve and hand attachment. Extractor fan. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Radiator. Extensively tiled walls and flooring in complimentary ceramics.

Garden

Laid to lawn. Concrete flag stone patio area with path leading to rear of the garden. Pond. Flower and shrub borders. Timber shed/summer house. Courtesy door to the:-

Garage

Up and over door. Power and lighting. Inspection pit. Solar panel battery. Electric car charger point. Water connected.

To the Rear of the Property

Service road. Private driveway for 2/3 cars with access to the garage.

Solar panels

12 Panels on the main roof, battery storage in garage.



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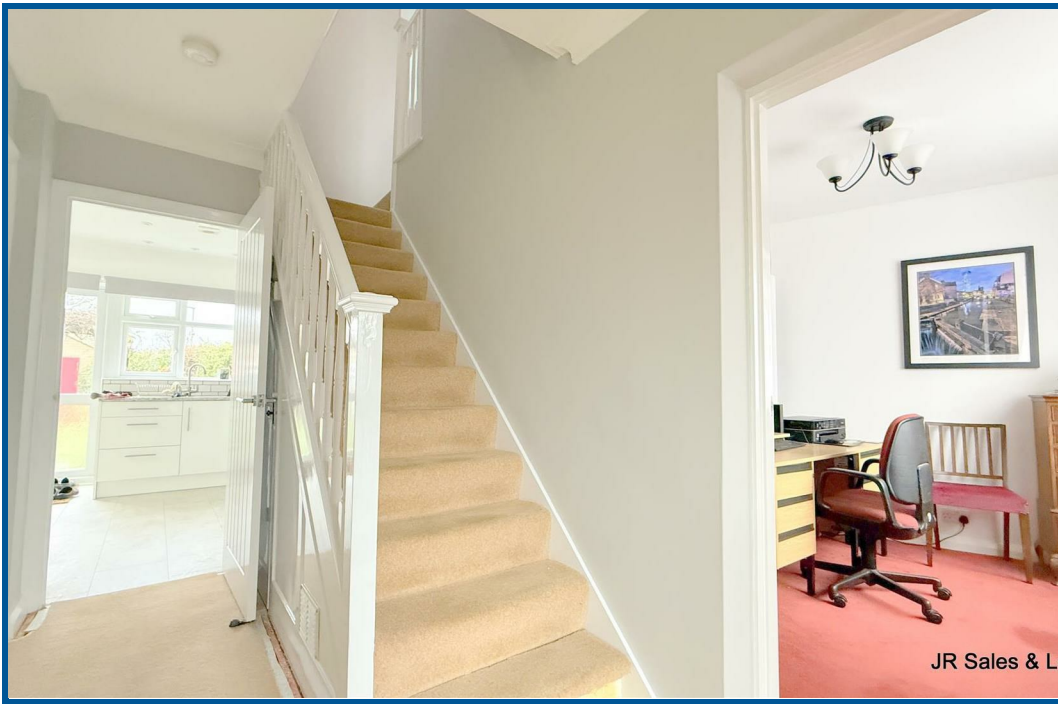


