



St James Road, Goffs Oak

Hockwold House, St James Road, Goffs Oak EN7 6TP

This fabulous detached residence located behind electric security gates offers circa 3509 sq ft of accommodation.

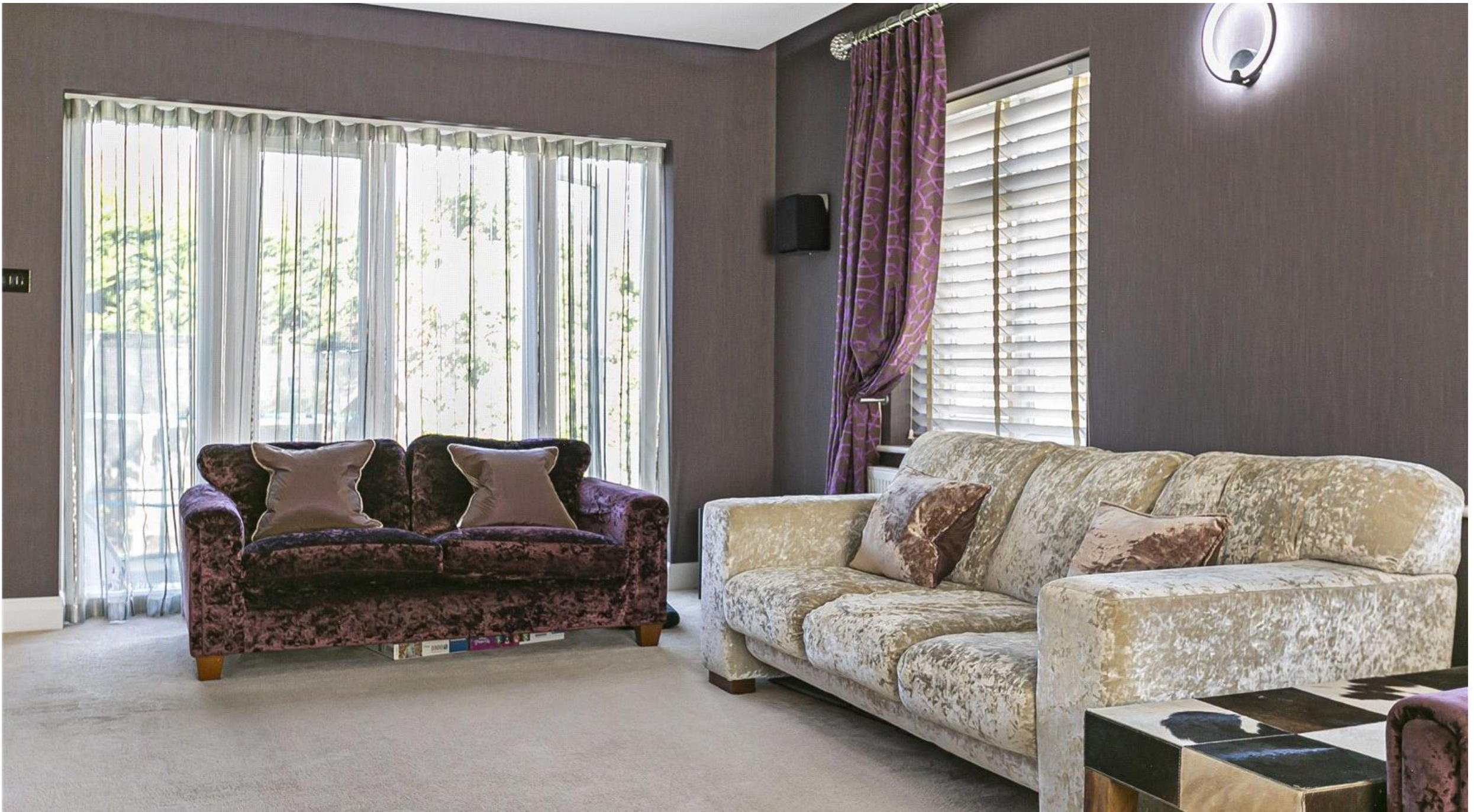
The accommodation comprises reception hallway, three spacious reception rooms, modern kitchen with bi-folds out to the rear garden, utility room and guest cloakroom. On the first floor there are four bedrooms with en-suite to principal bedroom and family bathroom. There is also a loft room on the second floor. The rear garden has a paved seating area ideal for al-fresco dining and entertaining with the remainder mainly laid to lawn. There is also a fabulous garden studio. The frontage is approached via gates and is laid to paving providing off street parking for several cars and allows access to the garage.

Located in St James Road a highly regarded area of St James in Goff's Oak. An excellent variety of local amenities including schools, shops and transport links including the M25 and mainline rail station (Cuffley) are all nearby.









