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Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2636a



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**Jean Hennighan Properties**

INDEPENDENT TOWN AND COUNTRY AGENTS

‘Beech House’, The Maples,  
 Goffs Oak, Hertfordshire, EN7 6ST.



# ‘BEECH HOUSE’, THE MAPLES, GOFFS OAK, HERTFORDSHIRE, EN7 6ST.

Forming part of an exclusive gated development of just ten individual substantial properties, ‘Beech House’ offers truly outstanding family accommodation and benefits from a secluded south facing rear garden.

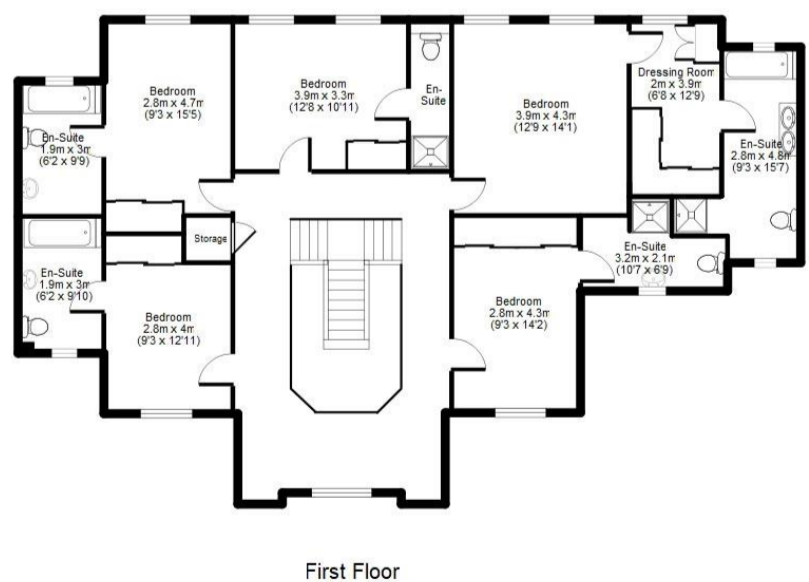
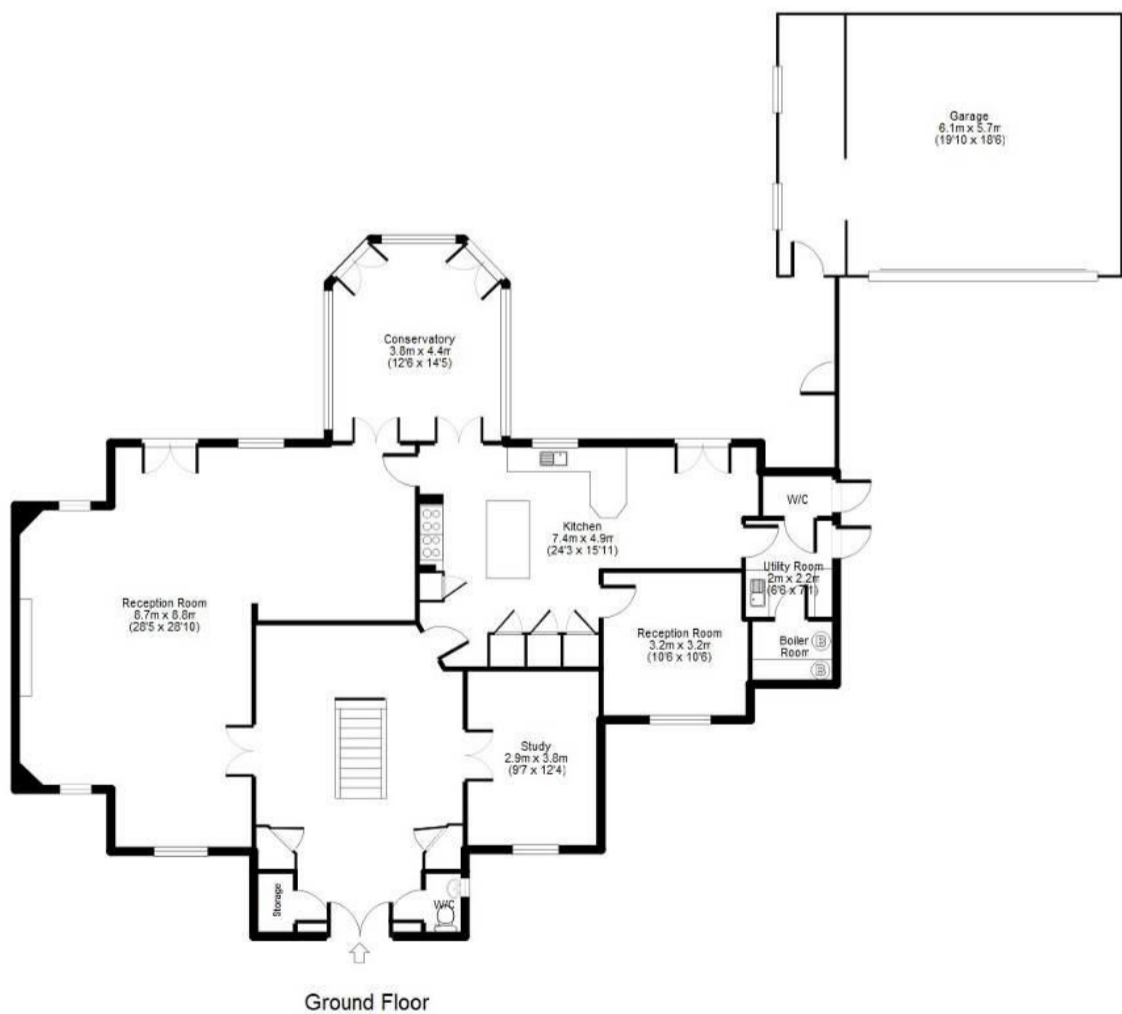
The property has been well maintained over recent years, and there is the opportunity for the incoming purchaser to undertake some cosmetic upgrading to their own taste and requirements. Flexibility within the existing arrangement of the accommodation could easily be adapted for two families or a dependant relative.

