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Melvyn Close, Goffs Oak, EN7 5RR |
£624,995 | Freehold

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CHAIN FREE - This charming semi-detached home in the sought-after area of Goffs Oak is a perfect blend of comfort and potential. Chain-free and already extended, it offers ample living space with the added benefit of further extension possibilities, subject to planning permission. The property features three well-sized bedrooms and a convenient ground floor cloakroom, enhancing its practicality. A detached garage provides additional storage or parking options, while the west-facing rear garden promises sunny afternoons and delightful outdoor relaxation. This property is an excellent choice for those seeking a move-in ready home with room for future growth.

Key features

- Chain Free
- Three Bedrooms
- Sought After Goffs Oak
- Potential To Extend (STPP)
- Already Extended
- Semi Detached
- West Facing Rear Garden
- Ground Floor Cloakroom

Property Information

Tenure

Freehold

Council Tax

E

EPC Rating

D

Local Authority

Broxbourne Borough Council



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
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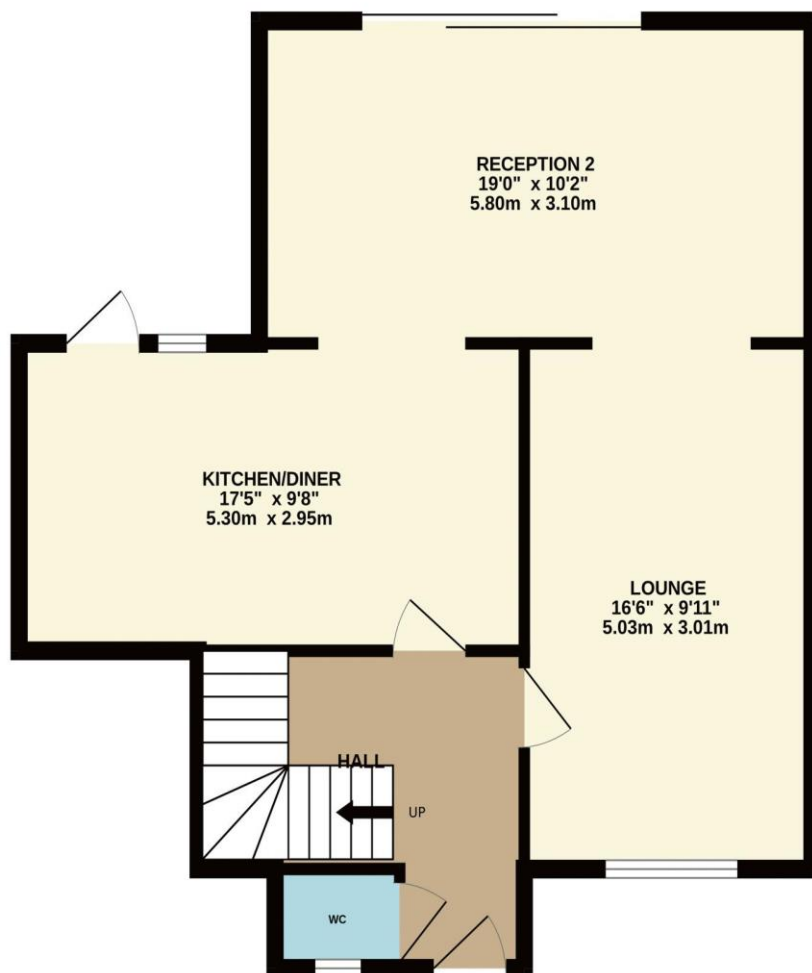
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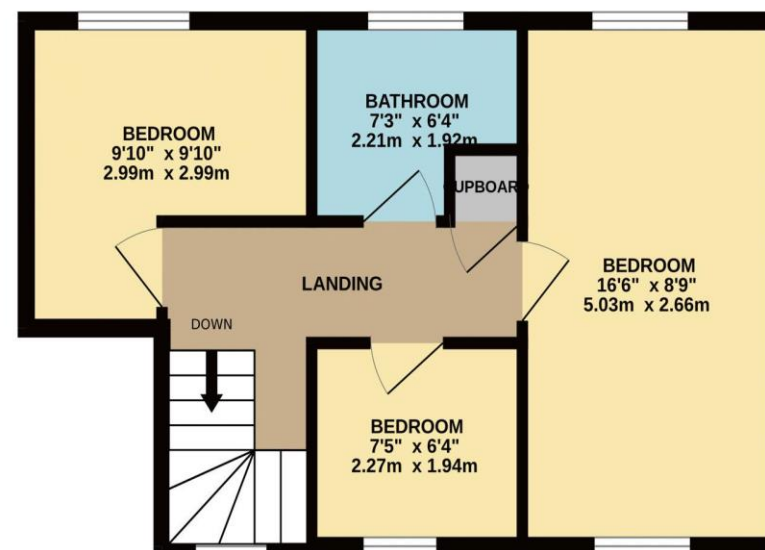




GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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