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Grangebrook
Rags Lane,
Goffs Oak

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PARK
01707 661144**

Calder House, Grangebrook, Rags Lane, Goffs Oak EN7 6TD

- ❖ **NO ONWARD CHAIN.** Located behind electric security gates is this wonderful five bedroom detached residence. The ground floor comprises spacious reception hallway, three reception rooms, beautiful kitchen, utility and guest cloakroom. The first floor comprises principal bedroom with en-suite and dressing room (previously bedroom five), three further bedrooms with en-suite to bedroom two and a family bathroom, there is also a large loft that has been fully boarded.
- ❖ Externally the property is approached via electric security gates allowing access to the large driveway providing off street parking for several cars and allowing access to the double garage. The rear garden has a large paved seating area with fabulous pergola ideal for outdoor entertaining and al fresco dining, with the remainder being laid mainly to lawn, side access.
- ❖ Grangebrook, is an exclusive collection of fourteen, five bedroom luxury family homes, set within a sought after location on the edge of Goffs Oak, Cheshunt. As well as being close to Cheshunt and the Brookfield Shopping Centre. The University of Hertfordshire is only a 23 minutes drive away, whilst the A10 and M25 are both easily accessible providing direct links into London going South or Cambridge going North.































Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	90
(69-80) C		
(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	

Local Authority:
 Broxbourne Borough Council
 Council Tax Band H
 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.

Approximate Gross Internal Area 4332 sq ft - 403 sq m

Ground Floor Area 1287 sq ft – 120 sq m

First Floor Area 1287 sq ft – 120 sq m

Loft Area 1334 sq ft – 124 sq m

Garage Area 424 sq ft – 39 sq m





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