



**Bluebell Drive
Cheshunt**



**£1,399,950
Freehold**

An exceptional opportunity to acquire this truly immaculate and beautifully maintained five bedroom detached family home, ideally positioned behind a gated own driveway within a quiet cul-de-sac in the prestigious St James' Hamlet. Occupying a superb plot of just under one-third of an acre, this outstanding home offers generous and versatile living accommodation throughout, including four well-proportioned reception rooms perfect for both formal entertaining and everyday family life. At the heart of the home is a stunning, recently updated kitchen featuring elegant midnight blue cabinetry complemented by luxurious marble-effect quartz worktops, all presented within beautifully finished interiors that create a refined yet welcoming atmosphere. Upstairs, five excellent bedrooms provide ample space for growing families, with two benefiting from en suite facilities, in addition to a further family bathroom. Externally, the property enjoys a south-west facing rear garden ideal for outdoor dining and enjoying the afternoon and evening sun, together with a double garage and ample parking via the gated driveway. Situated within easy reach of excellent local schools and amenities, this superb family home must be viewed internally to be fully appreciated.

- Truly immaculate and beautifully maintained detached family home
- Five generous bedrooms
- Two en suite shower rooms plus family bathroom
- Four versatile reception rooms
- Spacious kitchen ideal for family living
- Double garage
- Gated own driveway with ample off-road parking
- South west facing rear garden
- Total plot just under one-third of an acre
- Quiet cul-de-sac location in the prestigious St James' Hamlet, close to excellent local school

Front

Block paved driveway to the front with parking for multiple cars with gated entrance. Laid lawn with shrub and flower borders.

Covered Entrance Porch

Wall lights. Access to the rear garden.

Entrance

Composite opaque double glazed entrance door with matching side windows to the:-

Hallway

Karndean wood effect flooring. Bespoke solid oak bifurcated staircase to first floor with feature balustrades. Moulded coving to ceiling. Dado rail. Two radiators. Cupboards under the stairs for coats and storage. Doors to:-

Downstairs W.C.

Opaque double glazed window to the front. Villeroy & Boch suite comprising Wall hung W.C. with push button flush plate. Wall mounted wash hand basin with mixer tap. Chrome towel radiator. Inset spotlights to ceiling. Extensively tiled walls and floor in complimentary ceramics.

Study

Double glazed windows to the front and side. Moulded coving to ceiling. Two double radiators. Amtico wood effect floor. Range of fitted bespoke carpentry cupboards and storage units.

Living Room

Entrance via double doors. Dual aspect room with double glazed windows to the front and sliding double glazed patio door to the garden. Three double radiators. Moulded coving to ceiling. Wall lights. Feature inglenook fireplace with a tiled hearth with double glazed windows either side and brick built chimney with a real flame effect gas fire.

Dining Room

Double glazed windows to the rear and side. Moulded coving to ceiling. Wall lights. Karndean wood effect flooring. Dado rail.

Kitchen

Double glazed window to the front. Inset spotlights to the ceiling. Feature grey radiator. Wall and base bespoke fitted carpentry in midnight blue. Bespoke marble effect quartz worktops with matching splash backs. Space and recess for American fridge freezer. Integrated oven and microwave combi-oven. Integrated dishwasher. Five ring gas hob. Under-slung 1 1/2 bowl sink with mixer tap over. Centre island/breakfast bar with cupboards under and pop-up electric point and matching fitted cupboards under. Opening to the:-

Utility Room

Double glazed window to the rear. Composite double glazed opaque door to the side. Radiator. Amtico wood effect floor. Plumbing and spaces for tumble drier and washing machine. Tall fridge freezer. Cupboard housing Worcester Bosch boiler. Wall and base bespoke fitted units in midnight blue. Bespoke marble effect quartz worktop with underslung sink with mixer tap and splash backs. Water softener. Inset spotlights. Loft storage.

Snug

Double glazed French doors to the garden. Coving to ceiling. Inset spotlights. Amtico wood effect flooring. Double radiator.

