

EST. 1984



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**"FARTHINGS", CUFFLEY HILL,  
GOFFS OAK, HERTFORDSHIRE, EN7 5EZ**

**NO UPWARD CHAIN**



*Enjoying a well-established and secluded south facing 100ft rear garden, this two double bedroom detached bungalow has been in the same family for several decades, and while being well maintained the property still offers the incoming purchaser enormous scope and potential to further enlarge, and create a substantial family home, subject of course to the necessary consents.*

*"Farthings" is in an ideal location, just a short walk to the village and all the amenities that Cuffley has to offer. Transport links by both road and rail are ideal for the commuter with a British Rail station providing a frequent service to London, the M25 with links to major networks is easily accessible, the local shops amply catering for day-to-day requirements, and highly regarded schools are also within the catchment. The surrounding countryside and woodlands provide a wealth of leisure and sporting activities which are sure to suit most interests.*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL\***

**\*DELIGHTFUL AND SPACIOUS KITCHEN/BREAKFAST ROOM\***

**\*BRIGHT DINING/FAMILY ROOM\***

**\*GOOD SIZE SITTING ROOM\***

**\*TWO DOUBLE BEDROOMS\***

**\*BATHROOM & SEPARATE W.C.\***

**\*DOUBLE GLAZED WINDOWS AND DOORS\***

**\*GAS FIRED CENTRAL HEATING SYSTEM WITH VALLIANT BOILER\***

**\*SOUTH FACING REAR GARDEN APPROACHING 100'\***

**\*GARAGE AND DRIVEWAY PROVIDING AMPLE OFF STREET PARKING\***

*Covered entrance with courtesy light and double-glazed composite door affords access to:*

**RECEPTION HALL** *Access to loft, thermostatically controlled radiator and panelled doors leading to the sitting room, bedrooms, bathroom, separate w.c. and:*

**SPACIOUS KITCHEN/BREAKFAST ROOM** *14'9 x 10'1 Fitted with a range of quality, white high gloss wall and base units, with ample granite effect working surfaces and quality porcelain tiled splashback incorporating stainless steel sink drainer unit. Recess with plumbing for washing machine and dishwasher, space for fridge/freezer, Belling electric fan assisted double oven and grill and Neff four ring gas hob with stainless steel illuminated extractor canopy above. Double glazed uPVC window to side, wall mounted Vaillant gas fired combination boiler, stone effect tiled flooring and built-in double cupboard providing storage facilities. Double glazed uPVC door to side and access to:*



**BRIGHT DINING/FAMILY ROOM** *22' x 6'10 Double glazed uPVC window and French doors to rear, both enjoying views over the garden. Coved ceiling, three wall light points and two radiators. Archway leads to the:*



**GOOD SIZE SITTING ROOM** *16'1 x 13'5 Feature marble fireplace fitted with electric fire and decorative timber surround and mantle. Coved ceiling thermostatically controlled double radiator, TV and telephone points. Return panelled door to reception hall.*



**BEDROOM ONE** 14'4 x 10'1 Dual aspect with double glazed uPVC leaded light windows to side and front, with thermostatically controlled double radiator below. Coved ceiling and telephone point



**BEDROOM TWO** 11'3 x 10'1 Double glazed uPVC leaded light window to front with thermostatically controlled double radiator below.



**FAMILY BATHROOM** 5'8 x 4'11 Tiled in quality wall ceramics with suite comprising; pedestal wash hand basin with chrome mono-bloc tap and panelled bath with chrome mixer tap, shower attachment and glazed screen. Obscure double glazed uPVC window to side, extractor fan, mirror fronted medicine cabinet, thermostatically controlled radiator and stone effect tiled flooring.

**SEPARATE W.C.** Partly tiled in quality wall ceramics with mosaic border, stone effect tiled flooring and radiator. Obscure double glazed uPVC window to side and low flush w.c. with hide-away cistern.

