



Goffs Lane, Goffs Oak, EN7 5QE

An immaculately presented 3/4 BEDROOM SEMI-DETACHED house in WEST CHESHUNT with potential to extend further STPP. This property comprises a DOWNSTAIRS CLOAKROOM, lounge, a modern & spacious open-plan kitchen/dining area, THREE SPACIOUS BEDROOMS with EN-SUITE to main bedroom, a bathroom with four piece-suite, a loft room which also features an EN-SUITE, and driveway parking. The property is close to local schools and GOFFS ACADEMY, which makes this an ideal family home. The property is well situated for easy access to the A10 & M25.

Key features

- 3/4 Bedrooms & 2x En-Suites
- Immaculate condition
- Spacious & Modern Kitchen/Diner
- Driveway Parking
- Semi Detached
- Downstairs Cloakroom
- Potential to Extend STPP
- Close to local schools & Goffs Academy

Property Information

Tenure
Freehold

Council Tax
F

EPC Rating
C

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
Bank Hols	Closed

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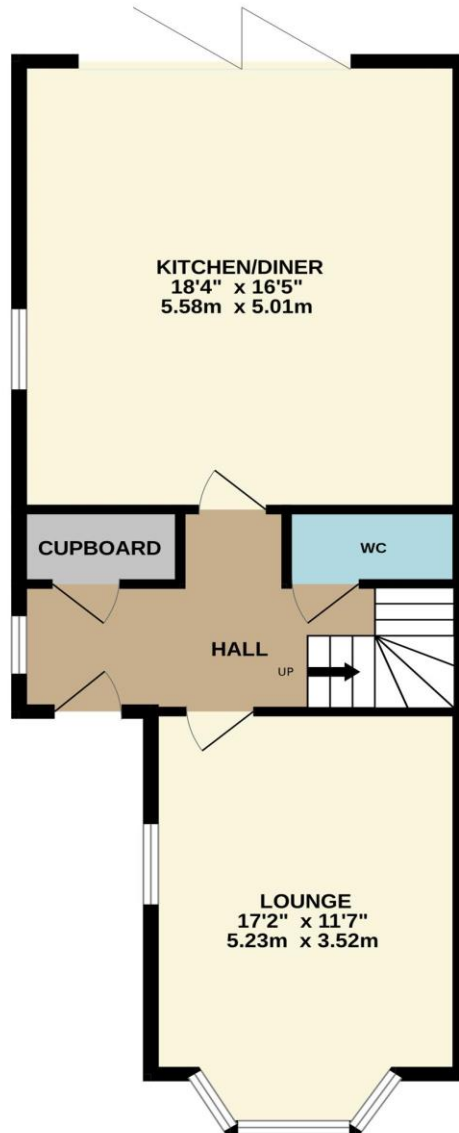
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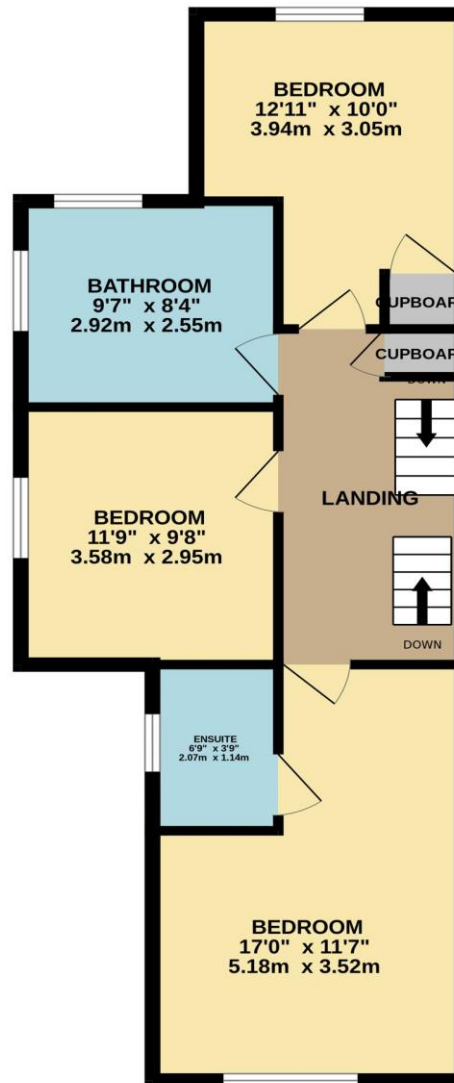




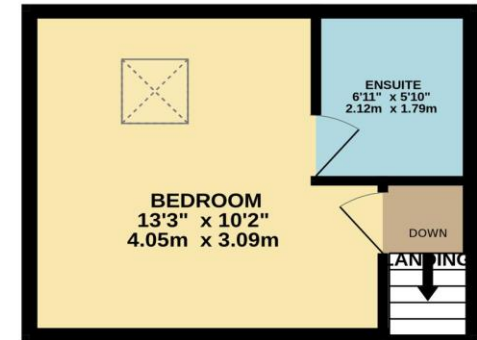
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.5 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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