First Floor Landing

Dado rail. Moulded coving to ceiling. Built in airing cupboard. Access to loft space. Radiator. Feature landing double glazed arched window to the front. Doors to:-

Bedroom 1

Two double glazed windows to the rear. Two radiators. Wall lights. Moulded coving to ceiling. Inset spotlights. Large recess for Wardrobe. Door to an:-

En-Suite Bathroom

Opaque double glazed window to the rear. Villeroy & Boch suite comprising wall hung low flush W.C. with flush plate. Freestanding double ended bath with a wall tap and mixer valve. Chrome towel radiator. Wall hung vanity wash hand basin with mixer tap and cupboards under. Walk in shower cubicle with mixer valve, rain head and hand attachment.

Bedroom 2

Two double glazed windows to the front. Two radiators. Laminate wooden flooring. Extensive range of built in wardrobes. Coving to ceiling. Inset spotlights. Door to an:-

En-Suite Shower Room

Extensively tiled walls and flooring. Villeroy & Boch suite comprising Wall hung W.C. with flush plate. Wall mounted vanity wash hand basin with mixer tap and cupboard under. Chrome towel radiator. Tile enclosed shower cubicle with electric mixer valve and hand attachment. Inset spotlights. Extractor fan.

Bedroom 3

Two double glazed windows to the front. Radiator. Moulded coving to the ceiling. Inset spotlights. Built in wardrobes and range of fitted wardrobes.

Bedroom 4

Double glazed windows to the rear. Laminate wooden flooring. Radiator. Moulded coving to ceiling. Inset spotlights. Two built in fitted wardrobes.

Bedroom 5

Double glazed window to the rear. Radiator. Laminate wooden flooring. Inset spotlights. Moulded coving to ceiling.

Family Bathroom

Opaque double glazed window to the side. Villeroy & Boch suite comprising of a panel bath with mixer tap and shower hand attachment. Tile enclosed shower cubicle with mixer valve, hand attachment and rain head. Wall hung W.C. with push button flush plate. Vanity wash hand basin with mixer tap. All sanitary ware is by Villeroy & Boch. Fitted mirror with light. Chrome towel radiator. Extensively tiled walls and flooring in complimentary ceramics. Inset spotlights.

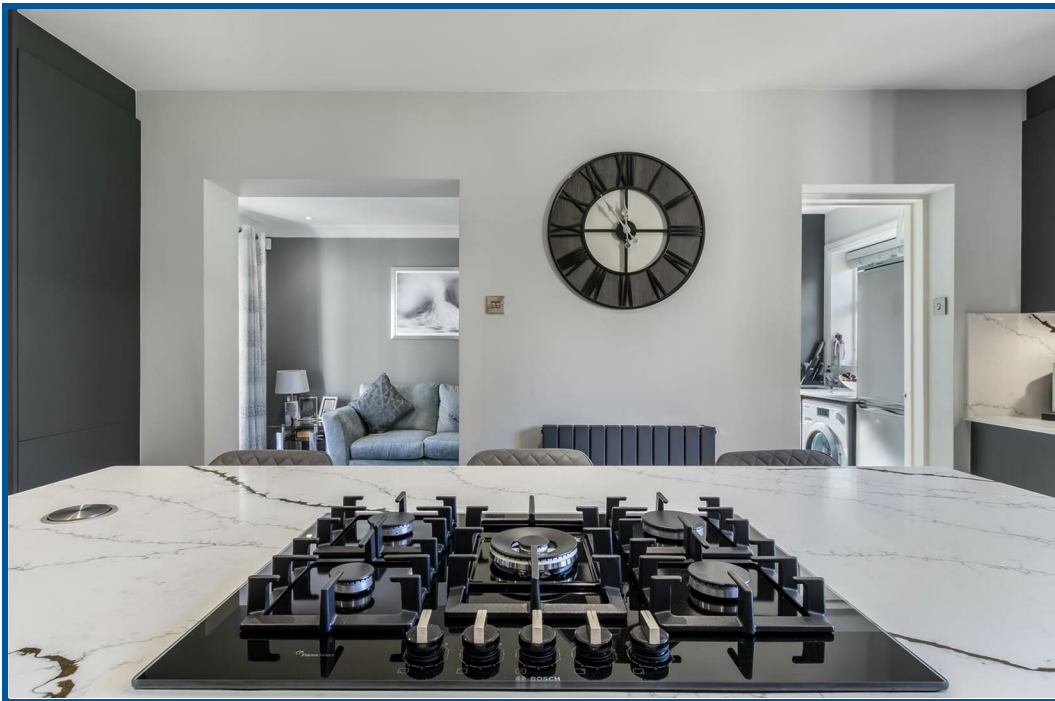
Garden

Panoramic South West facing landscaped garden featuring large Indian sandstone feature patio running around the property. Mainly laid to lawn. Mature shrub and flower borders. Timber summer house. Water tap. Security lights. Side access.

