



**Caldecot Avenue  
Cheshunt**



**£3,250 Per month**

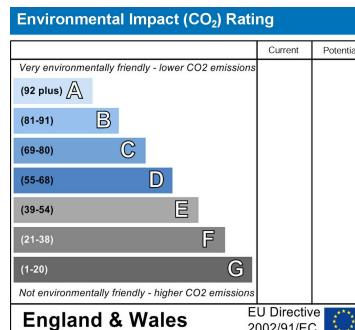
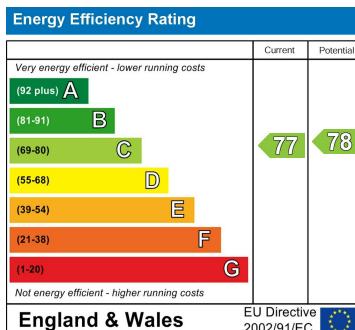
Located within Goffs Oak, this spacious family home benefits from solar panels, off-road parking for two vehicles, and a double garage. The accommodation is arranged over two floors and offers flexible living space, including multiple reception rooms, a fitted kitchen with separate utility room, ground floor WC, and a ground floor bedroom. To the first floor are four bedrooms, including a the main bedroom with en-suite, along with a family bathroom. Externally, the property features a low-maintenance rear garden, swimming pool area, and double garage and storage facilities.

Excellent transport links with Cuffley Station just a 3–4 minute drive away, offering direct services to London.

Brookfield Shopping Centre located approximately 5 minutes' drive, offering a wide range of shops.

- **Solar panels installed**
- **Parking for two cars**
- **Spacious living room**
- **Separate dining room**
- **Fitted kitchen & utility**
- **Ground floor bedroom**

- **Principal bedroom with en-suite**
- **Multiple built-in wardrobes**
- **Double garage & storage**
- **Rear garden & pool area**



## Entrance

Entrance via wooden door into a welcoming hallway with wood-effect flooring, double radiator, stairs to the first floor, storage under. Doors to:-

### Living Room 29' x 11'3

A generous reception room featuring a double glazed bay window to the front and sliding double glazed doors to the rear garden, allowing for excellent natural light. Finished with wood-effect flooring, coving to ceiling and a feature fireplace. Glazed double doors to:-

### Dining Room 11'9 x 9'2

Double glazed windows to the rear, radiator, and coving to ceiling. Doors back to Hallway

### Kitchen 13'11 x 10' max

Dual aspect kitchen with double glazed windows to the rear and side. Fitted with a comprehensive range of wall and base units with work surfaces over, incorporating a 1½ bowl stainless steel sink with mixer tap. Appliances include a Belling oven, gas hob with extractor over, dishwasher, under-counter fridge and freestanding Samsung fridge freezer. Tiled flooring throughout. Opening to:-

### Utility Room 6'2 x 5'9

Open archway from the kitchen leads to the utility room, housing the Vaillant boiler. Fitted with base units, work surface, and stainless steel sink with drainer and mixer tap. Washing machine space and plumbing for tumble dryer. Double glazed side access door. Tiled flooring.

### Ground Floor WC

Fitted with low flush WC and wall-hung wash hand basin, radiator, wood-effect flooring and opaque double glazed window to the side.

### Ground Floor Bedroom 9'7 x 9'6

Double glazed window to the front, radiator, coving to ceiling and wood-effect flooring.

### First Floor Landing

Carpeted landing with double glazed window to the front, radiator and airing cupboard

## Family Bathroom

Double glazed opaque window to the front, partly tiled walls, tiled floor, radiator and inset spotlights to ceiling. Suite comprises low flush WC, pedestal wash hand basin with mixer tap and panelled bath with shower attachment and screen

### Main Bedroom 14'4 x 10'3

Double glazed window overlooking the rear garden, radiator and carpeted flooring. Fitted with built-in double wardrobes.

Door leading to:

### En-Suite Bathroom

Double glazed window to the front, partly tiled walls, tiled floor and radiator. Suite comprises low flush WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap, shower attachment and screen.

### Bedroom 7'4 x 11'2

Double glazed window overlooking the rear garden, radiator, carpeted flooring and built-in double wardrobe.

### Bedroom 11'3 x 8'11 to front of wardrobe

Double glazed window to the rear garden, radiator, carpeted flooring and built-in double wardrobe.

### Bedroom 9'4 x 8'11 max

Double glazed window to the front, radiator, carpeted flooring.

### Outside

Rear Garden

Low-maintenance rear garden, predominantly laid to paving slabs with a small AstroTurf area, ideal for outdoor seating and entertaining.

### Garage & Outbuildings

Double garage with power, lighting, and side access via a glazed door. Additional shed housing swimming pool equipment. External lighting, outside tap, and power point.

