



Farm Lodge St James Road, Goffs Oak, EN7 6TR
£775,000

Haydens
& Company

**** NEWLY BUILT DETACHED PROPERTY ** LUXURY FITTED KITCHEN WITH INTEGRATED BRANDED APPLIANCES** UNDERFLOOR HEATING WITH TILED FLOORING ** BI FOLDING DOORS TO REAR GARDEN ** PARKING FOR 5 CARS ** GATED ENTRY PHONE SYSTEM ** NHBC GUARANTEE ****

Situated in the sought after ST JAMES PARISH amongst property of varying design, within walking distance of local Village amenities and convenient for CUFFLEY BR MAIN LINE STATION.

FEATURES INCLUDE EN SUITE TO MASTER BEDROOM, GAS CENTRAL HEATING & DOUBLE GLAZING.

THE PROPERTY IS BUILT TO A HIGH SPECIFICATION AND INTERNAL VIEWING IS RECOMMENDED.

****CHAIN FREE****



ENTRANCE

Via a gated driveway with entry-phone system.

HALLWAY 21' x 7'4 (6.40m x 2.24m)

Double glazed window to side, tiled flooring, under floor heating, oak doors to kitchen and cloakroom, staircase with white wood and oak balustrade to first floor.

CLOAKROOM

White suite comprising low flush wc, wash hand basin. Tilled flooring .

FULLY FITTED KITCHEN 16'7 x 14'2 (5.05m x 4.32m)

Full range of Grey High Gloss wall and base units, work surfaces, Franke inset sink with mono mixer tap with spray, built in Zanussi double oven, induction hob with extractor above, integrated fridge/freezer, wine cooler fridge, central island, breakfast bar area, spot lights, TV points, power points, tiled flooring, under floor heating, door to utility room.

UTILITY ROOM 10'4 x 6'4 (3.15m x 1.93m)

Grey High Gloss wall and base units, stainless steel single drainer sink unit with mono mixer tap and cupboards below, spot lights, extractor fan, plumbing for washing machine, cupboard housing gas boiler. double glazed window to side.Door to side way.

STUDY / BED 3 7'5 x 6'9 (2.26m x 2.06m)

Double glazed window to rear, tiled flooring, under floor heating, spot lights.

LOUNGE 16'9 x 16'6 (5.11m x 5.03m)

Double glazed Bi-fold doors overlooking patio and rear garden, under floor heating, up lighting, spot lighting, power points, TV point.

FIRST FLOOR ACCOMMODATION

LANDING

Via stair case with oak balustrade, large walk-in fitted storage cupboard.

BEDROOM 1 17'2 x 12'8 (5.23m x 3.86m)

Double glazed window to front, fitted carpet, double radiator, inglenook illuminated display shelves, spot lights, open to dressing room.

DRESSING ROOM

Built in wardrobes and fitted shelves, spot lights, door to en suite.

EN SUITE SHOWER

Corner shower cubicle with sliding door, back to wall low flush wc, wash hand basin, tiled walls, tiled flooring, Velux window to side, spot lights.

BEDROOM 2 16' x 10'7 (4.88m x 3.23m)

Double glazed window to rear, two Velux windows to side, fitted carpet, power points, wall mounted TV point.

BATHROOM

White suite comprising paneled bath with mixer tap, wash hand basin, low flush wc, heated towel rail, Velux window to side, extractor fan.

EXTERIOR

REAR GARDEN approx 30' x 40' (approx 9.14m x 12.19m)

Indian sandstone patio, sleeper wall to lawned area, flower borders, mature Laurel hedge to side and rear, side pedestrian access to both sides.

PRIVATE OWN DRIVEWAY

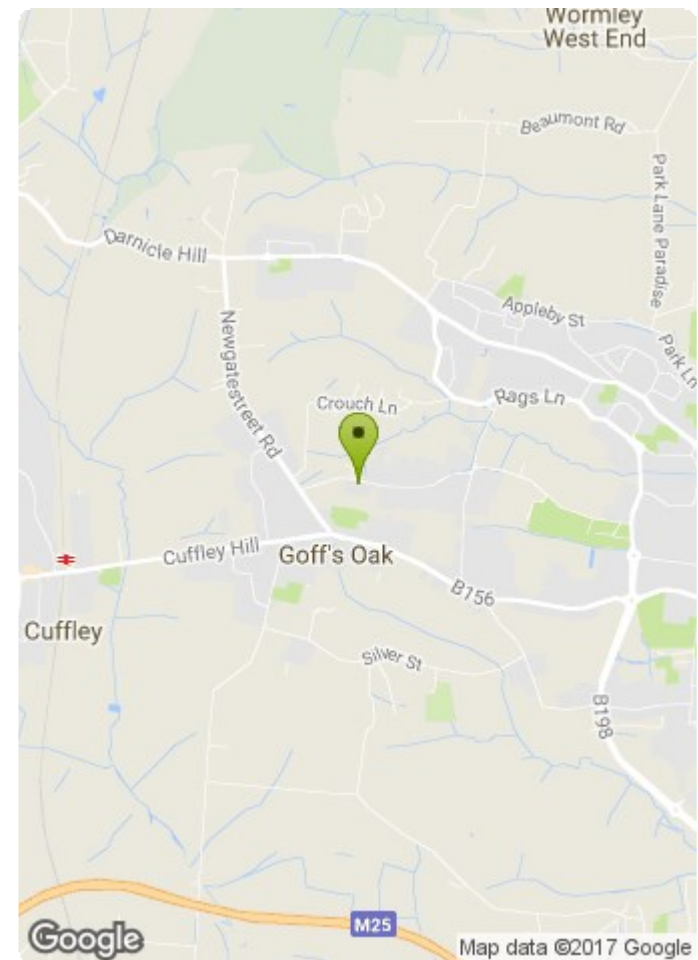
Via entry-phone system, ample parking for several vehicles.

Disclaimer

All internal room measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only & may show items that are not for sale or included in the sale of the property.







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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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