Double Garage

Twin up and over doors. Power and lighting. Storage in the eaves. Window to the side. Door to the garden. Separate consumer unit.





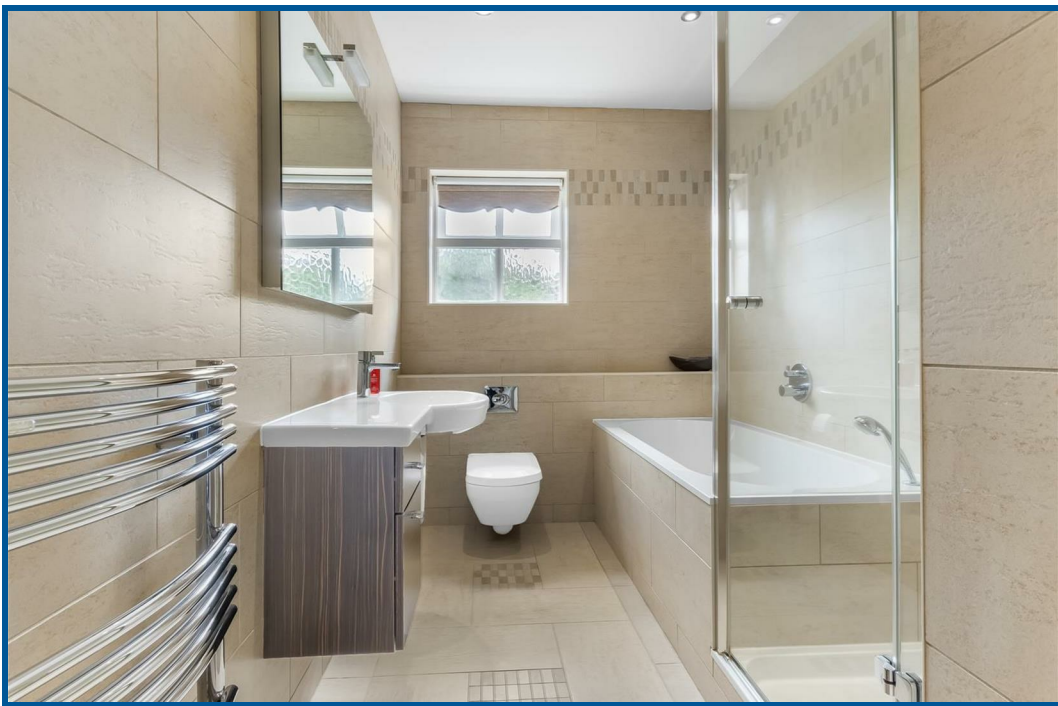


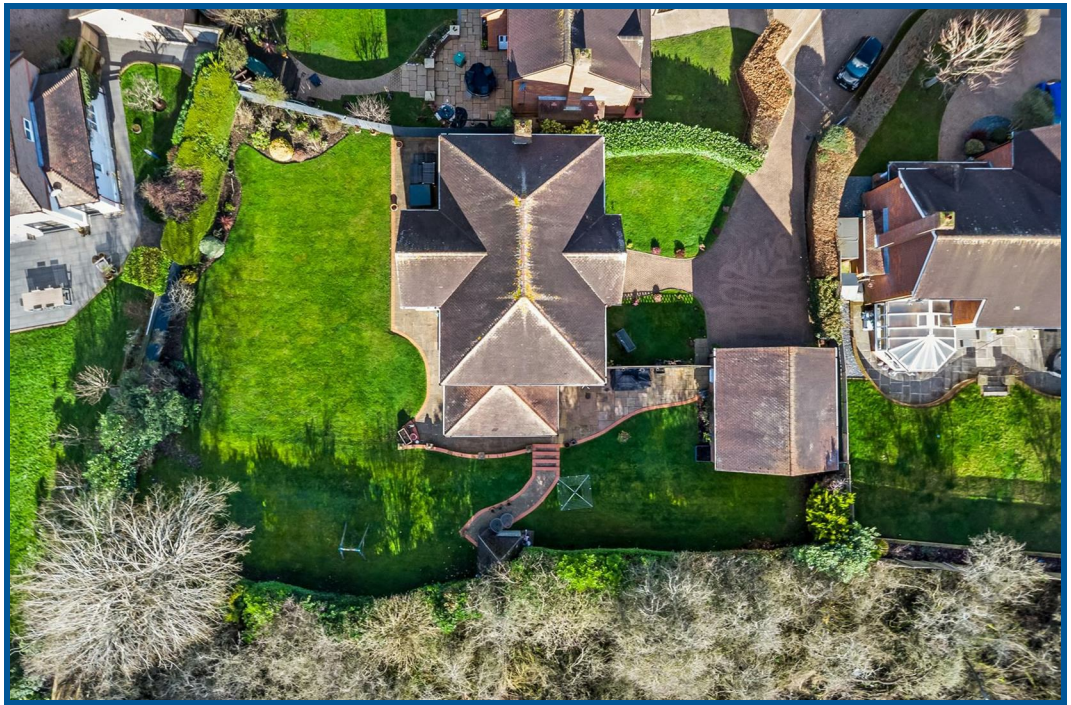










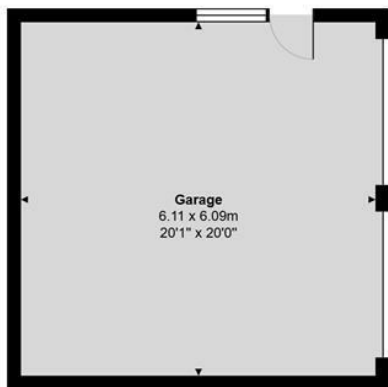


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	