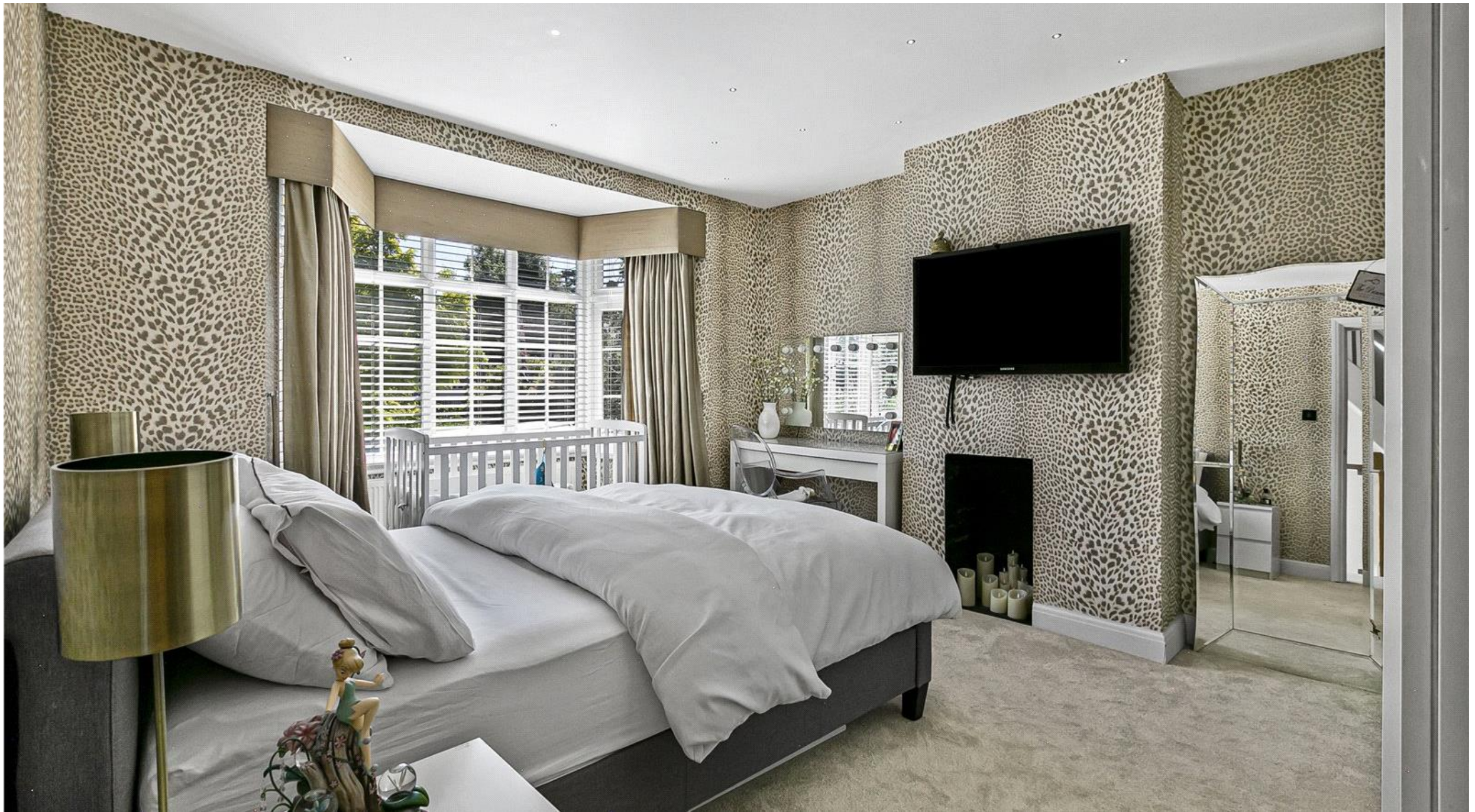












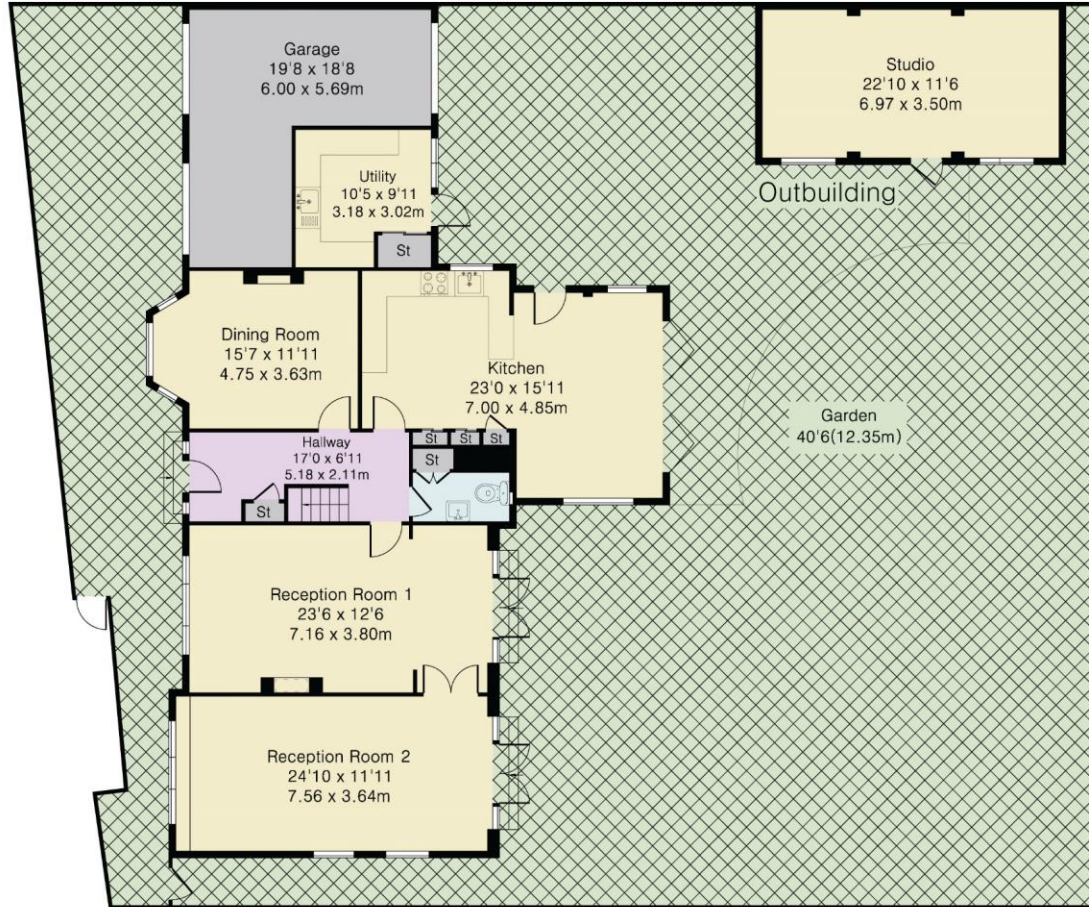








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



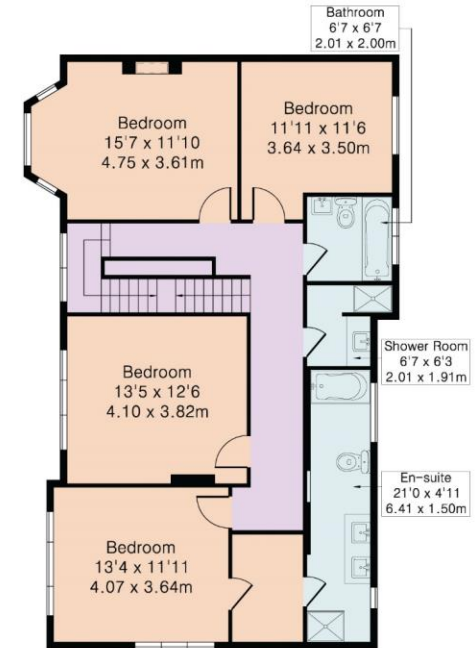
Ground Floor

Approximate Gross Internal Area 3509 sq ft – 326 sq m
 Ground Floor Area 1672 sq ft – 155 sq m
 First Floor Area 1114 sq ft – 104 sq m
 Second Floor Area 460 sq ft – 43 sq m
 Outbuilding Area 263 sq ft – 24 sq m

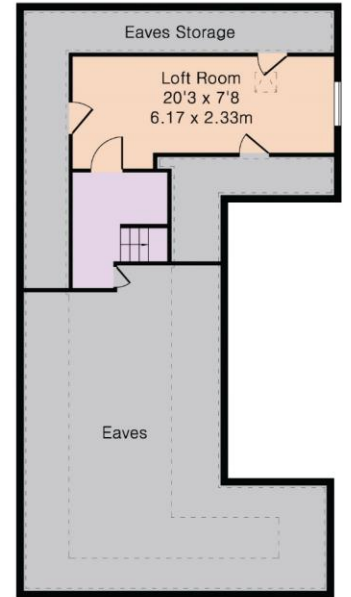


Local Authority:
 Broxbourne Borough Council
 Council Tax Band G
 Freehold

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.



First Floor



Second Floor



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