



24 to 26 Cuffley Hill,
Goffs Oak, Herts
EN7 5EU



Freehold for Sale with Development / Refurbishment Potential

- Entire freehold for sale
 - 4 bedroom family home
 - 2 x vacant commercial units over three floors
 - Rear detached double garage
 - Rear detached one bedroom bungalow
 - Site area approximately 0.23 acres
 - Offers in excess of £650,000
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Description

Within the same ownership for over 30 years, Highfield Investments are pleased to offer for sale this unique unbroken freehold. The property comprises a large four bedroom family home with adjoining commercial unit and to the rear of the property accessed via the carport, a freestanding double garage/workshop and detached one bedroom bungalow, all of which are currently vacant.

Location

The property is situated in Goffs Oak, which is a much sought after area located between the towns of Cuffley and Cheshunt. Cuffley Village is a 15 minute walk away and has many excellent restaurants and local shops. Enfield Town Centre is also a short drive away with its wide range of High Street shops and restaurant chains.

Transport

Cuffley and Cheshunt mainline stations are a short drive away, with fast trains into London taking around 15 minutes. The property is five minutes drive from Junction 25 of the M25.

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Development Potential

This property will attract owner occupiers and developers alike and subject to gaining the necessary consents the commercial element would suit conversion back to residential and the entire site may suit alternative uses.

VAT

We understand the property is not elected for VAT.

Terms

Offers are invited in excess of £650,000 for the freehold interest. Please note the property has been placed in the forthcoming Savills Auction on the 16th June 2014 if not sold prior.

Proposed schedule

Unit	Floor	Approx size in Sq.ft	Income	ERI
Trends	Ground floor	380	n/a	9,600
Beauticians	First & second	450	n/a	9,600
Main House	Ground & first	1,600	n/a	19,800
Rear Bungalow	Ground	700	n/a	10,200
		3,130	n/a	49,200

Site map



Location map



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.