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	



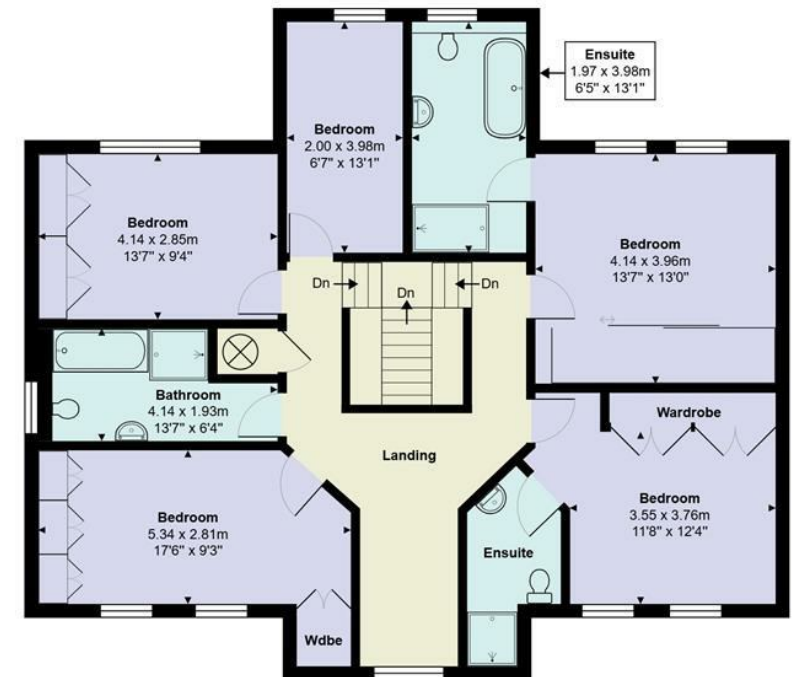
Ground Floor
Area: 124.9 m² ... 1344 ft²



Bluebell Drive, Goffs Oak, EN7 6SA

Total Area: 274.2 m² ... 2951 ft²

All measurements are approximate and for display purposes only



First Floor
Area: 112.0 m² ... 1206 ft²