



Blacksmiths End, Bluntisham, PE28
£515,000 Freehold



Estates IT
Tel: 020 8859 1700

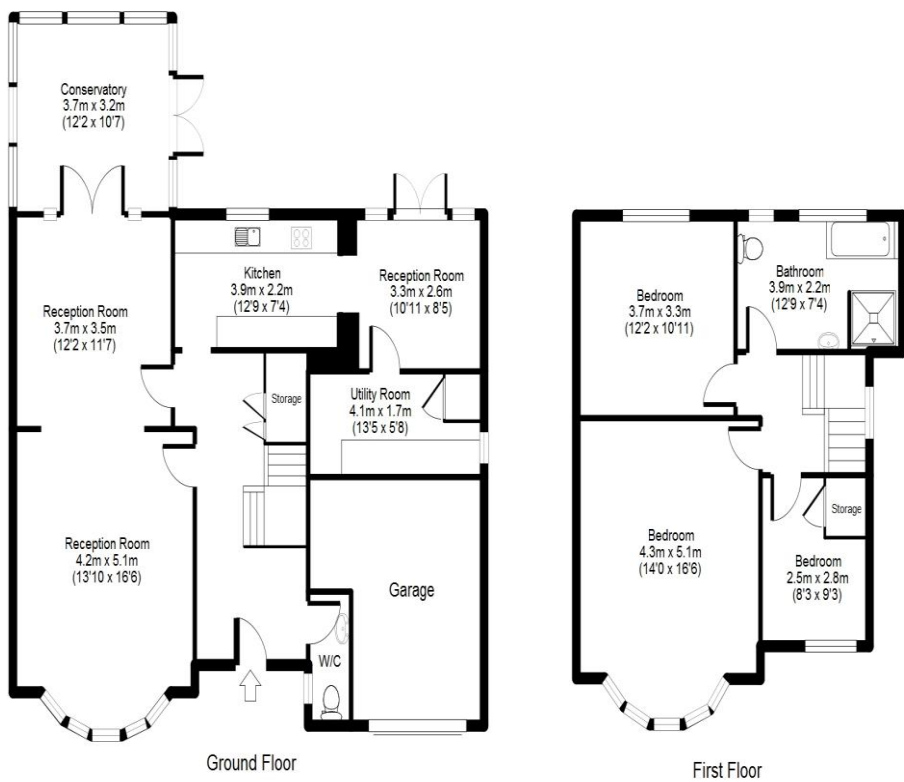


Situated on a plot in the region of 0.8 of an acre (sts) including paddock this executive modern detached home offers a rarely available opportunity to purchase such a unique home and setting. Spacious and well presented accommodation comprises sitting room, dining room, study, conservatory, kitchen, breakfast room, utility room, cloakroom, five well proportioned bedrooms, two en-suites and family bathroom. Also benefiting from double glazing, a gas fired radiator heating system, enclosed rear garden and paddock, double garage and driveway parking. Viewing is essential to appreciate the property on offer.

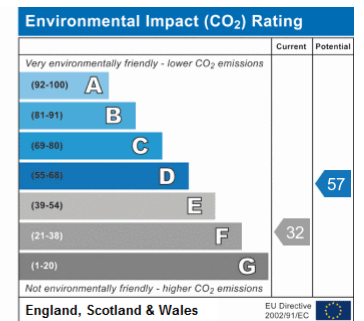
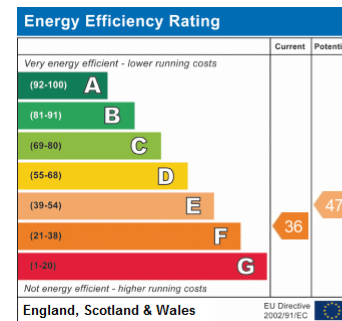


Cuffley Hill, Goffs Oak, EN7 5HB

APPROX GROSS INTERNAL FLOOR AREA: 1670 sq. ft / 155 sq. m



For identification purposes only
Measurements are not to scale



Estates IT wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Estates IT has any authority to make or give any representation of warranty in relation to this property.