### **EXTERIOR**

The property is positioned well back from the road and approached via a long gravel driveway which provides off street parking facilities for numerous vehicles and leads to an additional brindle block paved parking area:

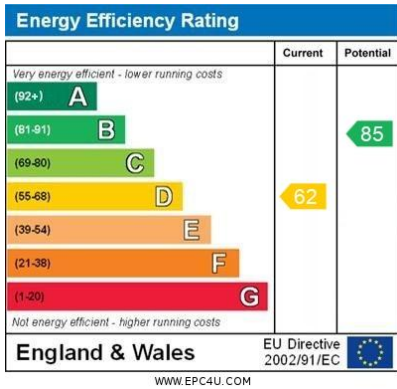
**GARAGE** 16'7 x 7'10 With metal up and over door and electric light connected. Housing the gas and electric meters and fuse box.

The property enjoys a south facing rear garden which approaches 100' and enjoys an excellent degree of seclusion being enclosed by a combination of mature trees and shrubs. Directly behind the property is a raised sun terrace, with steps leading down to lawn and an additional paved terrace which provides a delightful area to sit and enjoy a summers afternoon. Pedestrian access is afforded to one side of the property.



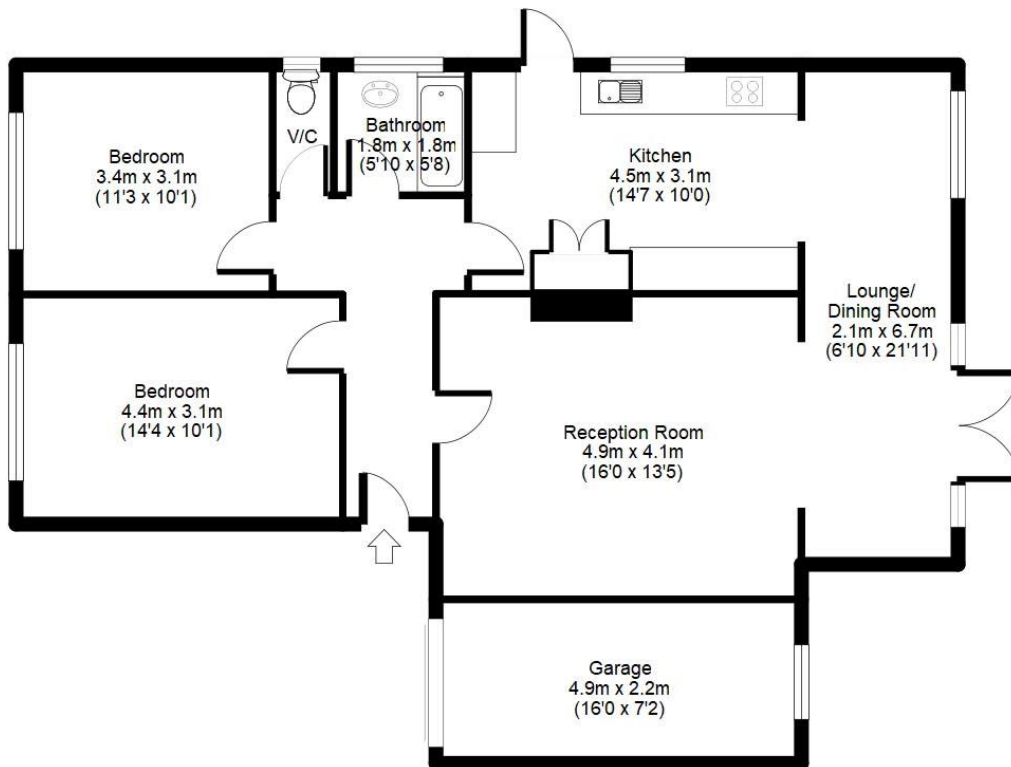
**PRICE: £699,995 FREEHOLD**

**Energy Performance Graph**



*The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email*

APPROX GROSS INTERNAL FLOOR AREA: 1018 sq. ft / 95 sq. m



For identification purposes only  
Measurements are approximate and not to scale

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



VIEWING: By appointment with Owners Sole Agents -

*please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*

***Important Note One:*** To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport, or driver's license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

***Important Note Two:*** These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2662A

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