

Pollards Close, Goffs Oak
£949,995 Freehold



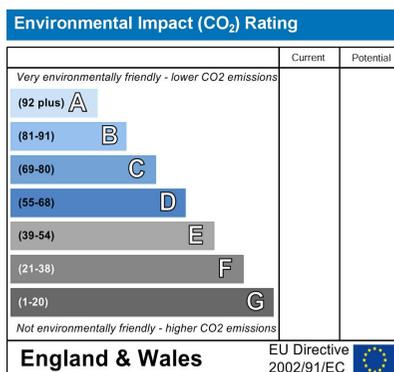
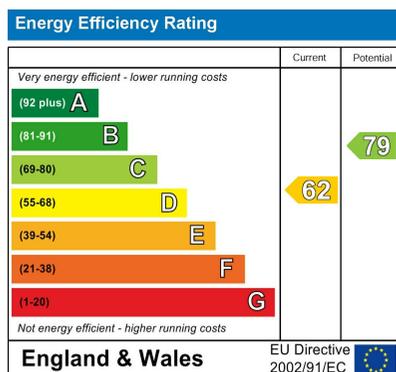
VIEWING RECOMMENDED!

Cheshunt: Tel: 01992 621116 **www.jrpropertyservices.co.uk** **Cuffley: Tel: 01707 872111**



A Stunning Four Bedroom Fully Detached House having been extended & refurbished to an extremely high standard offering good sized family accommodation & situated in this sought after & desirable Cul-de-sac close to Schools, Open Country side & within a mile of Cuffley British Rail Station. Viewing highly recommended to fully appreciate all that this property has to offer.

- Large Driveway
- Open Planned Kitchen/Dining Room
- Four Bedrooms
- En-Suite To Main Bedroom
- Utility Room
- Landscaped Garden
- Living Room
- 2nd Reception Room / Games Room
- High Quality Refurbishment
- Great Location



Driveway

Block paved driveway with shrub and flower border.

Entrance

Composite anthracite double glazed opaque entrance door to the:-

Hallway

Coving to ceiling. LVT flooring. Column anthracite feature radiator. Stairs to first floor with a storage cupboard under. A range of fitted cupboards. Doors to:

Front Room

18'7 x 10'11

Double glazed windows to the front and side. Anthracite column feature radiator. LVT flooring. Media wall with built in electric fire.

Kitchen/Diner

20'3 x 18'6

Anthracite aluminium bi-folding doors into the garden. LVT flooring. Attractive range of wall and base fitted units with Quartz stone worktops over. Underslung stainless steel sink with drainer. Mixer tap. Centre island with Neff induction hob and Feature extractor over. Inset spotlights to ceiling. Space for American sized fridge freezer. Integrated dishwasher. Integrated wine cooler. Neff coffee maker. Neff hide and slide oven x 2. Combi Microwave. 2 feature column anthracite radiators. Opening into:-

2nd Reception Room

27'8 x 11'3 narrowing to 8'5

Double glazed windows to the rear and side. Aluminium anthracite French doors to the garden. LVT flooring. Column anthracite feature radiator. 2 skylights the ceiling. Inset spotlights. Doors to:-

Downstairs W.C

Column anthracite feature radiator. Wall mounted wash hand basin with waterfall tap. Tiled splash backs. Vanity unit with cupboard under. Wall hung W.C with concealed cistern and push button flush. Part tiled walls. Extractor fan. Inset spotlights to ceiling.

Utility Room

7'4 x 6'

Range of wall and base fitted units. Work surfaces over. Space and plumbing for washing machine and tumble drier. Cupboard housing a Worcester Bosch boiler. Inset spotlights to ceiling. Extractor fan. Feature anthracite towel radiator. Door into:-

Garage Storage Space

8'2 x 7'5

Storage space. Up and over door. Power and lighting.

First Floor

Double glazed window to the side on the landing. Glass feature balustrade. Coving to ceiling. Access to loft space. Doors to:

Bedroom 1

16'9 into the recess x 9'7

Double glazed windows to the rear. Anthracite column radiator. Coving to ceiling. Door to:

En-Suite Shower

Low flush W.C. Vanity wash hand basin combination. Black waterfall mixer tap. Tiled enclosed shower cubicle with rain head. Black towel radiator. Inset spotlights to ceiling. Extractor fan. Marble tiled walls & flooring.

