

Athenia Close
Goffs Oak, Hertfordshire, EN7 5ES
£1,100,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 3 | Receptions 3





6 Athenia Close
Goffs Oak, Hertfordshire
EN7 5ES



Offered for sale with NO ONWARD CHAIN. Set within this exclusive gated development a substantial detached residence of circa 2663 sq ft. This fabulous home has been fully adapted for wheelchair use including wide door openings, lift to first floor and electric hoists.

To the ground floor there are three spacious reception rooms as well as lovely kitchen/breakfast room, utility and guest cloakroom. To the first floor there are four bedrooms with dressing room (previously bedroom 5) and en suite to principle bedroom and a family bathroom.

The rear garden has a large paved seating area with steps down to the remainder that is laid mainly to lawn. The frontage is laid mainly to paving and provides off street parking for several cars and gives access to the double integral garage.

The property has access to Cuffleys amenities and train station which serves Londons King Cross and Moorgate in approximately 35 minutes and there are a variety of schools catering for all ages. There are a variety of leisure facilities within the area to include golf courses, horse riding, tennis club, swimming, cycling and a number of attractive country walks.



Athenia Close, Goffs Oak, Waltham Cross, EN7

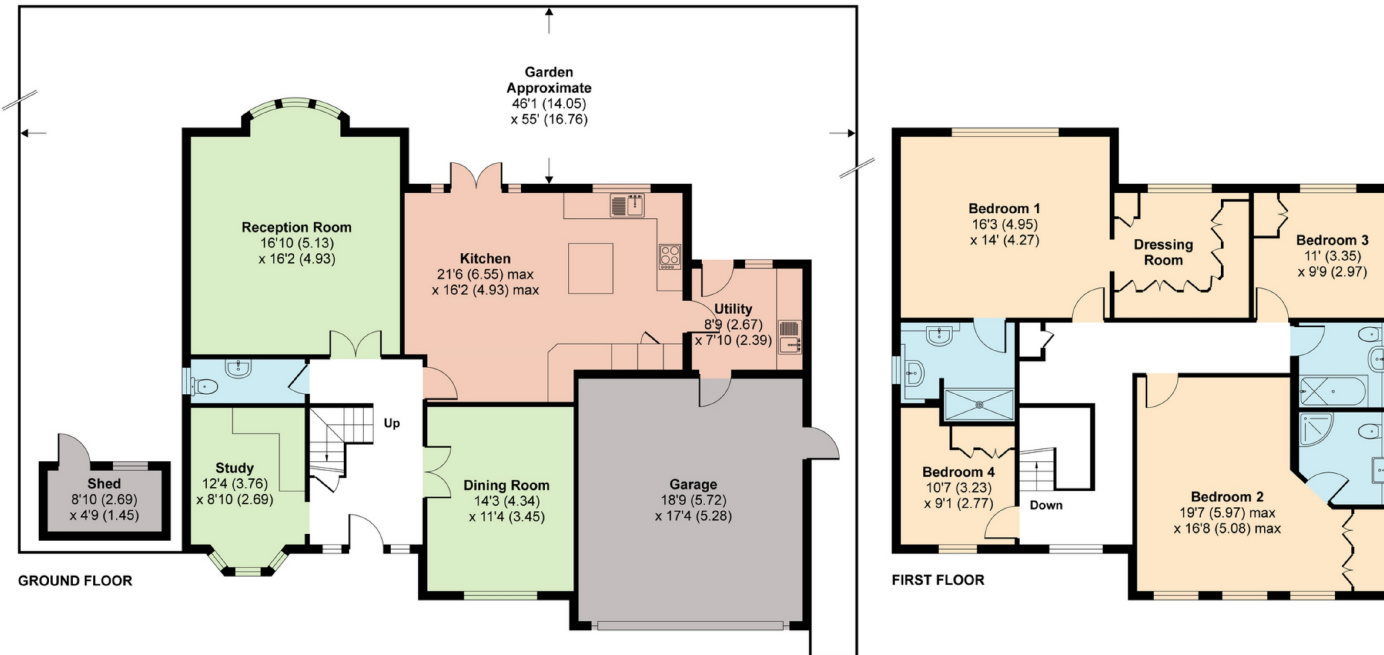
Approximate Area = 2296 sq ft / 213 sq m

Garage = 325 sq ft / 30 sq m

Outbuilding = 42 sq ft / 4 sq m

Total = 2663 sq ft / 247 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2021. Produced for Statons. REF: 769132



Features Include

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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