



JR Sales & Lettings

**The Crest
Goffs Oak**



**£845,000
Freehold**

A most attractive four-bedroom detached family home, set on a generous garden plot with planning permission already granted for enlargement and a loft conversion, offering excellent scope for further improvement.

Situated in a sought-after cul-de-sac with a central green, the property is ideally located close to well-regarded schools, along with a range of local shops, cafés, pubs and supermarkets. The property also benefits from excellent transport links, with easy access to the M25 and A10, and is within easy reach of Cuffley railway station (Moorgate), making it ideal for commuters.

The ground floor accommodation comprises two separate reception rooms, a good-sized kitchen and a ground floor WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom.

Externally, the property offers ample off-street parking via a private driveway, along with a car port and detached garage. The generous rear garden extends to approximately 50ft in length, widening to around 100ft at the rear, providing excellent outdoor space.

An excellent opportunity to acquire a lovely family home in a great location, with the added advantage of planning permission already in place.

Planning

The property has had planning granted which can be viewed:- www.broxbourne.gov.uk/planning/planning-register
Planning application : 07/25/0764/HF Two-Storey Rear & Single-Storey Side Extensions and New Front Porch. Loft Conversion with rear dormer and sky lights
Planning application : 07/25/0571/LDP Certificate of lawfulness for proposed roof extension, rear dormer window with juliette balcony and 3no. front facing rooflights
Planning application : 07/25/0764/HF Two-Storey Rear & Single-Storey Side Extensions and New Front Porch. Loft Conversion with rear dormer and sky lights

Front

Large paved driveway. Laid lawn. Shrub and flower borders. Lights. Carport with space and storage. Side access to the rear. Double doors to the garage.

Entrance

Glazed hardwood entrance door to the:-

Hallway

Parquet wooden flooring. Coving to ceiling. Radiator. Doors to kitchen, Inner Lobby and:-

W.C.

Opaque double glazed window to the side. Mid flush W.C. Wall hung wash hand basin with tiled splash backs. Coving to ceiling. Tiled splash backs. Parquet wooden flooring.

Inner Lobby

10'10 x 4'
Leaded light double glazed windows to the front. Radiator. Coving to ceiling. Parquet wooden flooring. Glazed door to the living room. Partitioned glazed wall and door to the:-

Dining Room

14'3 x 10'10
Double glazed leaded light French doors and window to the garden. Parquet wooden flooring. Radiator. Wall lights. Coving to ceiling. Inset spotlight. Feature brick fireplace with tiled hearth and mantle.

Living Room

24'9 x 10'10
Quadruple aspect room with double glazed windows to the front and rear. Double glazed window to the side. Double glazed leaded light window to the front. Double glazed leaded light French doors to the garden. Three radiators. Parquet wooden flooring. Coving to ceiling. Light roses. Inset spotlights. Wooden panelling.

Kitchen

Double glazed window to the rear. Glazed hardwood door to the garden. Built in cupboard under the stairs housing a consumer unit.

- **Attractive four-bedroom detached family home**
- **Generous garden plot with planning permission for extension and loft conversion**
- **Sought-after cul-de-sac location with central green**
- **Convenient for local shops, cafés, pubs and supermarkets**
- **Excellent transport links including access to M25/A10 and Cuffley railway station**
- **Two separate reception rooms**
- **Good-sized kitchen and ground floor WC**
- **Four well-proportioned bedrooms and family bathroom**
- **Private driveway providing ample parking, plus car port and detached garage**
- **Rear garden approx. 50ft in length, widening to 100ft at the rear**

Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel double bowl sink with mixer tap and drainer. Plumbing and space for a washing machine. Space for cooker. Extractor fan over. Space for dishwasher. Space for tall fridge freezer. Radiator. Coving to ceiling. Floor standing Ideal cistern boiler. Wooden panelling to ceiling and part tiled/part wood panel walls.

First Floor Landing

Staircase with wrought iron balustrade. Two double glazed window to the rear. Access to loft space. Coving to ceiling. Inset spotlights. Doors to:-

Shower Room

Opaque double glazed window to the rear. Radiator. Coving to ceiling. Extractor fan. Wall hung W.C. with concealed cistern and push button flush. Walk in shower cubicle with electric Mira shower. Corner wash hand basin. Extensively tiled walls. LVT wooden effect flooring.

