



Shepherds  
Property Sales & Lettings



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Pembroke Drive | Goffs Oak | EN7 5LG | £715,000



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Shepherds are pleased to market this recently refurbished 4/5 bedroom detached home, finished to the highest of standards throughout. The ground floor has been well designed to suit everyday family requirements, including, a living room, modern kitchen/breakfast /dining room, utility room, shower room and a reception room/fifth bedroom. While on the first floor there are four double bedrooms and a family bathroom. Bedroom four is currently being used as a dressing room. Externally, the property has the benefits of a front driveway, front and rear gardens, as well as a versatile outbuilding. Situated within a popular Goffs Oak location, there are an array of excellent transport links, amenities and highly regarded schooling close by.

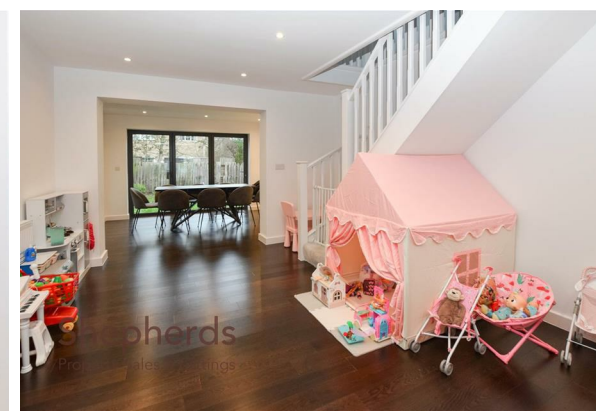
- A Superb Detached Four/Five Bedroom Home
- Refurbished To The Highest Standards Throughout
- Modern Kitchen / Breakfast / Dining Room
- Ground Floor Utility Room & Shower Room
- Bedroom Four / Dressing Room
- Front Driveway & Garden
- Rear Garden & Outbuilding
- Popular Goffs Oak Location
- Transport Links & Highly Regarded Schooling Close By



Front Door	Bedroom Two
Entrance Hall	12'11 x 8'8
Living Room	Bedroom Three
23'7 x 12'	10'4 x 8'8
Kitchen/ Breakfast / Dining Room	Bedroom Four
23'11 x 16'	8'6 x 8'1
Utility Room	Bathroom
7'6 x 4'2	8'6 x 5'5
Bedroom Five / Reception Room	External
13' x 7'6	Front Driveway
Shower Room	Front Garden
7'6 x 5'	Rear Garden
First Floor Landing	Outbuilding
Bedroom One	13'1 x 6'1
14'10 x 9'4	



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**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** F

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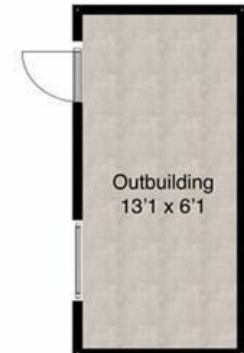
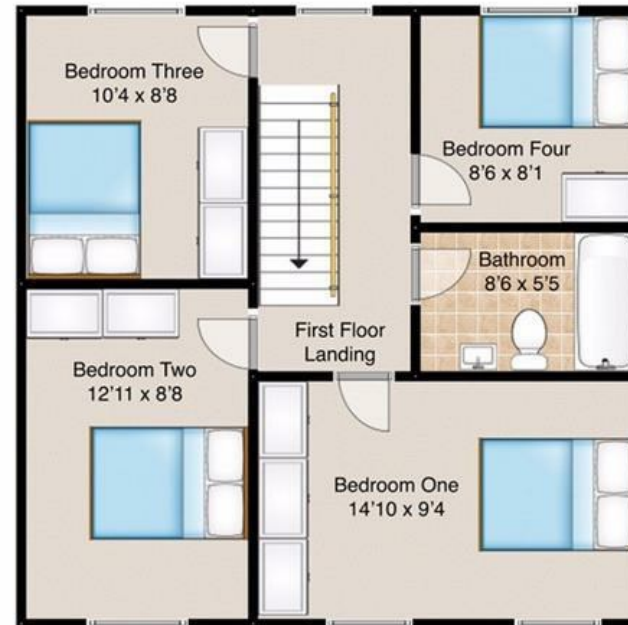


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# Pembroke Drive, Goffs Oak, EN7



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

