
121 Cuffley Hill, Goffs Oak, EN7 5EZ
£950,000
Lanes
ESTATE AGENTS

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Located in the popular area of 'Goffs Oak' Lanes are pleased to present this immaculately presented five bedroom extended detached house. The property has been fully refurbished to in our opinion a high standard and has many benefits to include two reception rooms, five bedrooms, four of which are doubles, ground floor shower room, en-suite shower room to bedroom one, 30"+ kitchen/diner, off street parking, storage room and much more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment!







Entrance Hallway

Lounge 17'0" x 12'7" (5.18m x 3.84m)

Dining Room 16'3" x 11'6" (4.95m x 3.51m)

Lobby

Shower Room

Kitchen/Diner
30'8" x 20'3" narrowing to 18'2" (9.35m x 6.17m narrowing to 5.54m)

Utility Room 7'7" x 6'9" (2.31m x 2.06m)

First Floor Landing

Bedroom One
17'5" (max) x 11'5" (into fitted wardrobe) (5.31m (max) x 3.48m (into fitted wardrobe))

En-Suite Shower Room
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Bedroom Two 11'9" x 11'5" (3.58m x 3.48m)

Bedroom Three 11'6" x 12'1" (3.51m x 3.68m)

Bedroom Four 11'6" x 10'9" (3.51m x 3.28m)

Bedroom Five 8'3" (max) x 6'8" (2.51m (max) x 2.03m)

Bathroom

Exterior - Front
Shingled driveway for multiple vehicles, part slate paved, gate leading to rear garden and out swinging doors leading to garage/storage room.

Storage Room 24'6" x 8'4" (7.47m x 2.54m)
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Exterior - Rear
South facing, part slate paved, raised slate paved area with lawn area, pergola, remote control activated lighting, gate leading to front garden, flower bed borders with various plants, shrubs, bushes and trees.

Reference
CH6151/AX/AX/AX/23072021



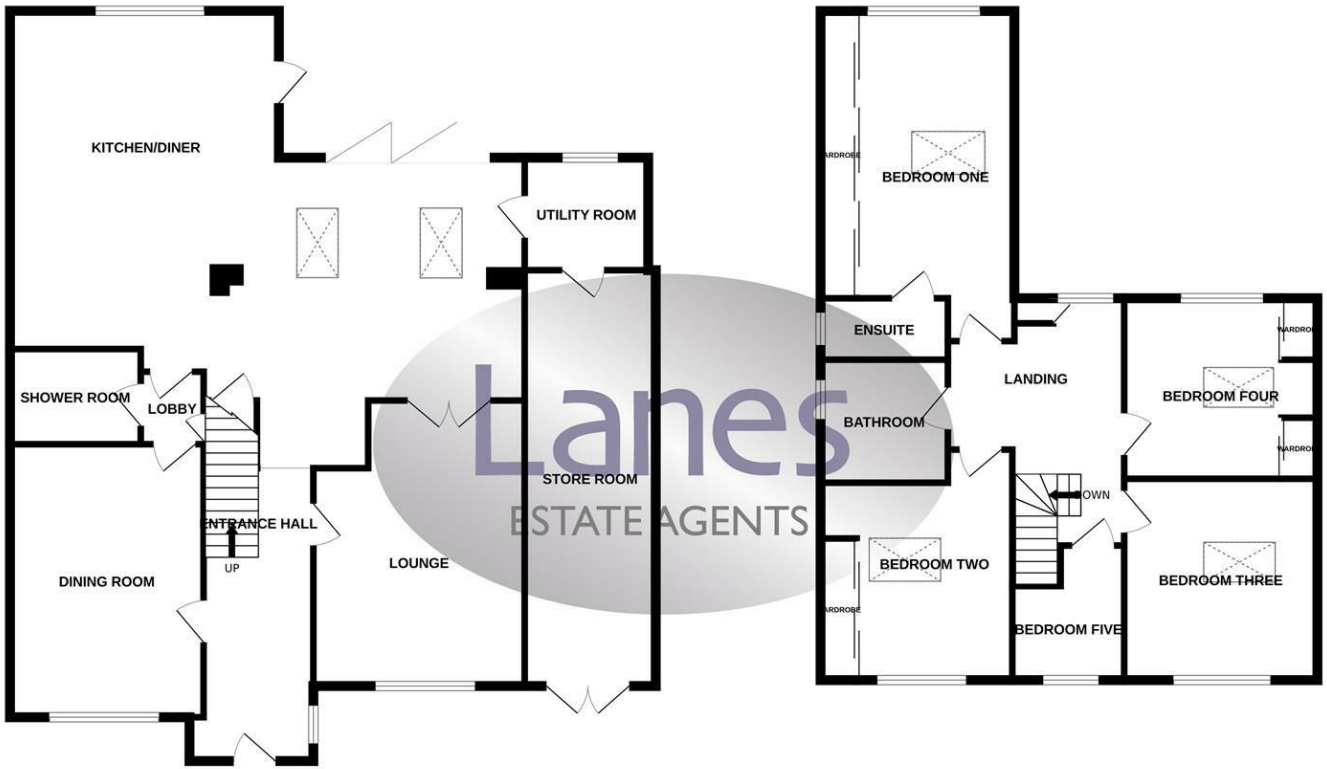








GROUND FLOOR

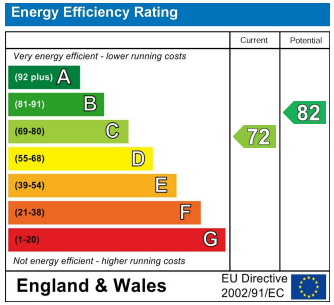


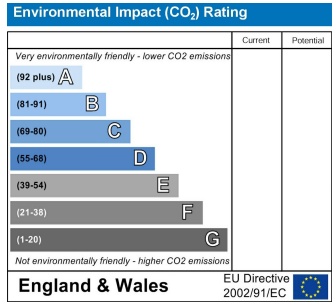
1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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