



A stylish home with excellent entertainment space

Bluebell Drive, Goffs Oak, Hertfordshire, EN7 6SA

Freehold

**savills**



This beautifully presented family home features a stunning south facing garden and is located in a peaceful cul-de-sac within easy reach of local facilities • Internally the house has been updated by the current owners to provide modern and stylish living • Features include a newly finished family room/games area, a sumptuous main bedroom suite with fitted wardrobes, a dressing room and modern en suite facilities • The hamlet of St James Parish is located in a convenient position for the shopping and transport facilities in Cuffley, Goff's Oak and Cheshunt

#### Local Information

Bluebell Drive is located within the highly regarded St James Parish, situated in an attractive setting, next to the church of St. James.

Goffs Oak is a popular and desirable village surrounded by open countryside, with Cuffley Hill village and shops within 1.1 miles from the property.

It is conveniently placed for transport links located north of the M25 motorway (junction 25), east of the A1 (M) and within reach of the A10.

Cuffley train station is about 2 miles away and Cheshunt train station is about 3 miles away both provide a mainline service into Moorgate and Liverpool Street respectively; which is handy for city workers.

Sporting amenities in the area include golf at Crews Hill, Cheshunt, Whitewebbs, Hadley Wood, Potters Bar and The Hertfordshire Country Club in Broxbourne and football and tennis at Cuffley.

Walking and riding is available in the local countryside and the Lee Valley White Water Centre for

canoeing and rafting, is only 4.5 miles away.

There is a wealth of schooling including St John's Prep (Potters Bar) and Senior School (Enfield), Haileybury in Hertford Heath, Wellgrove Primary in Cheshunt, Lochinver House and Queenswood in Potters Bar, The Mount in Barnet and Haberdashers' Aske's in Elstree.

NB. Distances are approximate – please check mileage and any details if critical to your decision.

#### About this property

This modern family home is located in a peaceful cul-de-sac yet conveniently located for local facilities offering excellent family proportion living spaces backing onto a delightful Southerly aspect sun trap garden.

Set behind a deep private driveway with parking for several vehicles the entrance hallway of the house provides access to the principal reception rooms, most of which have wooden flooring. The drawing room is a large dual aspect space with feature Inglenook-style fireplace and inset gas fire with sliding doors leading into the conservatory which has a wonderful garden aspect. The dining room is a good-sized



space with a full width fitted dresser and display cabinet. There is a guest cloakroom/WC near the front door. The kitchen/breakfast room is a wide open-plan space with doors opening onto the patio and gardens beyond. The kitchen was re-fitted a few years ago with a range of modern and stylish wall and base units and integrated appliances. From here there is access to the utility room and also into the family room which was previously the double garage and which has been converted into a large open-plan area ideal for entertainment.

Moving to the first floor, there are five bedrooms with the main suite using the fifth bedroom as a dressing room though it also has its own fitted wardrobes and en suite bathroom. The guest bedroom has fitted wardrobes and an en suite shower room and the two remaining bedrooms share a family bathroom/WC. From the landing there is access to a large partly boarded roof space ideal for storage.

On the outside there is a wonderful landscaped South facing garden with plenty of seating areas wrapping around the house providing utility areas. There is much interest in the garden with various mature trees and shrubs.

There is off road parking to the front of the house for several vehicles.

**Tenure**  
Freehold

#### **Energy Performance**

EPC Rating = To be confirmed

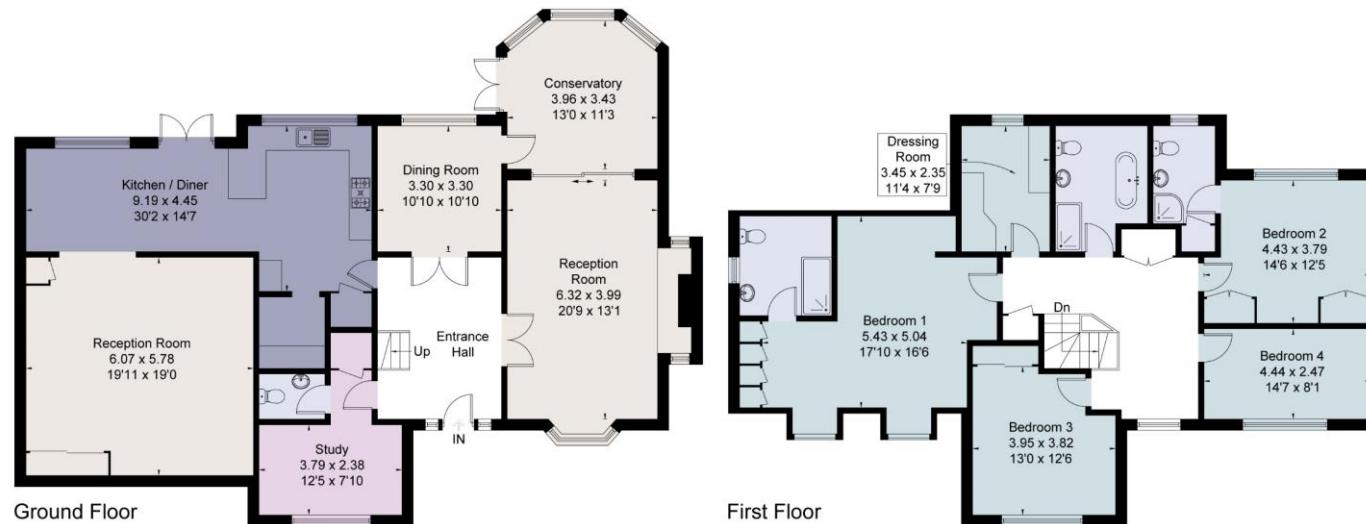
#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office. Telephone: +44 (0) 1279 756 800.





Approximate Floor Area = 275.2 sq m / 2962 sq ft



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