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Myles Court, Goffs Oak | EN7 5PP

£299,995 | Share of Freehold

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**** IMMACULATE ONE BEDROOM MAISONETTE WITH EN-SUITE BATHROOM **** Situated in a quiet residential area within **WALKING DISTANCE** of local shops, benefiting from an **ALARM SYSTEM**, Well tended communal gardens, excellent views over **OPEN COUNTRYSIDE**, **CLOSE TO STATION**.



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1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.

The property is entered via private entrance with stairs leading to first floor:

First Floor Landing

With access to loft via ladder, light connected.

Cloakroom/ W.C

Low flush w.c, wash hand basin.

Lounge 17' 0" x 10' 5" (5.18m x 3.17m)

Dual aspect windows to side and rear with excellent views over open countryside, attractive fire surround with display mantle and electric fire, t.v aerial point, wood veneer floor, storage heater.

Kitchen 10' 0" x 6' 9" (3.05m x 2.06m)

Window to rear, fitted with a range of wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap and cupboard below, tiled splash backs, plumbing for automatic washing machine, built in oven with hob, airing cupboard housing water tank.

Bedroom 14' 4" x 10' 8" (4.37m x 3.25m)

Window to front, free standing wardrobes, fitted carpet, power points, storage heater, door to:

En-Suite Bathroom

Fitted with a white suite comprising panel enclosed bath with mixer tap, wall mounted shower attachment, curtain rail, pedestal wash hand basin, low flush w.c, tiled walls, heated towel rail, extractor fan.

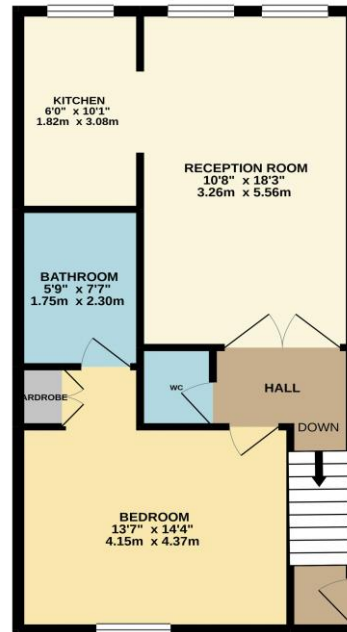
Exterior

Superb Communal Gardens

Well tended, surrounding the property.

Parking

One allocated parking space with two visitor parking permits.



TOTAL FLOOR AREA: 559 sq ft. (51.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lease Remaining	999
Service Charge	
Ground Rent	
Council Tax	
EPC Rating	

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.