Bedroom 2

16'1 x 8'8

Double glazed window to the rear. Anthracite column radiator. Coving to ceiling.

Bedroom 3

10'11 x 9'1

Double glazed window to the front. Anthracite column radiator. Coving to ceiling.

Bedroom 4

9'2 x 11'0

Double glazed window to the front. Anthracite column radiator. Coving to ceiling.

Family Bathroom

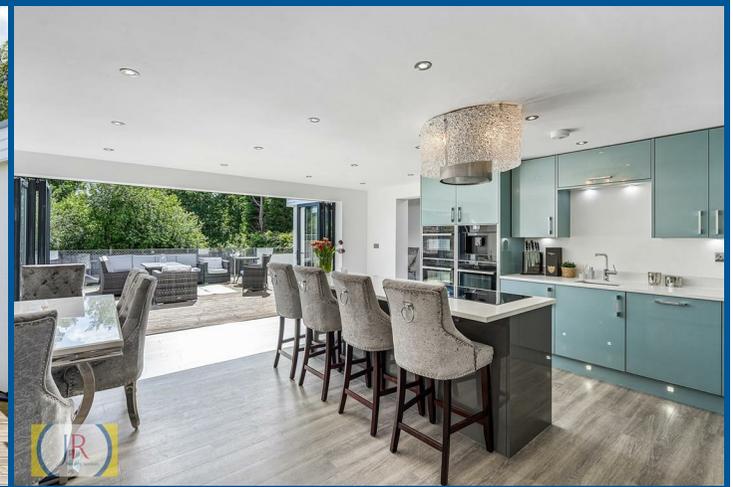
9'1 x 6'3

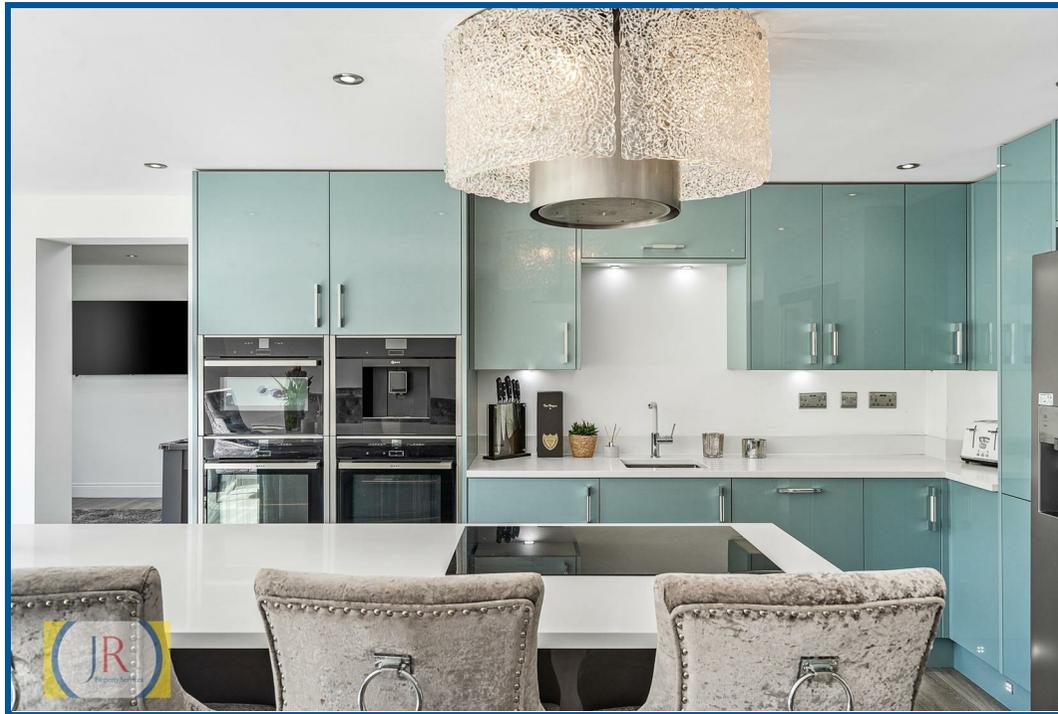
Opaque double glazed window to the side. Inset spotlights to ceiling. Extractor fan. Panel bath with mixer tap. Wall hung vanity unit with cupboards under. Low flush W.C. Tiled double shower cubicle with rain head. Gold towel radiator. Gold taps. Marble tiled floor and walls.