The Maples enjoys a semi-rural position in the heart of the parish of St James and is within the catchment area of highly regarded infant and senior schools. The village of Goffs Oak is ideally situated within a few minutes drive of major road networks, including the A10, M25 and M11, while neighbouring Cuffley and Cheshunt both provide train links to London and Cambridge, together with bespoke shops and a selection of eateries. Closer to home, and just within strolling distance, is the ever-popular Prince of Wales public house and restaurant. The surrounding area offers a wealth of sporting and recreational facilities.

**Price: £1,270,000 Freehold**



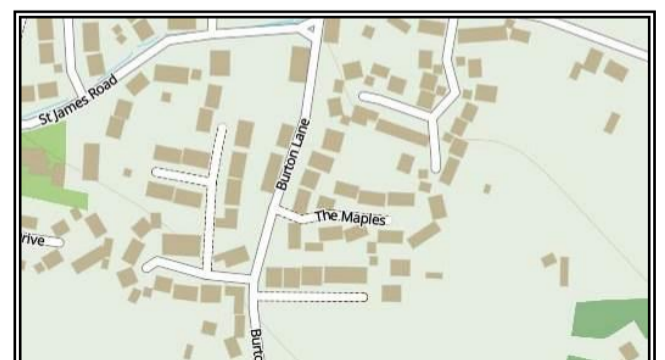
## Floorplans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	78
EU Directive 2002/91/EC			

### Energy Performance Graph

A copy of the full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email.



(These drawings are not to scale and should be used for observational purposes only)



Block paved steps rise to a stone portico with sandstone columns and recess spot lighting. French polished double hardwood doors lead to:

**STUNNING RECEPTION HALL WITH GALLERIED LANDING** Oak wood flooring, coved ceiling with spot lighting, dado rail. Panelled doors lead to two built in storage cupboards with shelving and light connected, further door leads to a large walk in coats cupboard.

**CLOAKROOM** Obscure glazed window to side. Coved ceiling and spot lighting. Tiled in matching wall and floor ceramics to complement a suite comprising wash hand basin with mixer tap and low flush WC.

**FAMILY ROOM** (Currently used as a study) Window overlooking the front garden. Wood effect flooring, coved ceiling and spot lighting. Fitted with a range of bespoke wall and base cabinets with central desk area and open-ended shelving.

**KITCHEN/BREAKFAST ROOM** Stone tiled flooring and partly tiled in wall ceramics to complement a fitted range of solid wood wall and base units with additional display cabinet with illuminated glass shelving. Granite working surfaces, and additional central island with matching granite working surface built in cupboards, drawers and microwave below. Grooved granite drainer with adjacent stainless-steel sink and waste disposal unit, with chrome mixer tap and cupboard below. Range style double oven cooker and grill with five ring gas hob and concealed extractor hood and light above. Dishwasher and space for fridge freezer. Coved ceiling and spot lighting.

