



Goffs Oak - Attractive 5 Bed Presented To A High Spec.

5 | Poets Gate | Goffs Oak | Waltham Cross | Hertfordshire | EN7 6SB

£895,000

PROPERTY PARTICULARS

5, Poets Gate, Cheshunt, Goffs Oak, Hertfordshire, EN7 6SB

This attractive 5 bedroom detached is located in the prestigious St James' Parish area of Goffs Oak and provides thoughtfully designed, well balanced accommodation which has been superbly maintained. The guest suite's to the first floor set this apart from other properties on St James's parish and we thoroughly recommend an internal viewing.

Entrance Hall

Spacious reception hallway with under stairs storage cupboard, cloaks cupboard, dado rail, ornate coved cornice to ceiling, double radiator with decorative cover, Amtico flooring, 2 x wall lights, power points, BT point, doorway to inner hall with digital security alarm and radiator, doors to downstairs accommodation and elegant sweeping open spindle balustrade carpeted staircase to first floor landing.

Cloakroom/Shower Room

Low flush wc, pedestal wash hand basin, fully tiled shower cubicle with Aqualisa shower unit, shaver point, spot lighting, part tiled walls.

Lounge 22' 0" x 17' 8" (6.7m x 5.4m)

Double glazed patio doors to Conservatory, double glazed windows to front aspect, feature stone inglenook fireplace with stone mantle and hearth, living flame gas fire, double multi paned door to dining room.

Dining Room 13' 0" x 10' 7" (4.0m x 3.2m)

Double glazed window to rear aspect, double glazed doors to Conservatory, Amtico flooring.

Study/Bedroom 6 13' 3" x 10' 3" (4.0m x 3.1m)

Double glazed dual aspect windows, TV point, BT telephone points, door to hall.

Conservatory 13' 1" x 11' 2" (4.0m x 3.4m)

UPVC double glazed conservatory, flagstone tiled flooring, spot lighting, wall mounted heater, power points, French doors to garden.

Kitchen/Breakfast Room 20' 6" x 13' 7" (6.2m x 4.2m)

Luxury range of hand painted dragged cream fitted wall and base units with granite roll top work surfaces, Franke double bowl inset sink unit, waste disposal unit, integral dishwasher, self cleaning electric oven, 5 ring gas hob, microwave, integrated fridge and freezer, inset spot lighting, tiled flooring, ample power points, double glazed windows to rear aspect, double glazed French door to rear garden, seating area. All appliances are new Bosche integrated brushed steel.

Utility

Fitted wall and base units with roll top work surfaces, sink unit with mixer taps, plumbing for washing machine and tumble dryer, tiled flooring, power points, double glazed door to side access.

First Floor Landing

Half galleried landing, large airing cupboard with radiator, BT point, double glazed window to front aspect, access to insulated boarded loft with power and light via ladder, doors to first floor accommodation.

Master Bedroom 13' 2" x 12' 7" (4.0m x 3.8m)

Double glazed bay window to front, TV point, telephone, opening to:

Dressing Room 11' 6" x 8' 6" (3.5m x 2.6m)

Master En-Suite

Master Bedroom 2: 19' 10" x 12' 6" (6.0m x 3.8m)

Triple aspect room with double glazed dormer windows to front and rear, double glazed window to side, built in window seats, TV point. Access to 'Jack & Jill' En-Suite via dressing room.

Dressing Room 10' 6" x 5' 0" (3.2m x 1.5m)

En-Suite (Jack & Jill)

Bedroom 3: 14' 0" x 9' 9" (4.3m x 3.0m)

Double glazed window to front aspect, built in wardrobes, TV point, doorway to 'Jack & Jill' En-Suite.

Bedroom 4: 14' 6" x 8' 6" (4.4m x 2.6m)

Double glazed window to rear aspect, built in wardrobes, TV point, vanity wash hand basin, doorway to:

En-Suite (Jack & Jill)

Bedroom 5: 12' 10" x 11' 10" (3.9m x 3.6m)

Double glazed window to rear aspect, built in wardrobes, TV point, door to 'Jack & Jill' En-Suite.

EXTERIOR:

Approach:

Accessed via block paved driveway and pathway to double glazed twin front doors with windows to side, canopy porch to Entrance Hall. The front garden is laid to lawn with shrub borders and mature palm trees.

Rear Garden 80' x 40' Approx.

Well maintained west facing garden mainly laid to lawn with block paved patio area, gazebo with sundial feature, outside water tap, security lighting, mature shrub borders, side pedestrian access.

Double Garage 23' 2" Max x 18' 7" Max (7.0m x 5.7m)

With 2 x single remote controlled electric doors, wall mounted boiler, storage cupboard.