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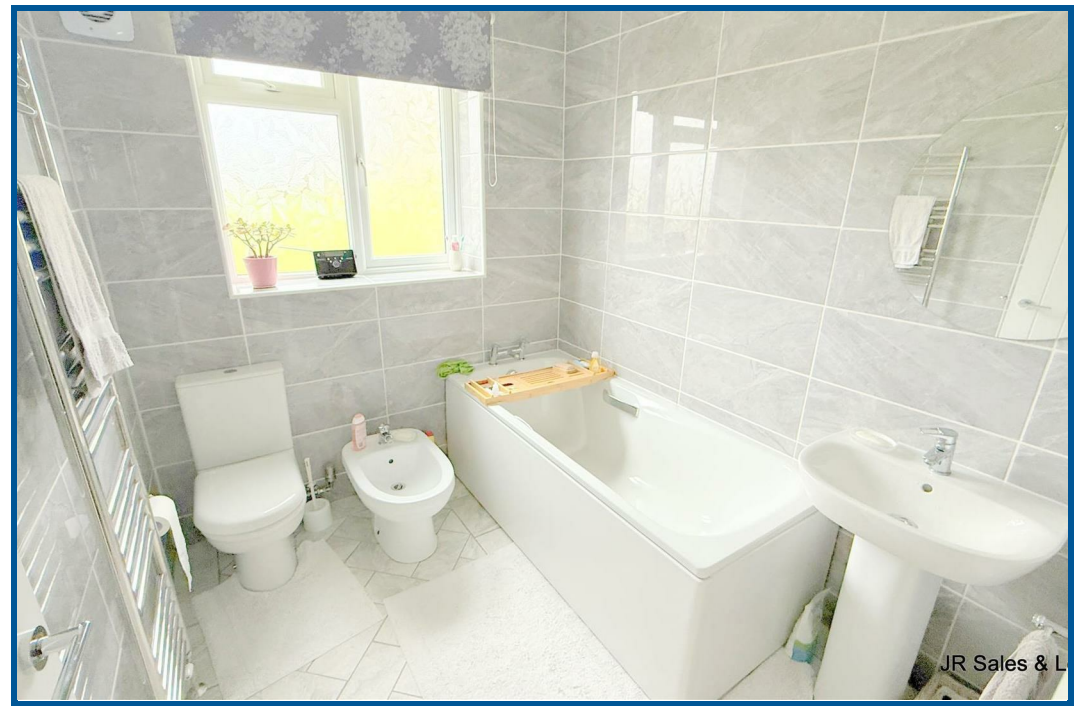
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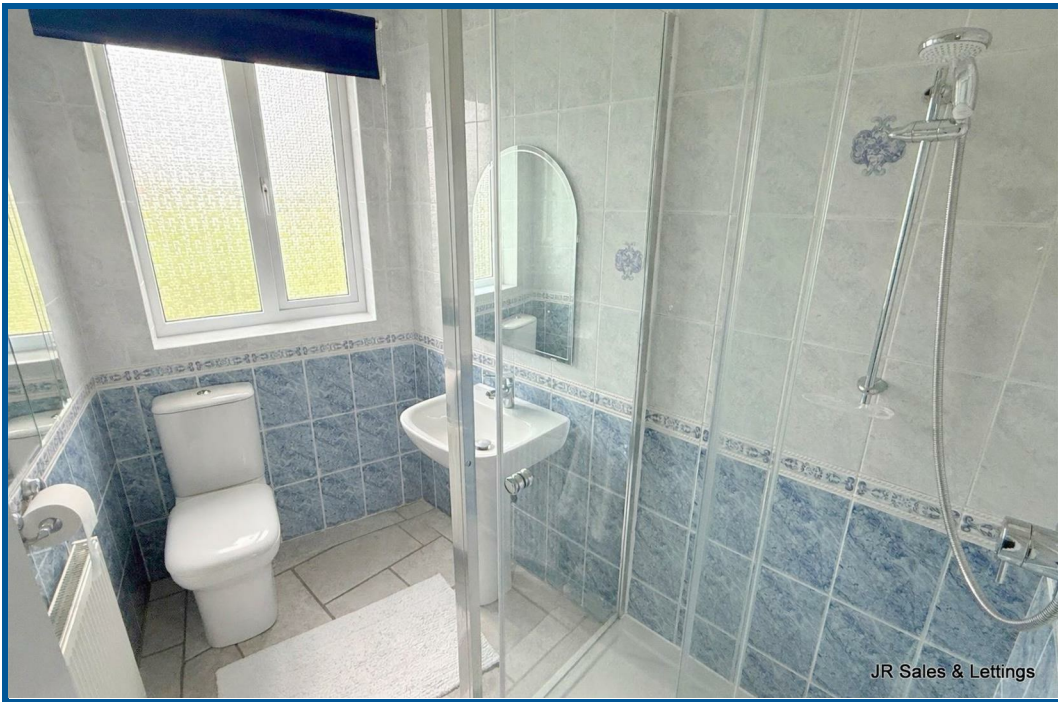
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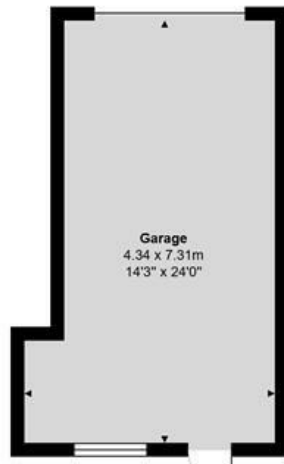
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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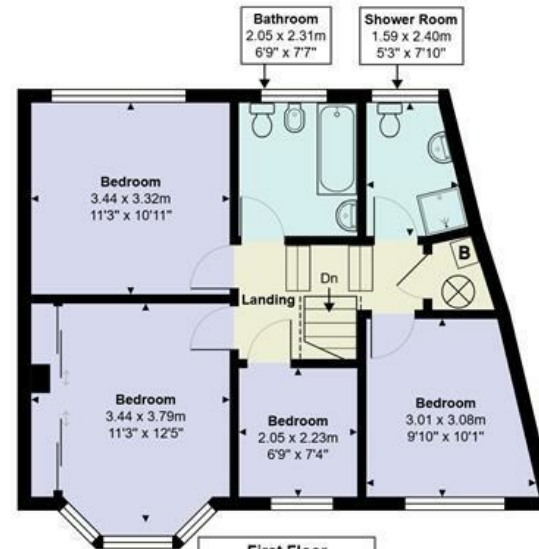




Garage
Area: 27.9 m² ... 300 ft²



Ground Floor
Area: 58.8 m² ... 633 ft²



First Floor
Area: 55.4 m² ... 596 ft²



Goffs Lane, Cheshunt, EN7 5EG

Total Area: 142.1 m² ... 1529 ft²

All measurements are approximate and for display purposes only