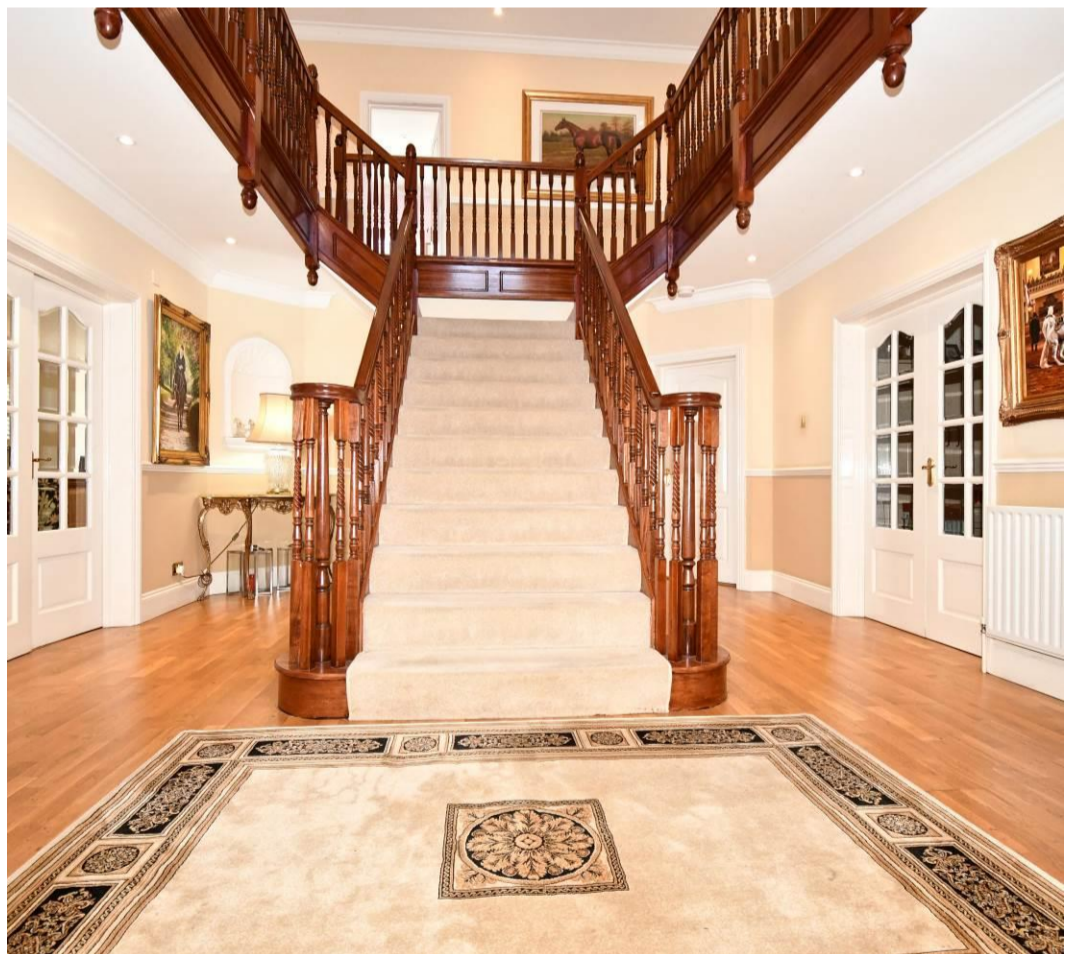
**SNUG** Window overlooking the front garden. Oak wood flooring, coved ceiling.

**CONSERVATORY** Triple aspect. Tiled in decorative floor ceramics to complement exposed brick walls. Wall light point. Access to the rear garden.

**LAUNDRY ROOM** Stone tiled floor. Partly tiled in decorative wall ceramics. Fitted with a range of base units with working surfaces over, incorporating a stainless-steel single drainer sink unit with mixer tap and double cupboard below. Space for washing machine and tumble drier. Extractor fan. Built in pantry fitted with wall and base units, working surface over. Power and light connected. Two gas central heating boilers.

**CLOAKROOM** Part glazed door leading to the side access of the property. Stone tiled floor. Partly tiled, suite comprising wash hand basin and low flush WC.

