



Bluebell Drive
Goffs Oak EN7

15 Bluebell Drive, Goffs Oak EN7 6SA

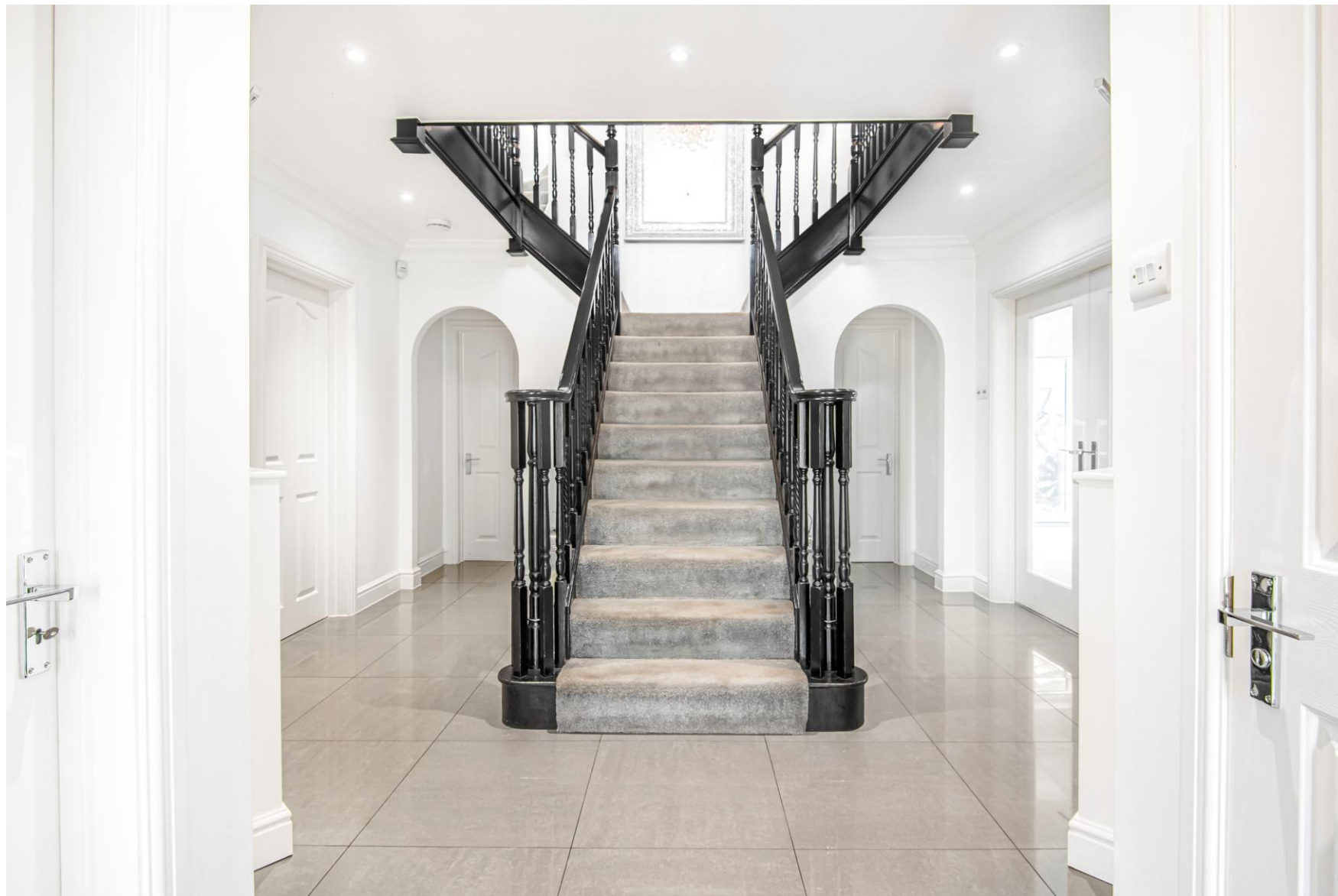
An impressive six double bedroom detached family residence, occupying a generous plot behind elegant electric wrought iron gates with an expansive block-paved forecourt and beautifully landscaped gardens extending to approximately 140ft in width.

Offering over 3,590 sq ft of exceptionally well-appointed accommodation (including the double garage), this substantial home has been finished to a high specification throughout and provides superbly proportioned, air conditioned living space ideal for modern family life. The accommodation comprises four versatile reception rooms, a spacious kitchen/breakfast room, conservatory overlooking the gardens, utility room, guest cloakroom and a study. The luxurious principal suite benefits from a dressing area and en suite bathroom, complemented by a further en suite bedroom, two additional bathrooms and five further double bedrooms. A detached double garage completes the accommodation.

The property is approached via an extensive block-paved driveway, providing ample secure off-street parking behind electric wrought iron security gates, enhanced by traditional coach lighting. To the rear, the beautifully landscaped garden offers an exceptional degree of privacy, with mature trees, well-stocked flower and shrub borders, and an expansive block-paved terrace that wraps around the property, creating the perfect setting for outdoor entertaining and family enjoyment.