Garden

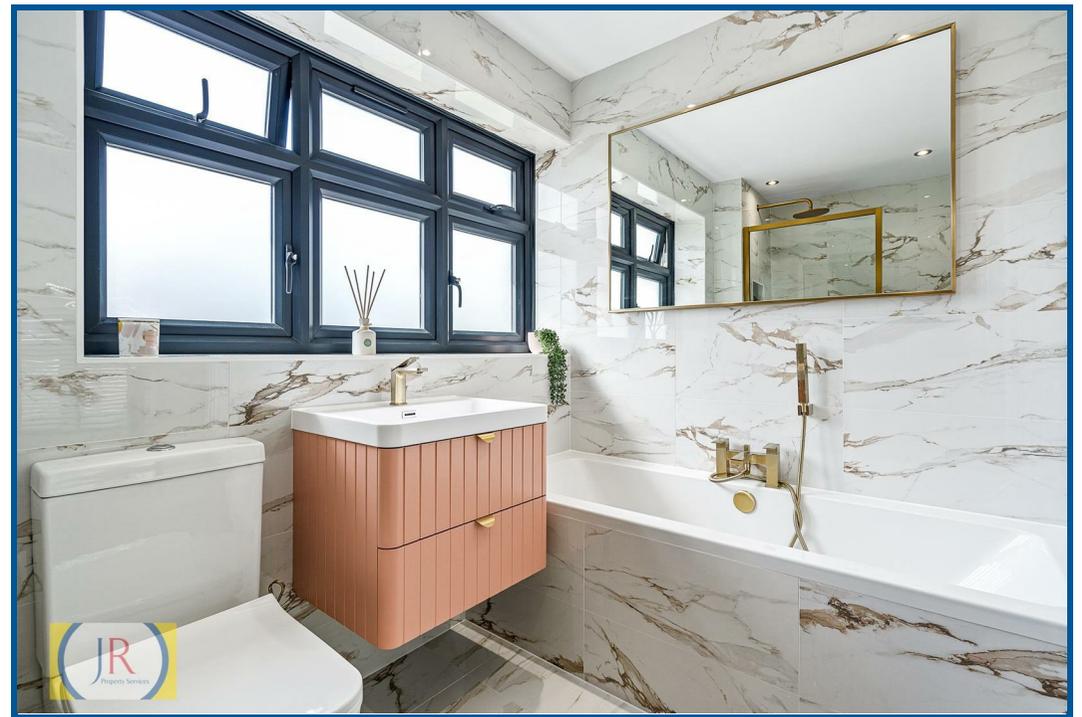
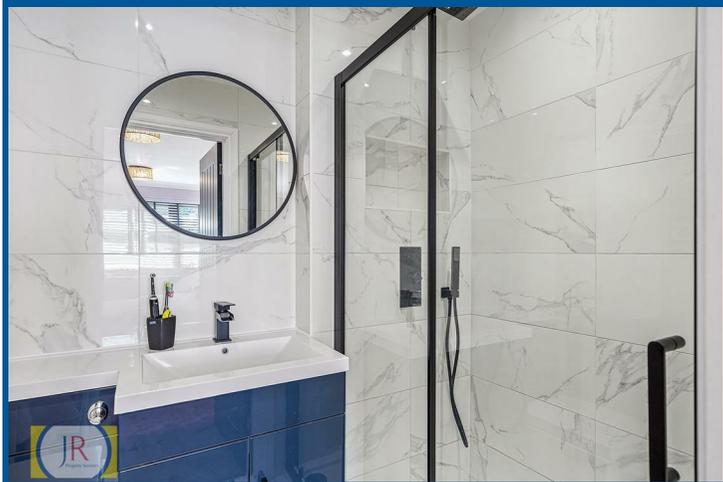
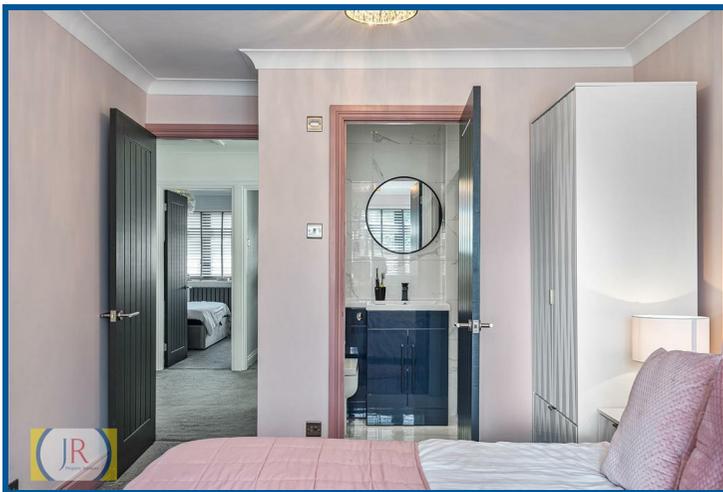
54'

