



Melvyn Close, Goffs Oak , EN7 5RR

This charming Three Bedroom, Semi-Detached home in the sought-after area of Goffs Oak is a perfect opportunity to create your perfect family home. It offers ample living space with the added benefit of extension possibilities, subject to planning permission. The property features three good-sized bedrooms and a spacious conservatory. A detached garage provides additional storage or parking options, while the North facing garden offers delightful outdoor relaxation.

Key features

- Three Bedrooms
- Semi Detached
- Spacious Living Areas
- Potential to Extend (STPP)
- Sought After Area of Goffs Oak
- Conservatory
- Garage
- Ample Off-Street Parking

Property Information

Tenure
Freehold

Council Tax
E

EPC Rating
E

Local Authority
Broxbourne Borough Council



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Opening Times

Mon - Fri	9 am to 6:30 pm
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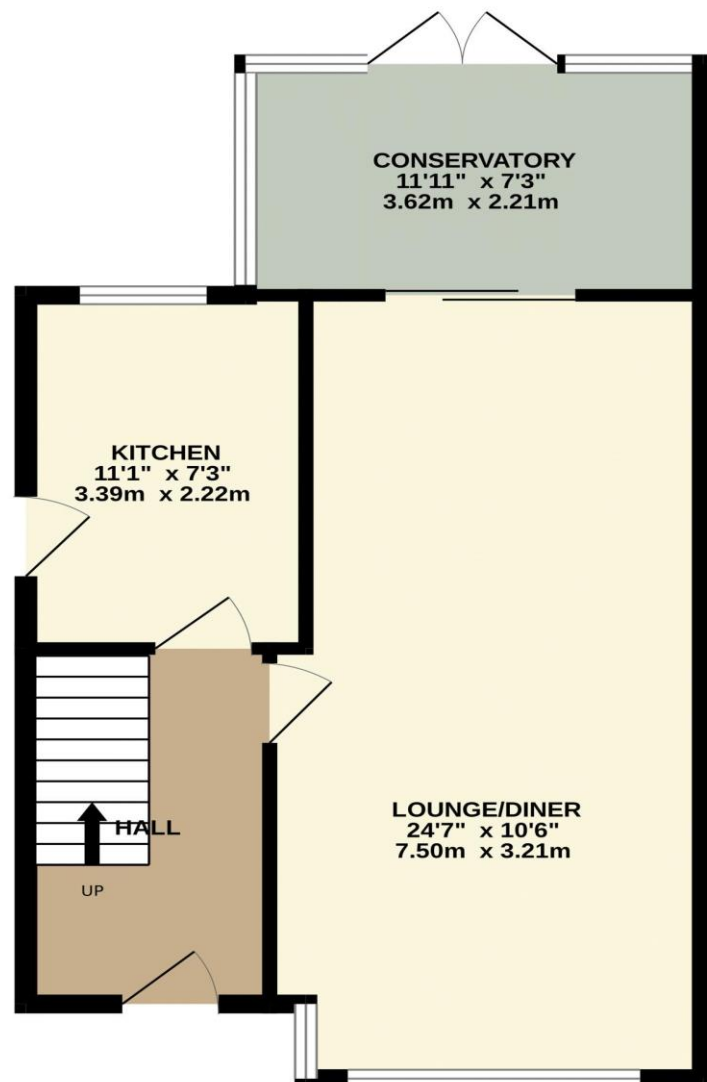
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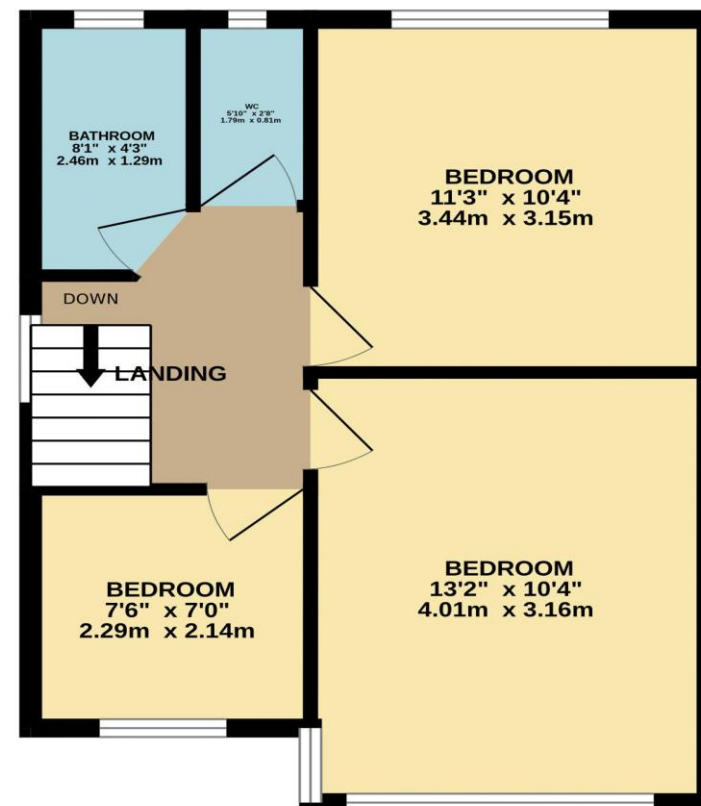




GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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