



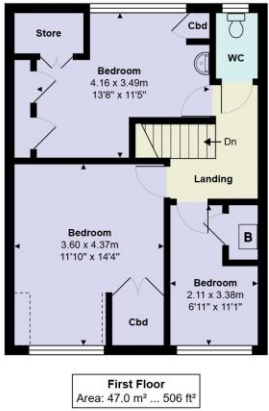
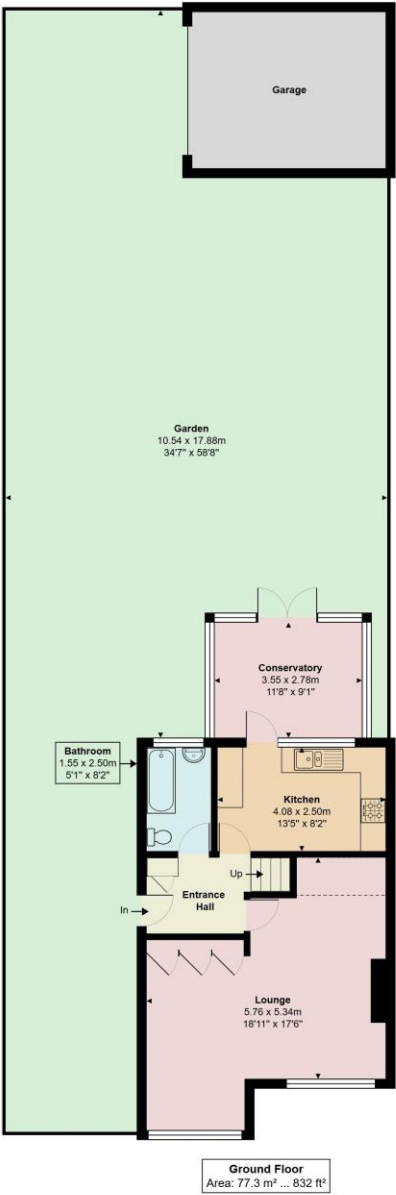
Lulworth Avenue, Goffs Oak



- CHAIN FREE
- 3 BEDROOMS
- SCOPE FOR REDEVELOPMENT STPP
- CONVENIENTLY LOCATED FOR CUFFLEY AND GOFFS OAK VILLAGES
- WALKING DISTANCE TO CUFFLEY STATION
- OFF STREET PARKING
- 2 RECPETION ROOMS

Lulworth Avenue
Goffs Oak EN7 5LA

Set in the sought-after turning of Lulworth Avenue, this three-bedroom home offers excellent potential for extension, subject to planning permission, as it benefits from being a corner plot. The property features an entrance hallway leading to a spacious living room that incorporates a dining area, a well-proportioned kitchen, a conservatory, and a bathroom. Upstairs, there are three bedrooms alongside a separate toilet. The home is complemented by front and rear gardens, with the added advantage of a side garden due to its corner positioning. Conveniently located for commuting, Lulworth Avenue offers easy access to Cuffley station, local shops, and the amenities of Goffs Oak village. This property is available chain-free, making for a smoother purchase process.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 124.3 m² ... 1338 ft² (excluding garden)
All measurements are approximate and for display purposes only