Ground Floor

- Entrance Hall** Obscured double glazed window to side, entrance door to side, solid wood flooring, one and a half turn staircase to first floor, inset ceiling spotlights, double doors to sitting room.
- Cloakroom** Obscured double glazed window to side, radiator, two piece suite in white comprising low level w.c and wash hand basin, part tiled walls, ceramic tiled flooring.
- Sitting Room** Double glazed window to rear, double doors to conservatory, two radiators, superb feature brick fireplace with timber bressumer housing a wood burning stove, wall mounted lighting.
- Dining Room** Double glazed window to side, radiator.
- Garden Room** Solid brick construction with dual aspect double glazed windows to both sides, radiator, double glazed double doors to rear garden, inset ceiling spotlights, ceramic tiled flooring.
- Study** Double glazed window to side, radiator.
- Kitchen** Double glazed window to front, high specification range of wall and base units with granite worksurfaces over and under cabinet lighting, inset stainless steel one and a half bowl sink and drainer unit, range oven with five ring gas hob with extractor over, inset ceiling spotlights, ceramic tiled flooring, tiled splash backs, opening to breakfast room.
- Utility Room** Double glazed window to front, door to rear garden, loft access hatch, radiator, fitted range of wall and base units with granite worksurfaces over, inset stainless steel single bowl sink and drainer unit, tiled splash backs, ceramic tiled flooring, air extractor fan, integrated washing machine.
- Breakfast Room** Double glazed door to rear garden, radiator, laminate flooring.

First Floor

- Galleried Landing** Double glazed window to side, two Velux rooflights, two radiators, wall mounted lighting, inset ceiling spotlights, loft access hatch, airing cupboard housing hot water cylinder.

Bedroom 1

En-Suite

Bedroom 2

En-Suite

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom

Outside

Front Garden

Rear Garden

Garage

Two double glazed windows to side, radiator, fitted range of wardrobes and dresser units, eaves storage.

Velux rooflight, heated towel rail, three piece suite in white comprising shower cubicle, low level w.c and vanity unit housing wash hand basin, fully tiled walls, tiled flooring, loft access hatch, inset ceiling spotlights, air extractor fan.

Double glazed window to rear, Velux rooflight to front, radiator, loft access hatch, eaves storage.

Heated towel rail, three piece suite in white comprising shower cubicle, low level w.c and vanity unit housing wash hand basin, fully tiled walls, inset ceiling spotlights, air extractor fan tiled flooring.

Double glazed window to rear, radiator.

Double glazed window to rear, radiator, feature vaulted ceiling with wooden beams.

Double glazed window to front, radiator.

Velux rooflight, heated towel rail, three piece suite in white comprising panelled bath with mixer tap shower attachment, low level w.c and vanity unit housing wash hand basin, fully tiled walls, loft access hatch, inset ceiling spotlights, tiled flooring.

Open plan with landscaped hardstanding with flower and shrub borders, outside light, block pavior driveway providing off street parking for two cars and leading to a double garage, driveway leading to a swing gate giving access to the rear paddock.

Extensive gardens and paddock to side and rear which benefit from a high degree of privacy and with a paddock to the rear. The total plot is in the region of 0.8 of an acre (sts), mainly laid to lawn with paved patio area and flower and shrub borders, timber storage shed, access door to garage, two side access gates, outside light.

Double brick built garage with twin electric up and over doors, temporary part converted making an ideal home office, window to rear, power and light connected.

VIEWING

Strictly by arrangement with Estates IT
Mulberry Place,
Pinnell Road,
London, SE9 6AR

DIRECTIONS

Head southwest toward Coldharbour Ln
Take Botwell Ln to Printing House Ln 2 min (0.5 mi), Continue on Printing House Ln to Dawley Rd/A437 2 min (0.6 mi), Follow Dawley Rd to Station Rd 2 min (0.7 mi) UB3 4AW United Kingdom