Situated within a peaceful cul-de-sac in the highly sought-after St James area of Goffs Oak, Bluebell Drive enjoys a desirable setting close to an excellent selection of local amenities. Highly regarded schools, village shops, restaurants and leisure facilities are all within easy reach, whilst excellent transport connections include Cuffley mainline station, offering direct services into London, together with convenient access to the M25 and surrounding motorway network.







































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 3593 sq ft - 334 sq m (Including Garage)

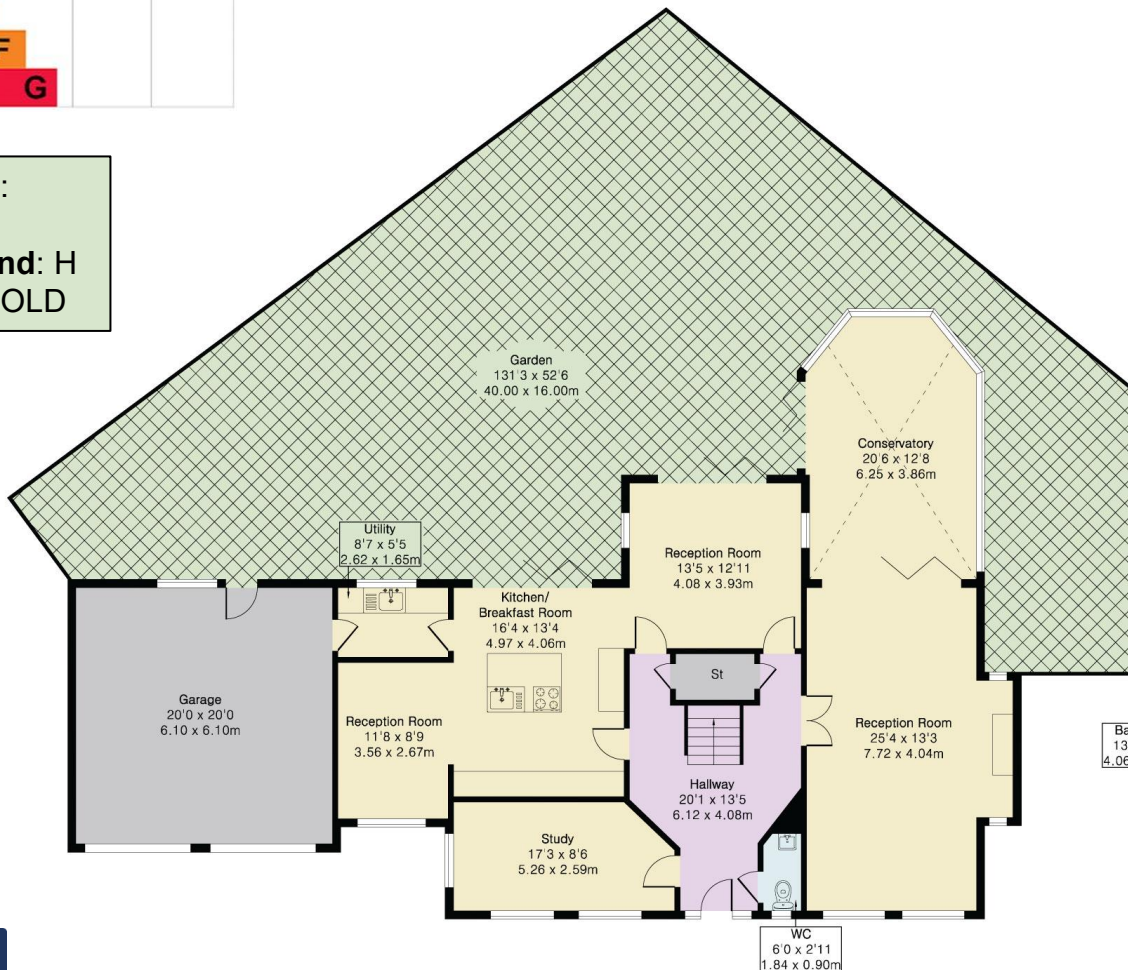
Ground Floor Area 2010 sq ft – 187 sq m

First Floor Area 1197 sq ft – 111 sq m

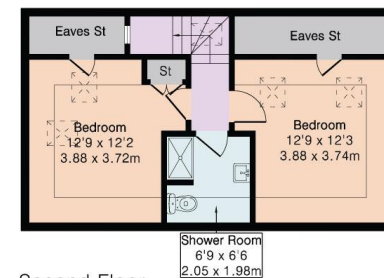
Second Floor Area 386 sq ft – 36 sq m



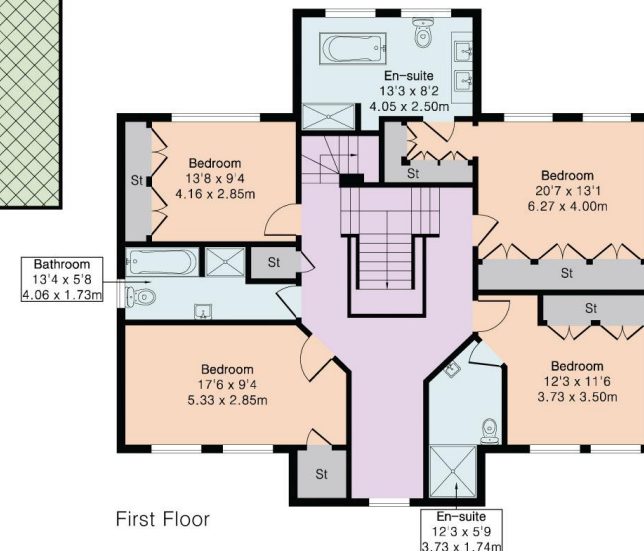
Local Authority:
Broxbourne
Council Tax Band: H
Tenure: FREEHOLD



Ground Floor



Second Floor



First Floor



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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