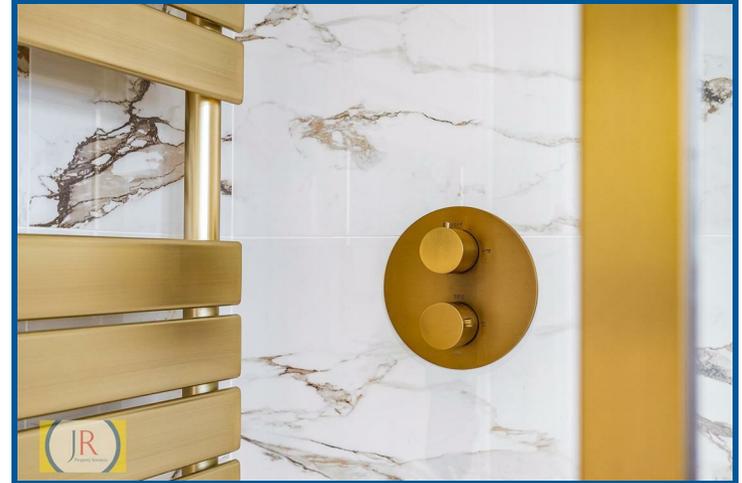
Large decking area with glass balustrade. Lower decking area. Astroturf garden. Rear pedestrian access. Outside power point. Outside lighting. Water tap. Side access.

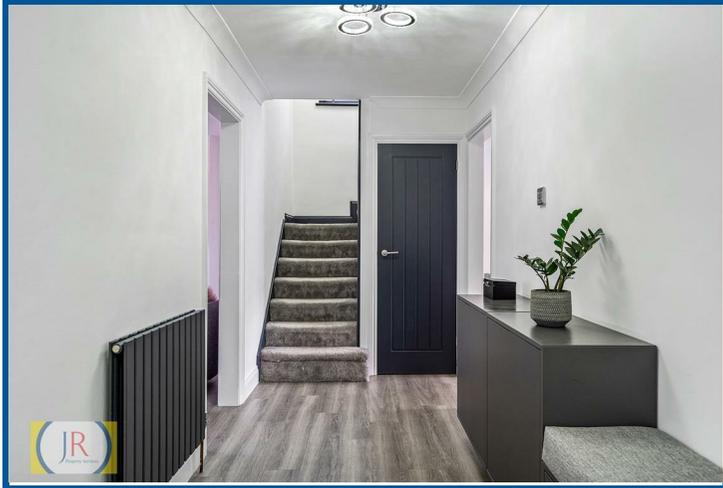
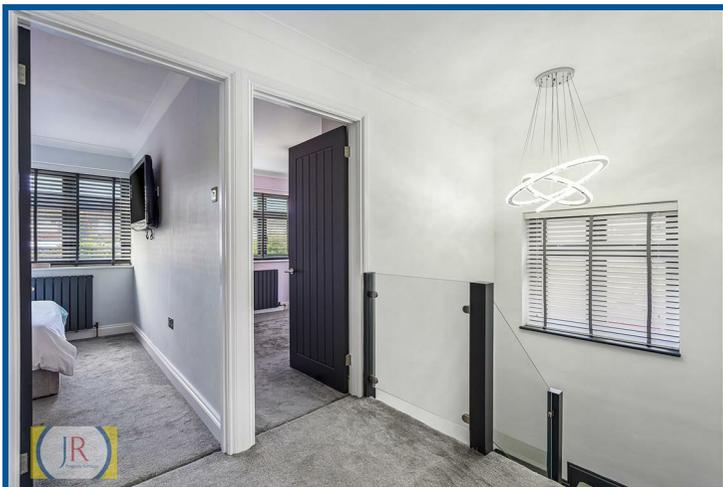


