

Lulworth Avenue, Goffs Oak, EN7 5LA

Price: £850,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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****CHAIN FREE****

A rarely available 5 bedroom 3 bathroom detached family home tucked away in this quiet location on this popular road. With accommodation approaching 2,500sq ft this property has 3 reception rooms, good size kitchen/breakfast room, utility room, tandem garage, plenty of off street parking and a lovely 55ft x 45ft rear garden. This property has plenty of scope to modernise and could really be a lovely family home.

- 5 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 3 RECEPTION/3 BATHROOMS
- APPROACHING 2,500SQ FT
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- TANDEM GARAGE
- 55FT X 45FT REAR GARDEN
- OFF STREET PARKING
- TUCKED AWAY IN A QUIET LOCATION
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
STUDY
GROUND FLOOR CLOAKROOM

5 BEDROOMS - 2 with En-Suite shower rooms
FAMILY BATHROOM

55FT X 45FT REAR GARDEN
TANDEM GARAGE
OFF STREET PARKING

LOCATION

Lulworth Avenue is a turning off of Cuffley Hill. Local Shops, Schools and Cuffley Mainline Railway Station are all within walking distance.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Broxbourne

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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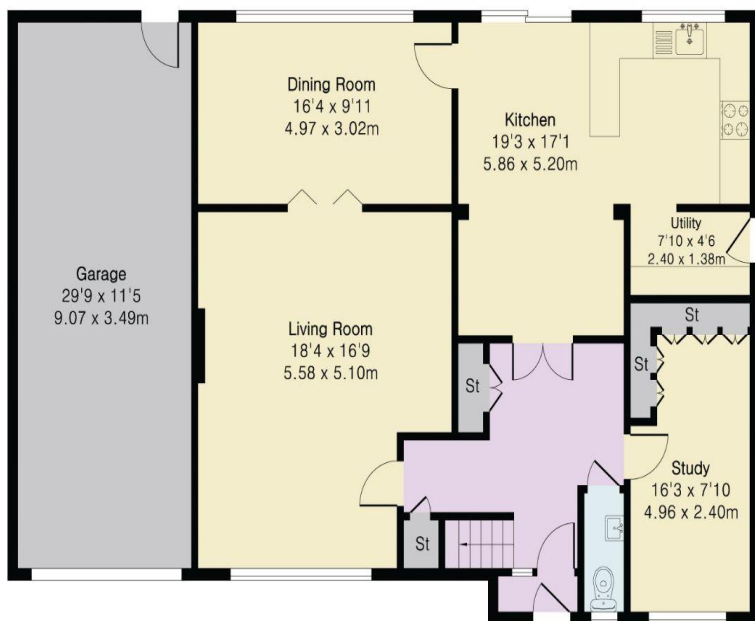


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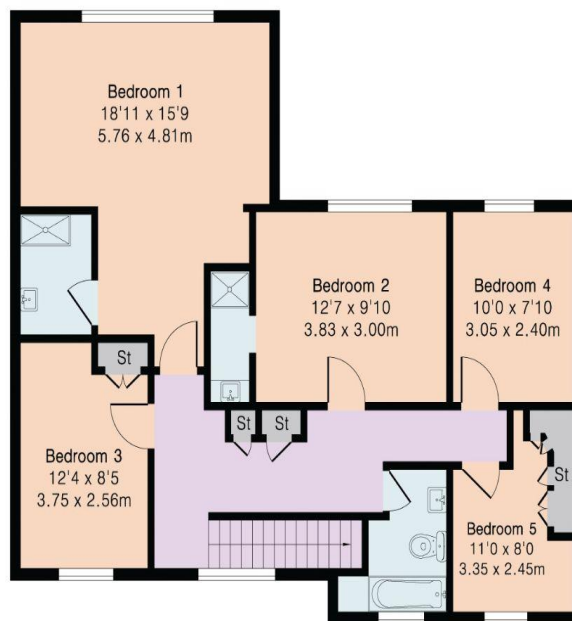
Approximate Gross Internal Area 2395 sq ft - 223 sq m
(Including Garage)

Ground Floor Area 1475 sq ft – 137 sq m

First Floor Area 920 sq ft – 86 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

