



Shepherds
Property Sales & Lettings



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Beehive Road | Goffs Oak | EN7 5NL | Offers In Excess Of £650,000



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Shepherds are pleased to market this immaculate and well designed four bedroom home, boasting ample living accommodation throughout and situated within one of Goffs Oaks prime locations. The ground floor is well suited to modern living and comprises of a living / dining room, kitchen / breakfast room, office / family room and a w/c. On the first floor, there are four well sized bedrooms and a bath / shower room. Outside, there is a front driveway providing parking for a number of vehicles and a rear garden. Beehive Road is ideally positioned within close proximity of local train stations, in particular Cuffley and Cheshunt Train Stations, as well as highly regarded schooling and an array of amenities near by.

- A Well Designed Four Bedroom Home
- Immaculate Condition Throughout
- Three Reception Rooms
- Ground Floor W/C
- Four Well Sized Bedrooms
- Bath / Shower Room
- Front Driveway Offering Ample Parking
- Rear Garden
- Popular & Highly Regarded Location



Front Door

Entrance Hall

Living / Dining Room

24'8 x 11'5

Kitchen / Breakfast Room

16'10 x 14'4

Office / Family Room

15'8 x 9'8

W/C

First Floor Landing

Bedroom One

13'4 x 10'4

Bedroom Two

14'1 x 10'10

Bedroom Three

11'2 x 10'4

Bedroom Four

13'6 x 6'1

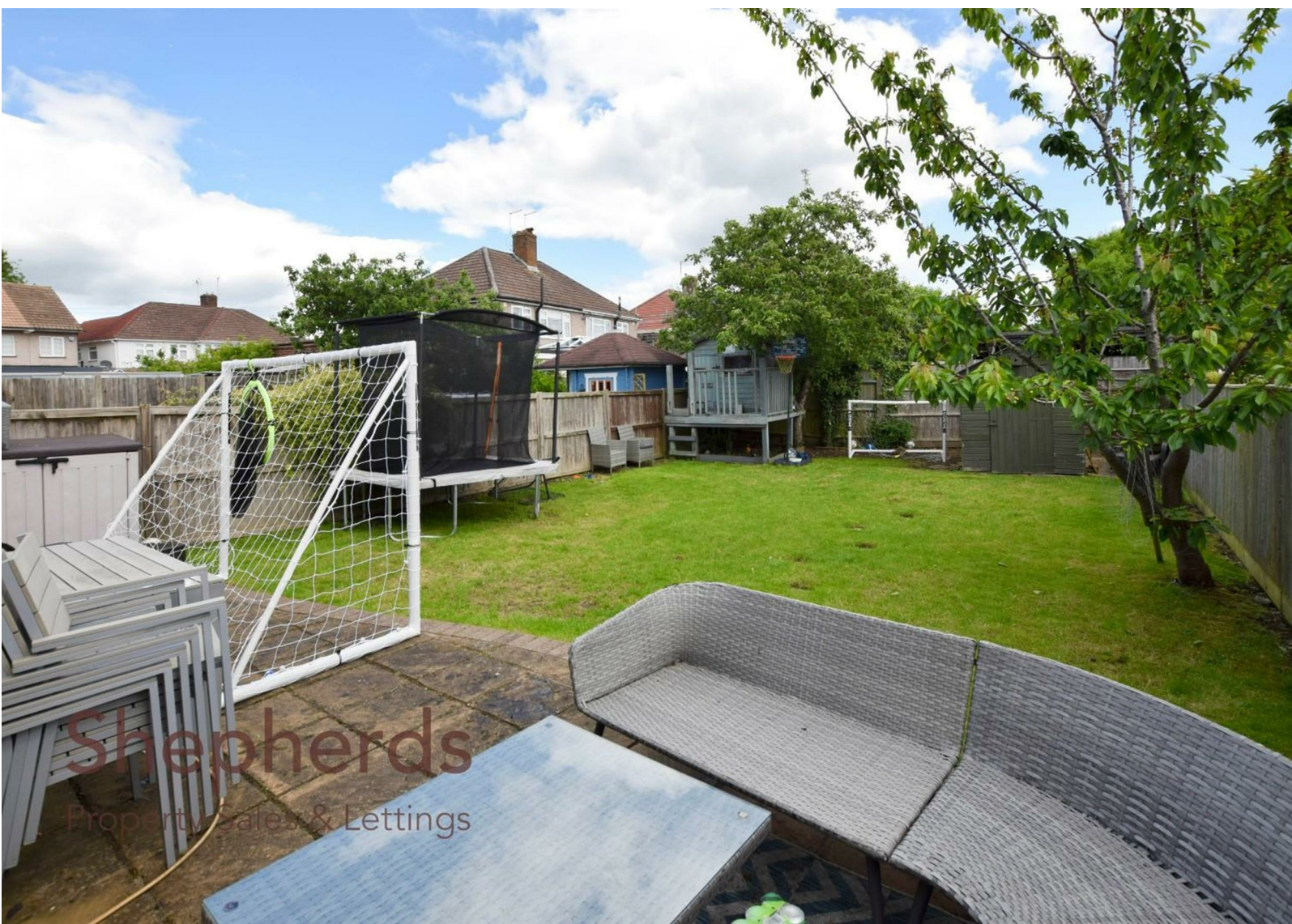
Bath / Shower Room

10' x 6'11

Outside

Front Driveway

Rear Garden



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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  1
  3
  C

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: E



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Total approx 1375.35 sqft



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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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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODN

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