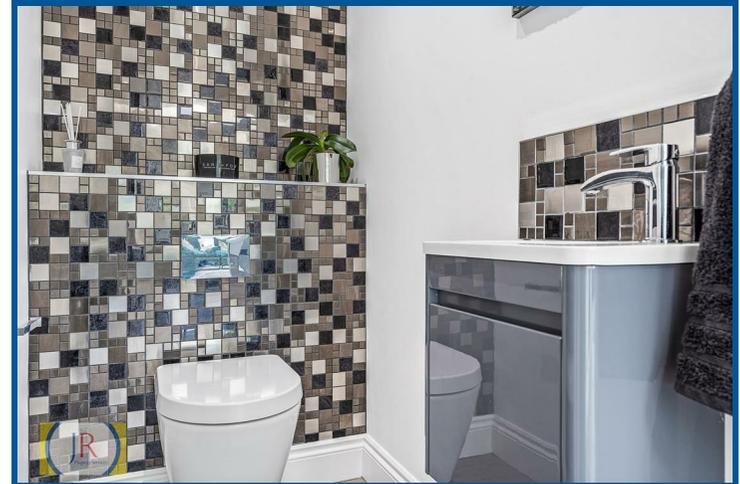
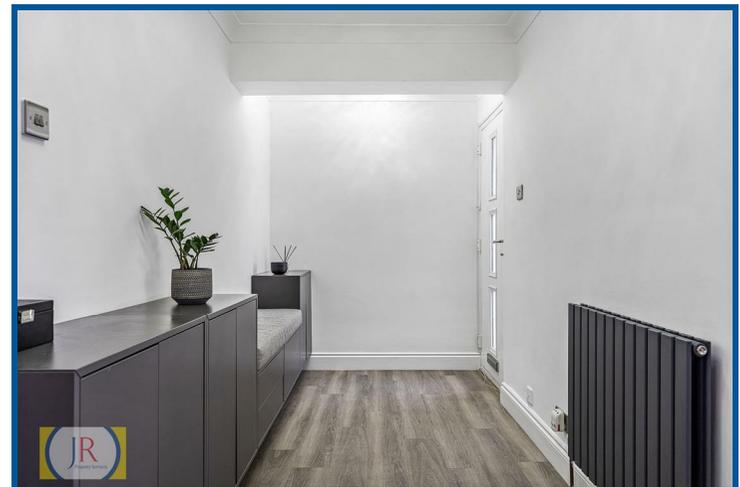


