



**Offers Over £650,000**

**TENURE : FREEHOLD**

**Caldecot Avenue, Goffs Oak EN7**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**Detached**

**En-suite to Mater Bedroom**

**Off Street Parking**

**Outstanding Schools**

**Close to Transport Links**

**Chain Free**

**Gracechurch Property Services**

**unique@gracechurch-property.co.uk | 02034180584**

**Website: <http://gracechurch-property.co.uk> &**

**<http://gracechurch-unique.co.uk>**



Tucked away on the desirable and peaceful Caldecot Avenue, this beautifully presented three/four-bedroom detached home offers the perfect blend of modern style, flexible living, and family-friendly practicality. Designed with both comfort and convenience in mind, this property is an ideal sanctuary for those seeking contemporary living with excellent access to local amenities, highly regarded schools, and superb transport links.

### **Come on in...**

A block-paved driveway provides parking for two cars, framed by neat borders and planters that give the property instant kerb appeal. Step inside and you're welcomed by a bright entrance hallway, setting the tone for the elegant décor found throughout.

The home opens to a welcoming hallway, leading to a versatile converted garage, currently styled as a study but equally ideal as a playroom or a fourth bedroom.

A spacious living room enjoys a feature bay window, allowing natural light to flood in and creating a stylish yet inviting atmosphere. From here, bespoke glazed doors open through to the heart of the home: a sleek, open-plan kitchen/diner. Complete with gloss cabinetry, granite worktops, and premium Neff, Bosch and Siemens appliances, this space is perfectly designed for both family meals and entertaining. French doors lead seamlessly onto the landscaped south-facing garden, where a sun-drenched patio and retractable electric awning make it ideal for al fresco dining and summer gatherings.

A convenient ground-floor cloakroom completes the downstairs accommodation.

### **Rest and relaxation...**

Upstairs, the principal bedroom provides a peaceful retreat with its fitted wardrobes and private en-suite shower room. Two further bedrooms also feature fitted storage, offering comfort and practicality in equal measure. A refitted family bathroom with modern finishes serves the remaining bedrooms, creating a fresh and tranquil space to unwind.

### **Gardens...**

The south-facing rear garden has been beautifully landscaped to create the perfect balance between lawn, patio, and planting. Whether you're entertaining friends, enjoying family time, or simply soaking up the sun, this garden is designed for effortless enjoyment. Side access, a decked area, and dry storage add to the home's practicality.

### **Out & About...**

Caldecot Avenue is perfectly positioned for family life, with a range of popular schools close by, including Goffs Academy (Ofsted: Good), Flamstead End (Ofsted: Outstanding), and Bonneygrove (Ofsted: Good). Excellent transport connections include easy access to the M25 and A10, while Cheshunt and Cuffley train stations (both around 2 miles away) provide direct routes into London. Local amenities, shopping, and leisure facilities are all within easy reach, making this an ideal location for both convenience and lifestyle.

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**Finer Details:**

Seller's position: Offered Chain Free

Detached

3/4 Bedrooms

2 Bathrooms

Off-street parking

Freehold

Council Tax Band: F (£3,175 p/yr)

Borough: Broxbourne

**Services:**

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast (1000 mps) available

Mobile signal/coverage: Voice & Data - Good outdoor and in-home

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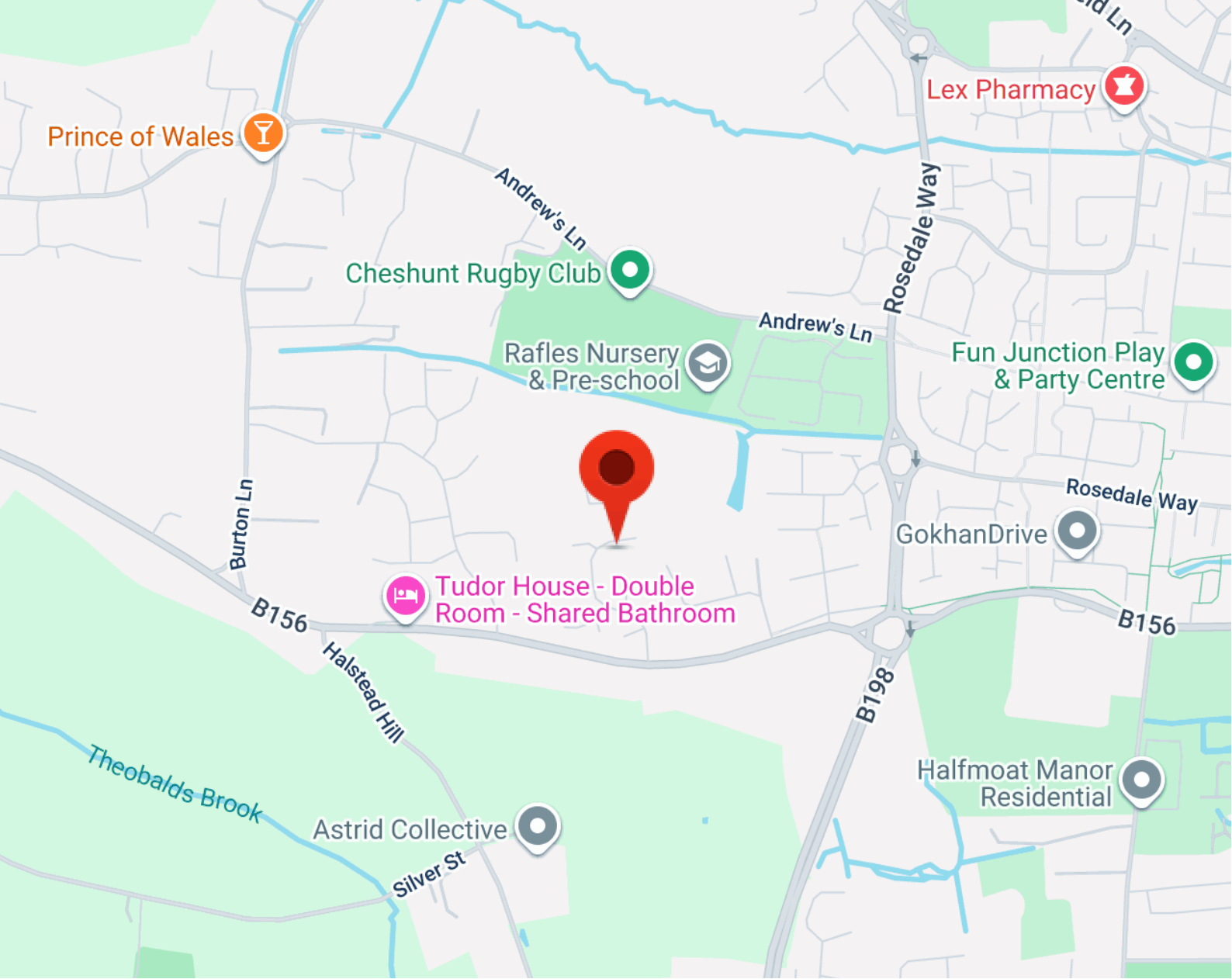
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**GRACECHURCH**  
PROPERTY SERVICES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 16 Tilekiln Close, EN7 5RE

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