KEY FEATURES

5 Bed Detached

St James Parish

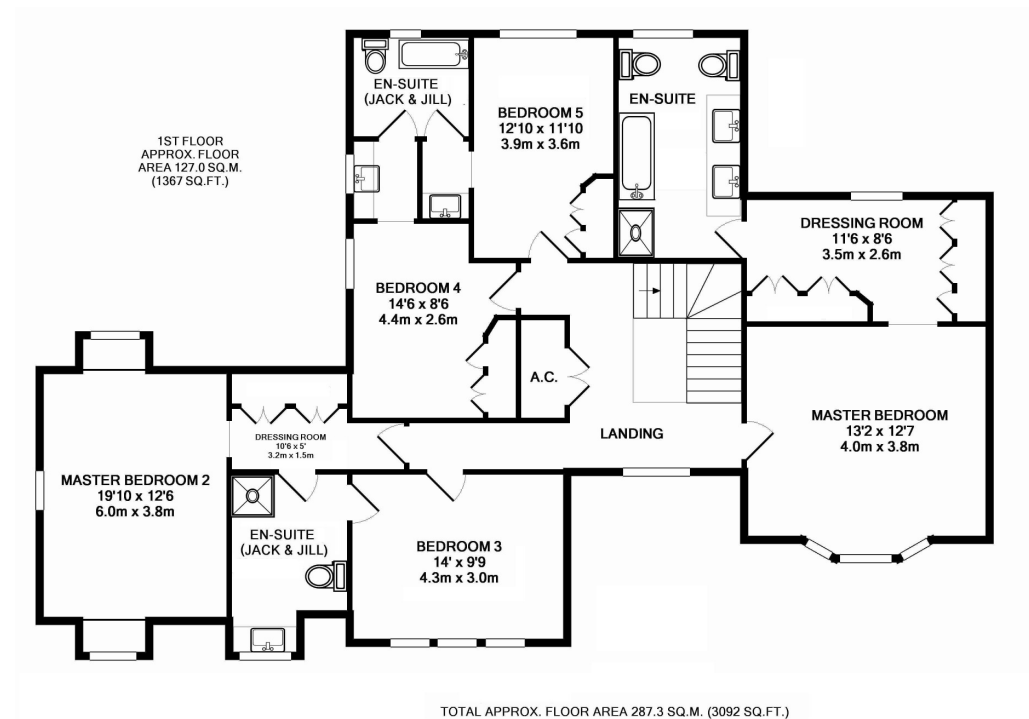
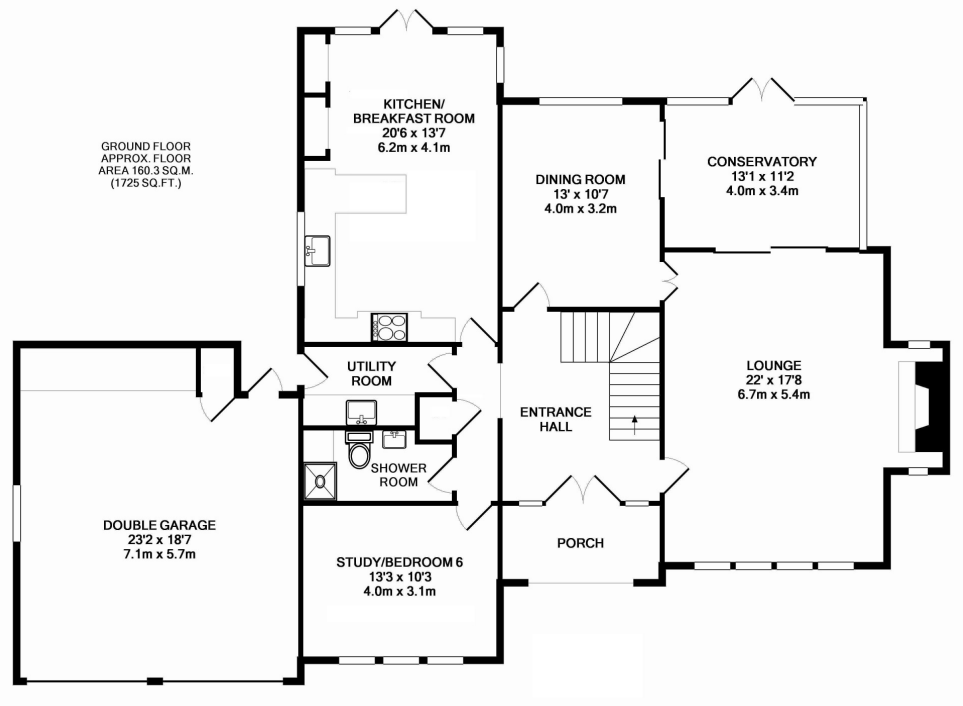
Superb Kitchen/Breakfast Room

Guest Suite's To First Floor

Excellent Living Accommodation

End Of Chain

FLOORPLANS



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