**'L' SHAPED SITTING/DINING ROOM** Dual aspect with windows to front and rear. Oak wood flooring (reclaimed from a school hall). Feature Portland stone fireplace with matching hearth and mantel incorporating a cast iron double door wood burner. Coved ceiling, spot lighting and wall light points.





**FIRST FLOOR GALLERIED LANDING** Window overlooking the front garden and top of portico. Coved ceiling and spot lighting, dado railing. Door to built in airing cupboard with concealed radiator and slatted linen shelving.

**PRINCIPAL SUITE COMPRISING**

**Bedroom:-** Windows overlooking the rear garden. Coved ceiling, dado railing and spot lighting. Two wall light points.

**Dressing Room:-** Obscure glazed window to rear. Coved ceiling and spot lighting. Fitted floor to ceiling wardrobes with sliding mirror fronted doors to two walls. Further storage cupboards with shelving. Vertical shoe cabinet.

**Bathroom:-** Obscure glazed window to front garden and circular window to the rear garden. Stone tiled flooring and tiled wall ceramics to complement a suite comprising, panelled bath with mixer tap and shower attachment. Fitted vanity unit with his and hers wash hand basins, both with mixer taps and double cupboards below, two circular mirrors above. Shaver point. Low flush WC and bidet. Walk in tiled shower with glass door and electric power shower fitting. Chrome heated towel rail.



**SECOND BEDROOM** Window overlooking the rear garden. Wood effect flooring. Coving, dado rail and spot lighting. To one wall are fitted floor to ceiling wardrobes with sliding doors. Two floating shelves.

**EN-SUITE BATHROOM** Circular window with frosted glass to rear. Tiled in quality wall and floor ceramics to complement a suite comprising, panelled bath with mixer tap, shower attachment and glass shower screen. Pedestal wash hand basin and low flush WC. Heated towel rail.

**THIRD BEDROOM** Window to front. Coved ceiling, dado rail and spot lighting. Fitted wardrobes to one wall with sliding doors and light connected.

**EN-SUITE BATHROOM** Circular window to front with obscure glass. Tiled in quality wall and floor ceramics to complement a suite comprising panelled bath with mixer tap, shower attachment and glass shower screen. Pedestal wash hand basin with mixer tap and low flush WC. Heated towel rail and spot lighting



**FOURTH BEDROOM** Window with front aspect. Coved ceiling, dado railing and spot lighting. Fitted wardrobes to one wall with sliding mirror front doors.

**EN-SUITE SHOWER ROOM** Circular window to front with obscure glass. Tiled in quality wall and floor ceramics to complement a suite comprising walk in shower with chrome fitted shower and glazed shower door. Pedestal wash hand basin with chrome mixer tap and low flush WC.

**FIFTH BEDROOM** Windows with views over the rear garden. Coved ceiling and spot lighting. Access to insulated and partly bordered loft via retractable ladder, light connected. Fitted wardrobes to one wall with light connected. Display shelving.

**EN-SUITE SHOWER ROOM** Wood effect flooring. Partly tiled in wall ceramics. Suite comprising tiled walk in shower with chrome fitted shower and glazed shower door. Wash hand basin and low flush WC. Extractor fan and spotlighting. Heated towel rail.



The property enjoys the security of being approached via wrought iron communal gates with lighting and cameras. A private road leads to a block paved driveway allowing wide access to the double garage and provides ample parking for several vehicles. Either side of the stone entrance portico are lawned areas the borders are well stocked, with established flowering and evergreen plants and bushes. The mature cherry blossom tree supplies shade on a sunny afternoon. To the side of the property is a brick-built archway with timber wooden gate leading to the rear garden. External lighting.

**DOUBLE GARAGE AND TOOL STORE** With electric up and over door light and power connected. Eaves storage loft space and concrete flooring. There is an opening leading to the tool shed and log store adjacent to the garage, with windows to side and partly glazed pedestrian door leading to the rear garden. There are light, power and water supply connections.

Enjoying a southerly aspect and mainly laid to lawn, with brick walls panelled fencing and dense raised borders, stocked with a variety of mature and productive fruit trees, yew hedging and shrubs combine to provide an excellent degree of seclusion. To the rear of the garage is a raised shingled area where an elegant copper beech tree and timber garden shed can be found. A wooden pergola lends itself to support a grape vine and tumbling wisteria. Directly behind the property are a choice of two circular sun terraces linked by a red brick pathway and provide a sunny place from where to sit and enjoy the garden. At night the property and gardens are enhanced by external lighting.