



Shepherds
Property Sales & Lettings



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Cuffley Hill | Goffs Oak | EN7 5EU | £475,000





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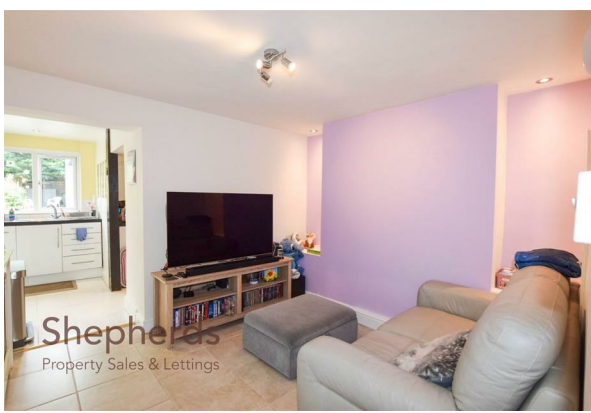
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Shepherds are pleased to offer this three bedroom semi-detached home, offering spacious and versatile accommodation in a desirable location. Upon entering the property, you are welcomed by an inviting 'open plan' reception room, currently utilised as a dining room and an office. The ground floor further comprises of a family / tv room, a 'snug', which provides a great space for relaxing, a modern kitchen, utility room and a bathroom. Upstairs, you'll find two generous double bedrooms and a versatile third bedroom currently used as a dressing room, accessed via the second bedroom. A private rear garden, with patio ideal for outdoor entertaining along with a front driveway offering off-street parking for multiple vehicles. Ideally situated for family and commuters with easy access to the A10 and M25 as well as to highly regarded primary and secondary schools. Local amenities, parks, and shops are within easy reach, making this an excellent choice for families.

- Three Bedroom Semi Detached Home
- Kitchen & Utility
- Front Driveway
- Three Reception Rooms
- Four Piece Bathroom Suite
- Excellent Transport Links
- Larger Than Average Living Room
- Bedroom Three/ Dressing Room
- Highly Regarded Goffs Oak Location



Front Door	Reception Room
Entrance Porch	11'4 x 9'6
Living Room	First floor Landing
18'8" x 9'11" max	Bedroom One
Dining Room	10'10" x 9'7"
12'10" x 6'11"	Bedroom Two
Kitchen	10'11" x 9'6"
11'4" x 9'3	Bedroom Three / Dressing Room
Utility Room	9'3" x 6'
9'3 x 7	External
Bathroom	Front Driveway
11'3" x 6'0"	Rear Garden



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E





Cuffley Hill, Goffs Oak, EN7



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