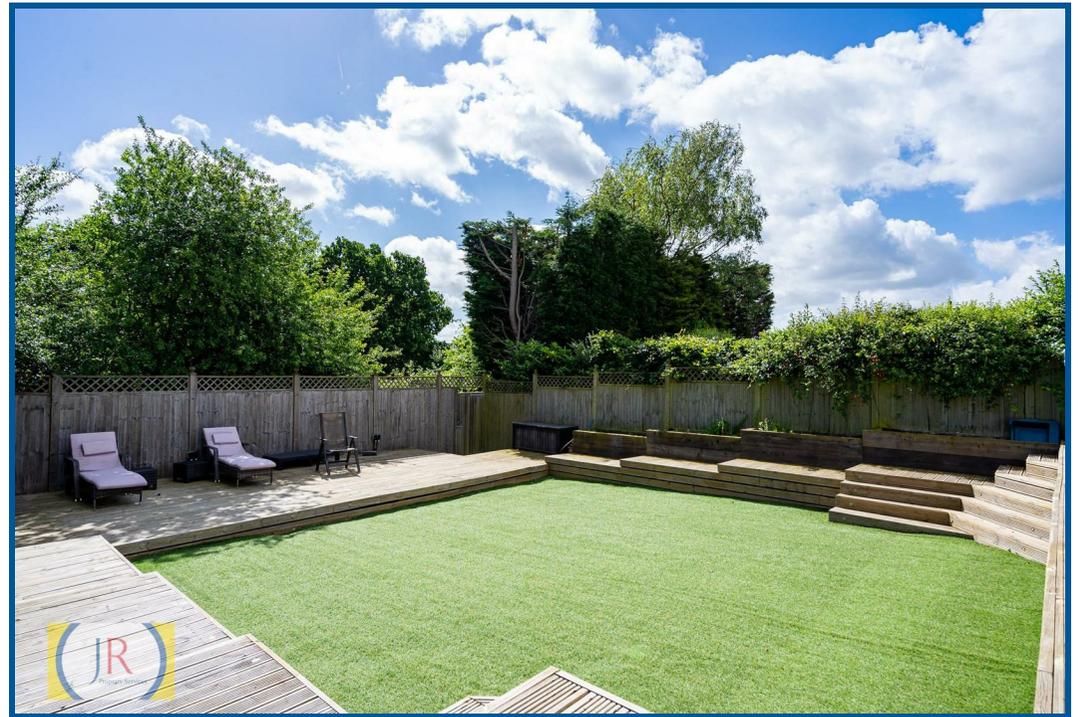
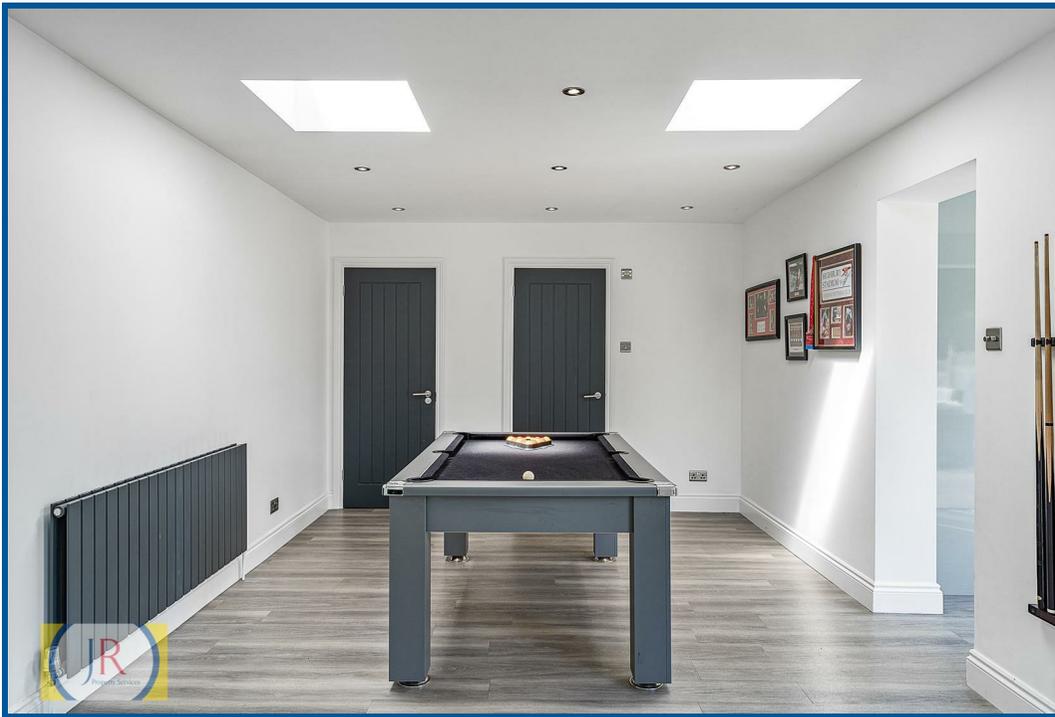






