



Shepherds
Property Sales & Lettings

Old Oak Avenue | Goffs Oak | EN7 6EW | £635,000



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Built only 4 years ago, this modern and high spec detached home, boasts three double bedrooms, an en suite to bedroom one and a versatile outbuilding. Situated within a private and peaceful setting in Goffs Oak. this immaculate property includes on the ground floor a living room, kitchen diner and W/C. While on the first floor there are three double bedrooms, an en suite to bedroom one and a bathroom. External benefits are a front driveway and garage, front and rear garden, and a versatile outbuilding. Ideally located within easy reach of popular schools, an array of amenities and transport links, providing a great balance of lifestyle.

- Detached Home Built 4 Years Ago
- Three Double Bedrooms
- Modern & High Spec Throughout
- Kitchen Diner & Ground Floor W/C
- Bedroom One With An En Suite
- Family Bathroom
- Front Driveway & Garage
- Rear Garden & A Versatile Outbuilding
- Private & Peaceful Goffs Oak Location



Front Door	Bedroom Three
Entrance Hall	9'3 x 8'1
Kitchen Diner	Bathroom
17'1 x 9'10	6'7 x 6'6
Living Room	External
17'6 x 13'2	Driveway
W/C	Garage
First Floor Landing	Front Garden
Bedroom One	Rear Garden
12'6 x 10'2	Outbuilding
En Suite	Maintenance Charge - £300.00 Per Annum
Bedroom Two	
13'2 x 10'6	



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: New Build



Old Oak Avenue, Cheshunt, EN7



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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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