



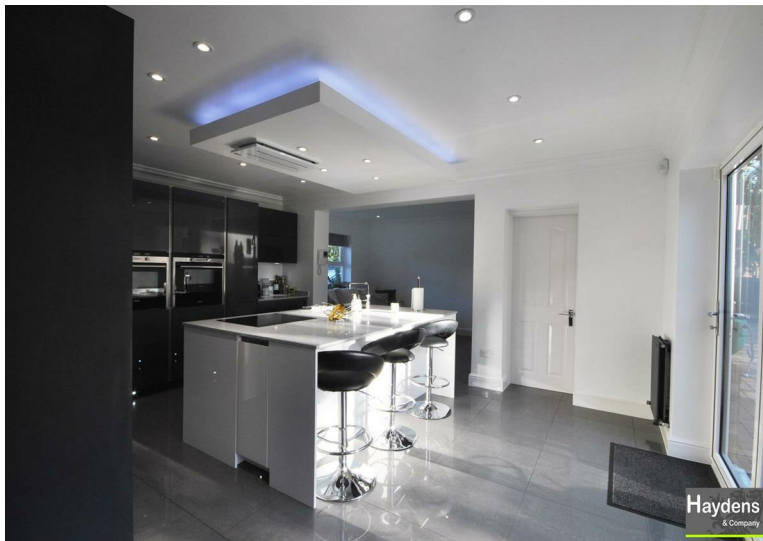
**15 Bluebell Drive, Goffs Oak, EN7 6SA**  
**Offers In Excess Of £1,500,000**





**\*\* IMPOSING REFURBISHED FAMILY HOME \*\* PRESTIGIOUS HIGHLY REGARDED ST JAMES PARISH \*\* ELECTRIC WROUGHT IRON GATES \*\*  
TWO EN SUITES \*\* 4 RECEPTION ROOMS \*\* DOUBLE GARAGE WITH LONG DRIVEWAY \*\* LANDSCAPED REAR GARDEN \*\***

Within walking distance of Village amenities and close to CUFFLEY BR STATION  
FEATURES INCLUDE EXCELLENT LOCAL SCHOOLS, GAS CENTRAL HEATING & DOUBLE GLAZING.  
INTERNAL VIEWING IS RECOMMENDED  
\*\*\*\*CHAIN FREE\*\*\*\*



ENTRANCE	
HALLWAY	
GUEST CLOAKROOM	
DRAWING ROOM	25'4 x 13'3 (7.72m x 4.04m)
CONSERVATORY	
DINING ROOM	13'3 x 12'8 (4.04m x 3.86m)
KITCHEN/BREAKFAST ROOM	16'2 x 13'2 (4.93m x 4.01m)
UTILITY ROOM	
TV ROOM	11'8 x 8'9 (3.56m x 2.67m)
STUDY	17'3 x 8'6 (5.26m x 2.59m)

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

MASTER BEDROOM	13'5 x 13' (4.09m x 3.96m)
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DRESSING ROOM

EN SUITE BATHROOM

BEDROOM 2	11'5 x 13'5 x 10' (3.48m x 4.09m x 3.05m)
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EN SUITE SHOWER ROOM

BEDROOM 3	17'4 x 9'3 (5.28m x 2.82m)
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BEDROOM 4	11'3 x 9'3 (3.43m x 2.82m)
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SECOND FLOOR LANDING

BEDROOM 5	12'6 x 12'2 (3.81m x 3.71m)
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BEDROOM 6	12'6 x 12'1 (3.81m x 3.68m)
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SHOWER ROOM

EXTERIOR

DOUBLE GARAGE

LONG DRIVEWAY

LANDSCAPED REAR GARDEN

approx 140' wide (approx 42.67m wide)

COUNCIL TAX BAND H

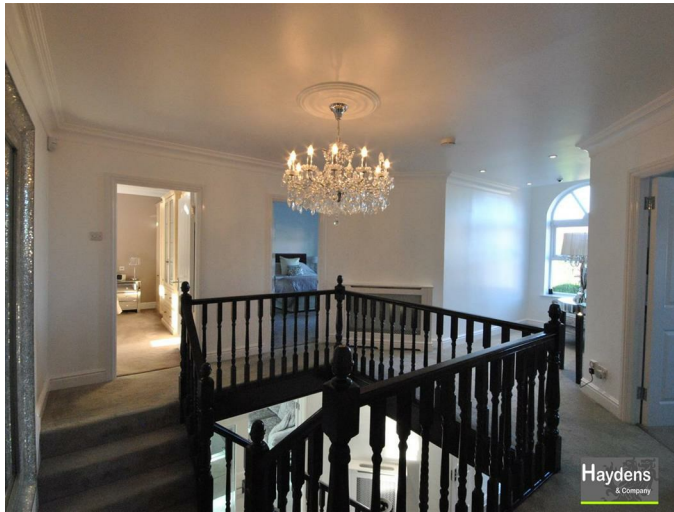
Disclaimer

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.





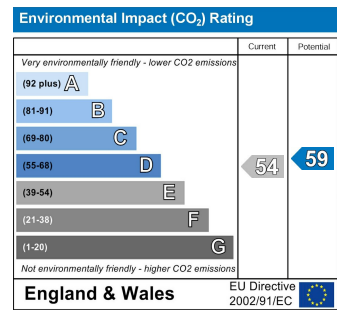
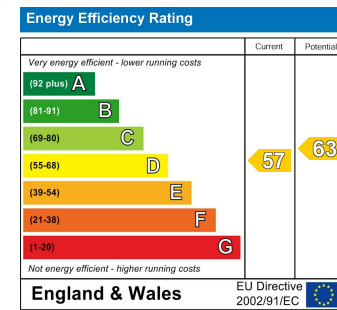












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