Bedroom 1

15'11 x 10'11
Double glazed leaded light window to the front. Double radiator. Inset spotlights. Coving to ceiling. Fitted hanging rail wardrobe recess.

Bedroom 2

14'3 into the door recess x 10'10
Double glazed leaded light window to the front. Built in fitted wardrobes. Radiator. Coving to ceiling. Inset spotlights.

Bedroom 3

11'10 x 10'3
Double glazed leaded light window to the front. Radiator. Coving to ceiling. Fitted shelving. Inset spotlight to ceiling. Ceiling rose. Cupboard housing the immersion cylinder. Fitted wardrobe.

Bedroom 4

10'11 x 8'8
Double glazed window to the side. Radiator. Coving to ceiling. Range of fitted cupboards, wardrobes and dressing table

Garden

Large patio paved area. Water tap. Electric point. Side access. Security light. Mainly laid to lawn with well stocked mature shrub and flower borders. Concrete hard standing area. Timber shed. Shaded wooded area. Opaque glazed courtesy door to the:-

Garage

18' x 9'9
Wooden glazed barn doors. Power and lighting. Glazed windows to the back and side. Opaque glazed door to the garden.





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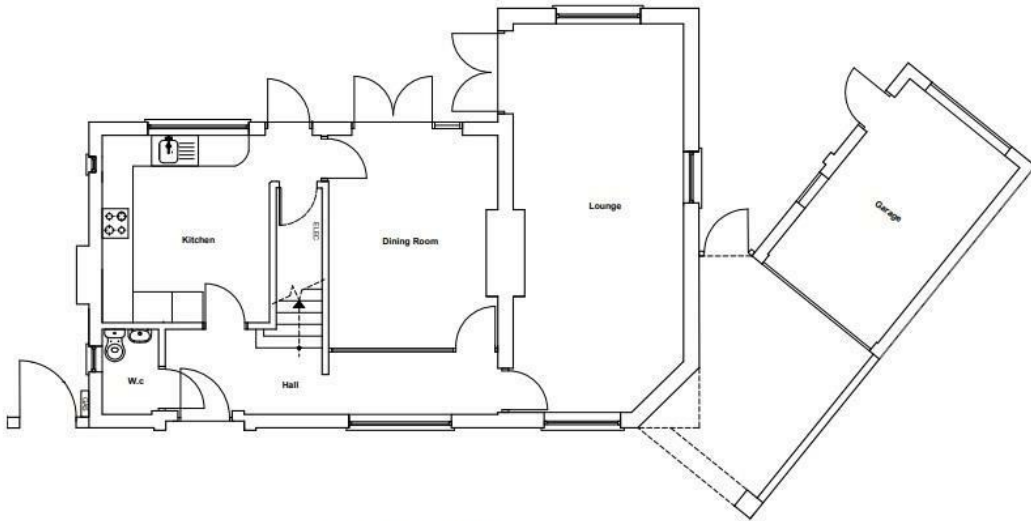
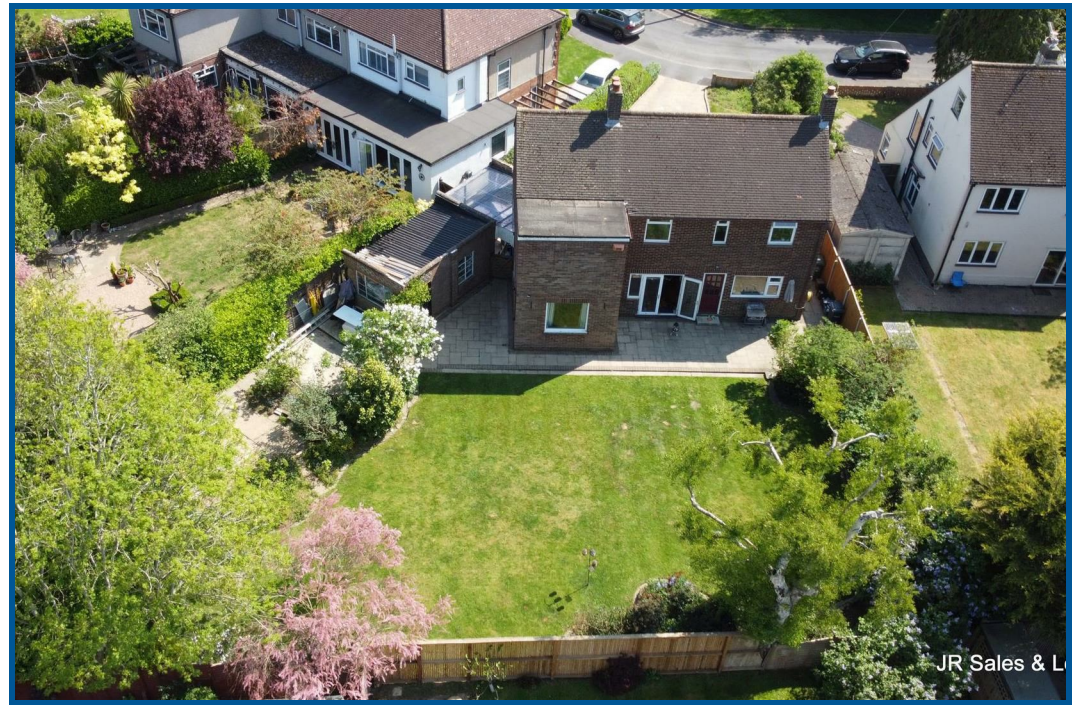