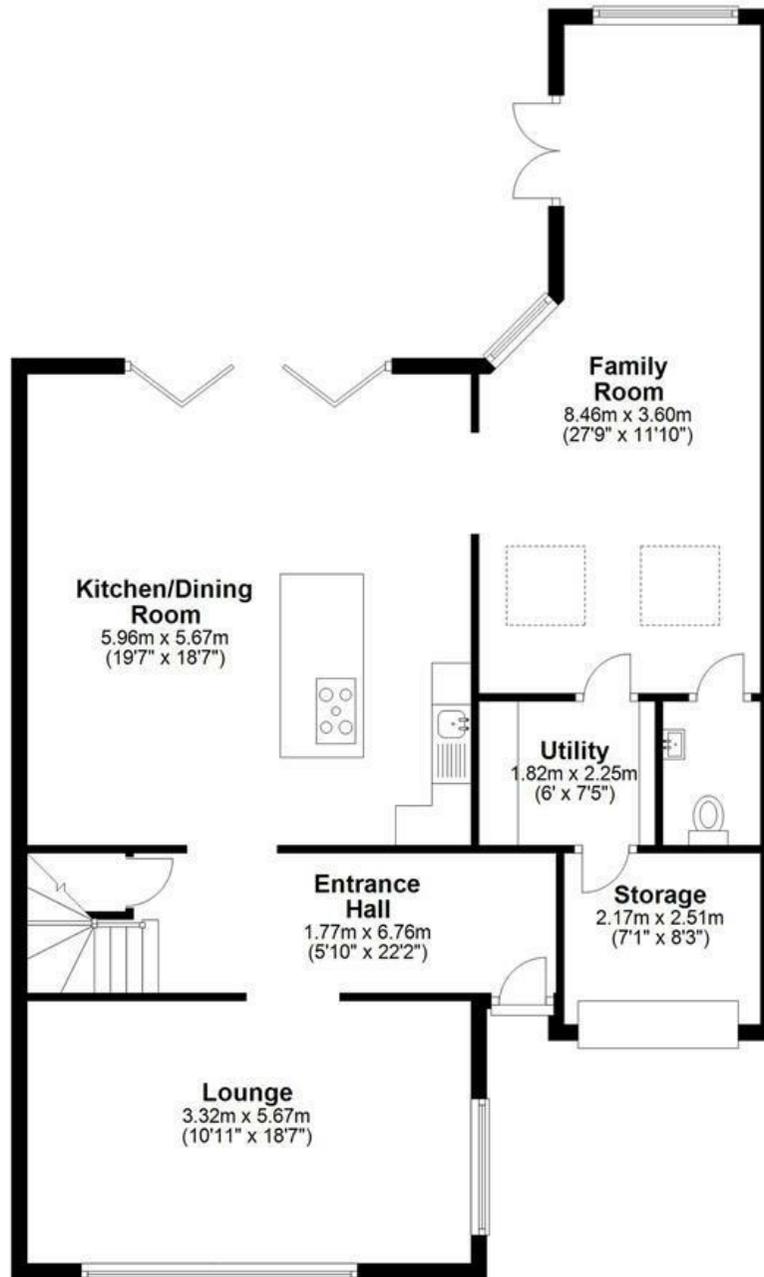






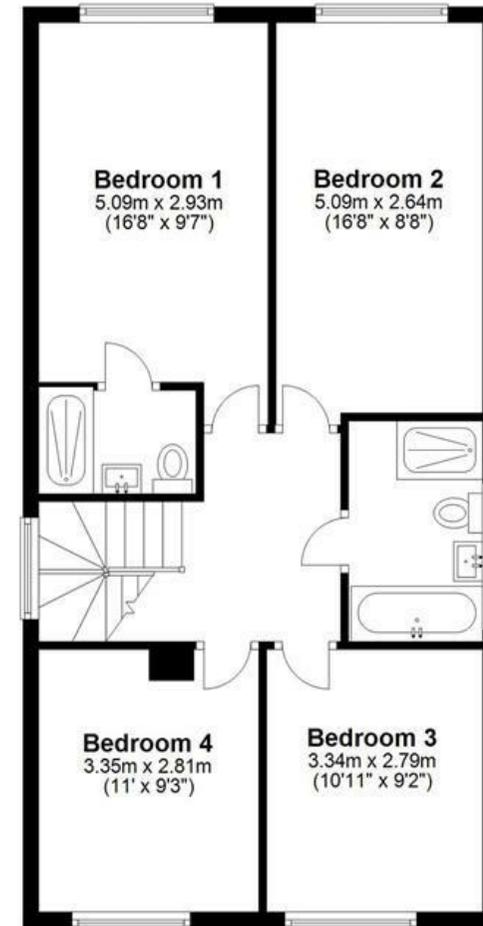
Ground Floor

Approx. 104.9 sq. metres (1129.0 sq. feet)



First Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



Total area: approx. 168.9 sq. metres (1818.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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