



Bartrop Close
Goffs Oak, Hertfordshire, EN7 6SZ

Bartrop Close

This fabulous five-bedroom detached residence boasts circa 3208 sq ft of versatile accommodation arranged over two floors.

The ground floor comprises welcoming reception hallway, four wonderful reception rooms, lovely kitchen, utility room, pantry and guest cloakroom. On the first floor there are five bedrooms, two of which have en-suite facilities and a family bathroom.

The frontage provides off street parking for several cars and allows access to the integral double garage. The low maintenance wrap around rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn.

Bartrop Close is a quiet cul de sac in the highly regarded area of St James in Goffs Oak. An excellent variety of local amenities including schools, shops and transport links including the M25 and mainline rail station (Cuffley) are all nearby.






























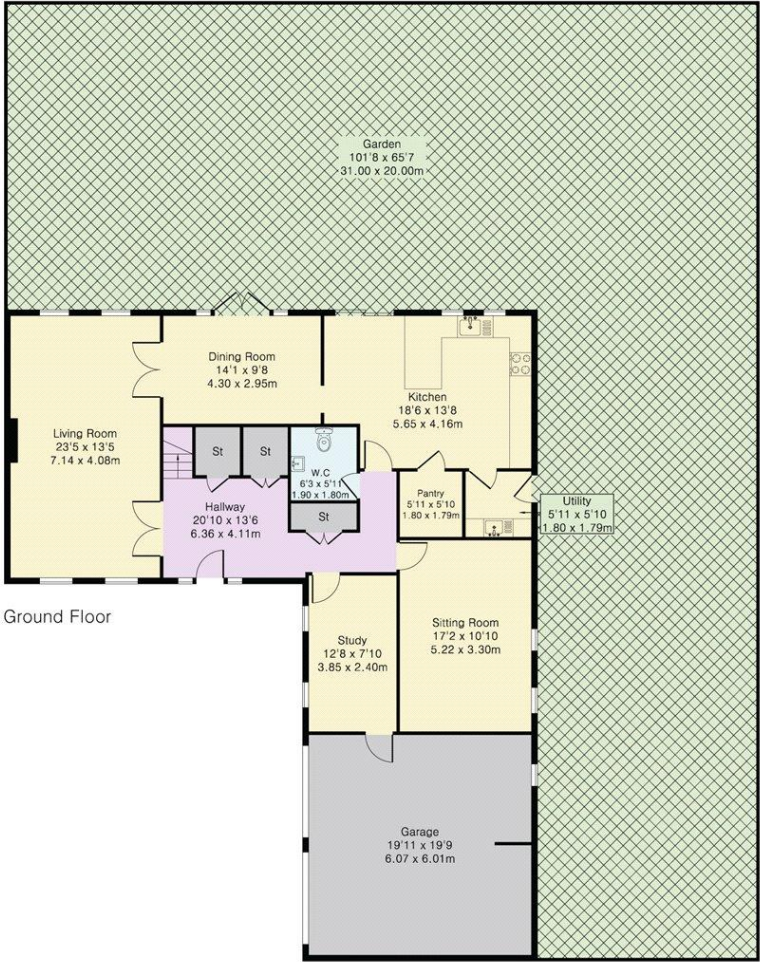




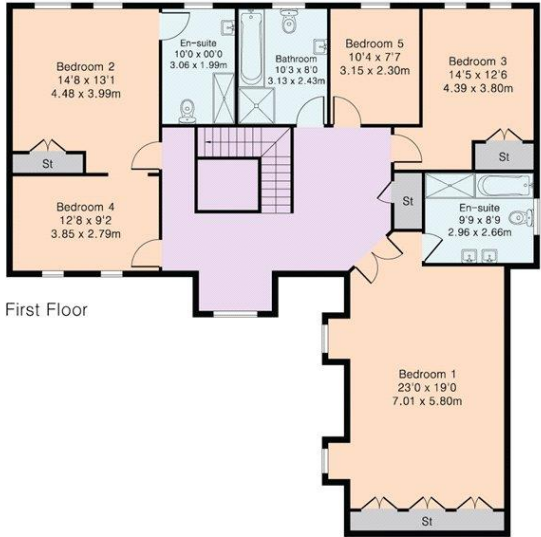




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Approximate Gross Internal Area 3208 sq ft - 298 sq m
 Ground Floor Area 1762 sq ft – 164 sq m
 First Floor Area 1446 sq ft – 134 sq m



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.