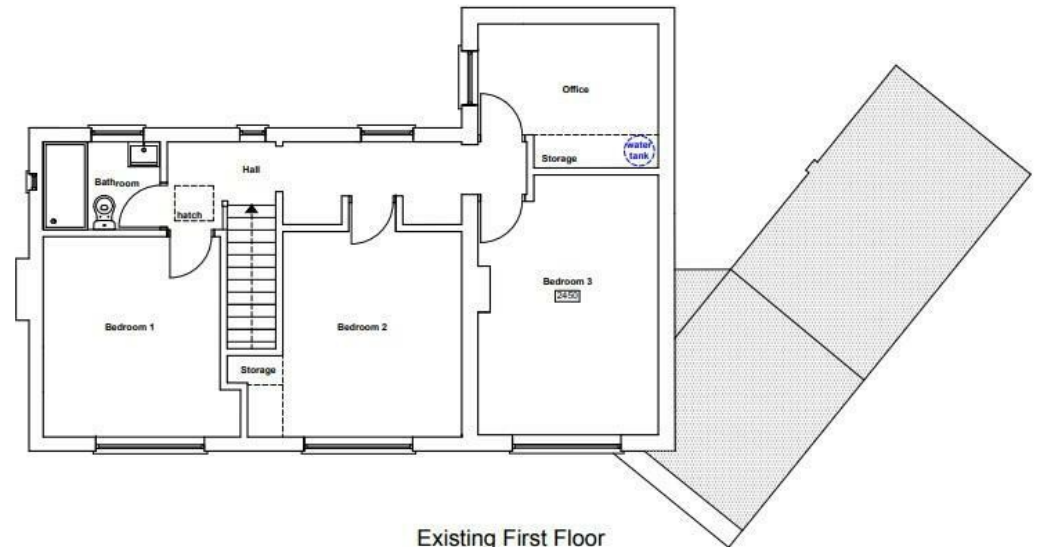




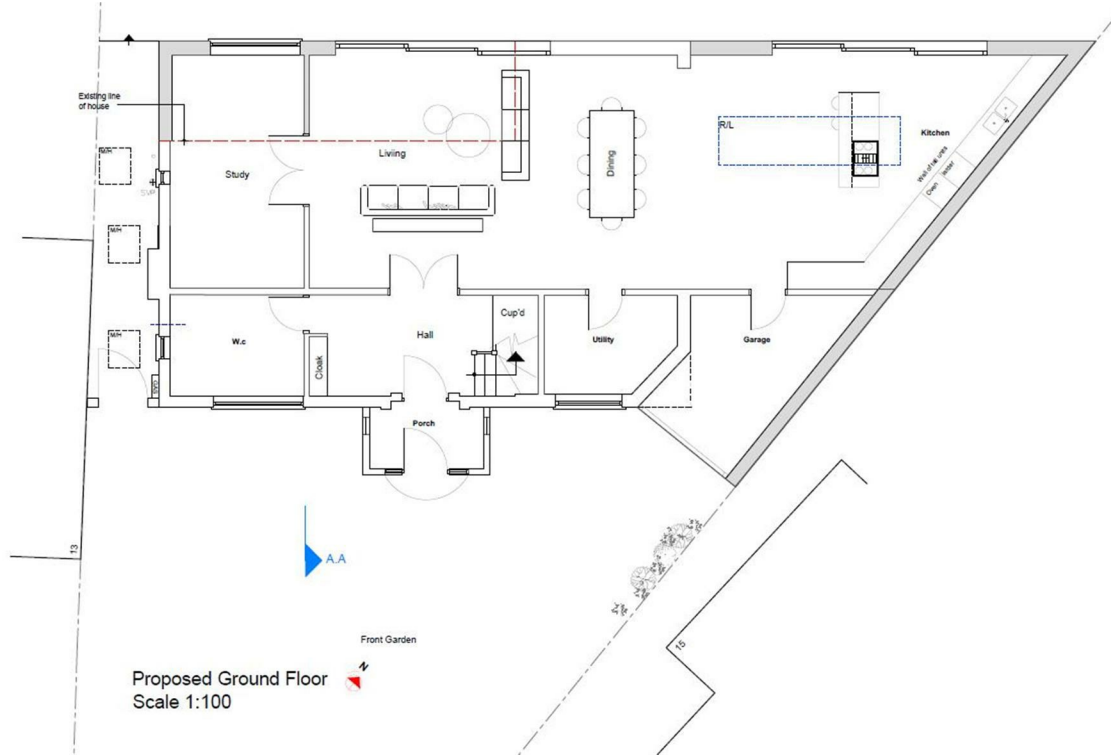




Existing Ground Floor
Scale 1:100



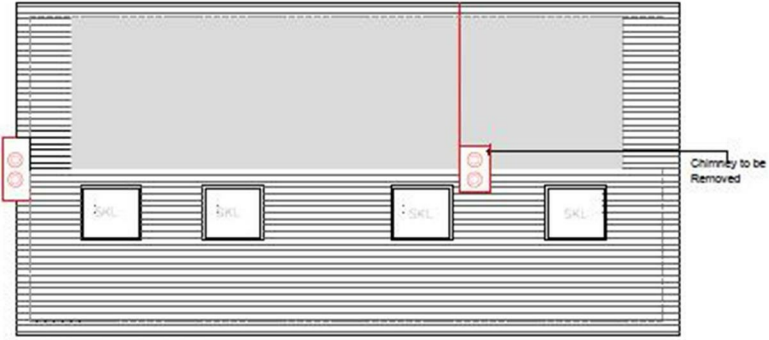
Existing First Floor
Scale 1:100



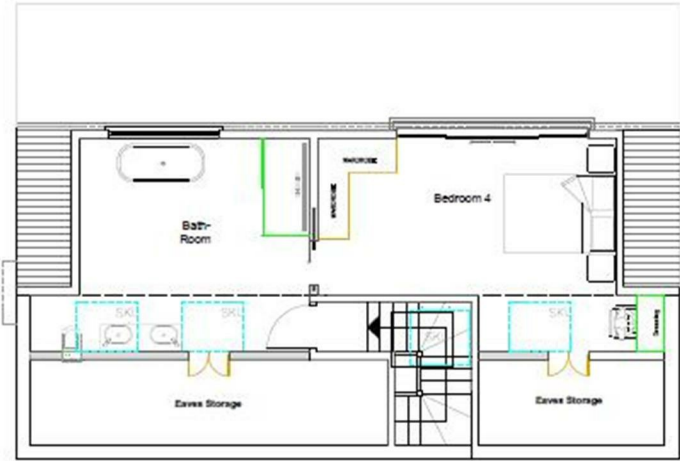
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	41	
England & Wales	EU Directive 2002/91/EC	

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Proposed Roof Plan
Scale 1:100



Proposed Second Floor
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Back Elevation
Scale 1:100