



**ABSOLUTE**  
PROPERTY

**7 Goffs Crescent**  
**Goffs Oak, EN7 5JW**  
**£495,000**



Absolute Property are pleased to offer this three bedroom semi detached family home located in a quiet cul de sac location off Jones Road and within walking distance to Woodside primary School and catchment to Goffs Academy. This home does require some modernisation and also has the potential to extend (STPP) Benefits include a through lounge, new kitchen, double glazing, driveway, garage, rear garden and comes with the added advantage of being offered chain free. Viewing is highly recommended.



**Location:**

Conveniently situated close to the local amenities of Goffs Oak, including shops and transport links, additionally, it is only 1 mile from Cuffley Station and its shopping centre, providing easy access to excellent shopping and transport facilities.

**Entrance:**

Front door opening to:

**Hallway:**

Coving to ceiling, radiator, doors to through lounge, kitchen, stairs to first floor landing, understairs storage cupboard.

**Through Lounge:**

Coving to ceiling, dual aspect with upvc double glazed window to front aspect and upvc double glazed double doors to rear aspect allowing plenty of light to flow through., electric fireplace, two radiators, tv socket.

**Kitchen:**

Brand new kitchen. Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, space for upright fridge freezer, one quarter bowl stainless steel sink drainer unit with mixer taps, space for upright fridge freezer, upvc double glazed window and single door opening to rear garden.

**First Floor Landing:**

Doors to bedroom one, bedroom two, bedroom three, bathroom, separate wc, loft access, coving to ceiling, upvc double glazed frosted window to side aspect.

**Bedroom One:**

Built in wardrobes, coving to ceiling, radiator, upvc double glazed window to front aspect.

**Bedroom Two:**

Airing cupboard, radiator, upvc double glazed window to rear aspect.

**Bedroom Three:**

Coving to ceiling, radiator, upvc double glazed window to front aspect.

**Bathroom:**

Comprising of pedestal hand wash basin, bath with shower attachment and electric shower unit, radiator, upvc double glazed frosted window to rear aspect.

**Guest Wc:**

Low flush wc, upvc double glazed frosted window to side aspect.

**Front Aspect:**

Driveway leading to garage, rest laid to lawn with shrub borders and flower beds.

**Garage:**

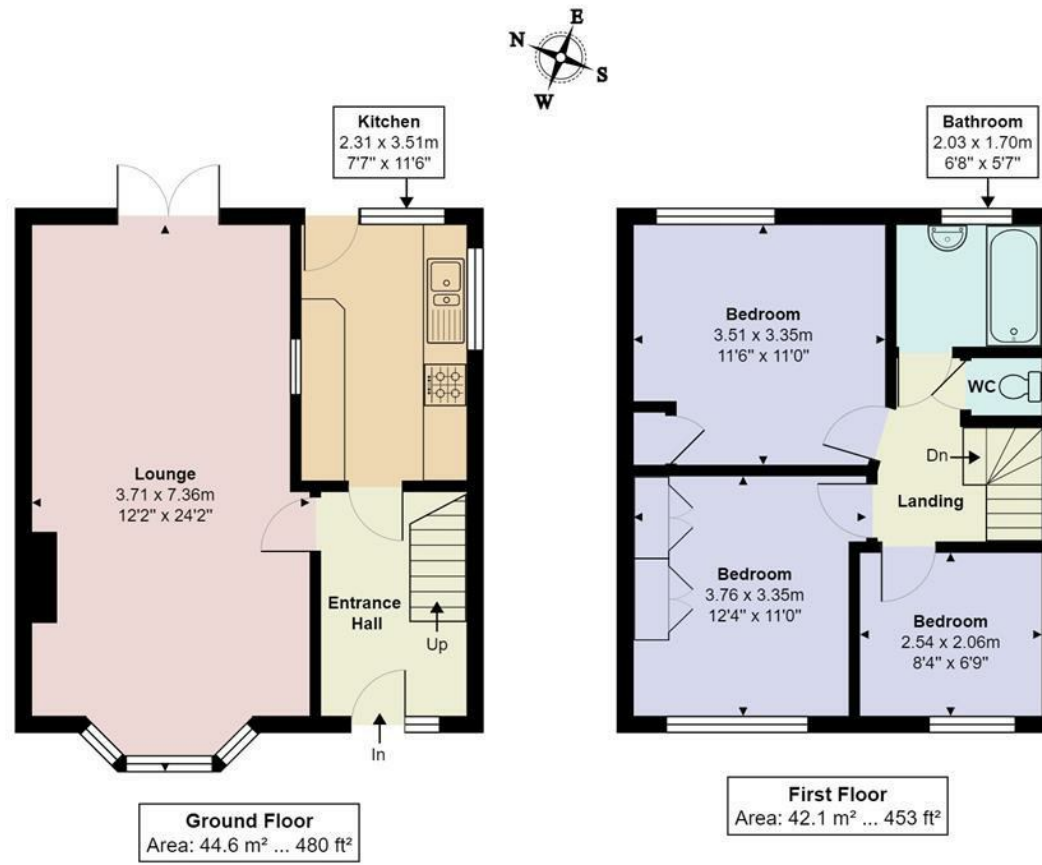
Accessed via shared driveway with up and over door.

**Rear Garden:**

Patio with rest Laid to lawn, various mature shrub borders, outside tap, side gate access.







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Total Area: 81.7 m<sup>2</sup> ... 880 ft<sup>2</sup>

All measurements are approximate and for display purposes only

