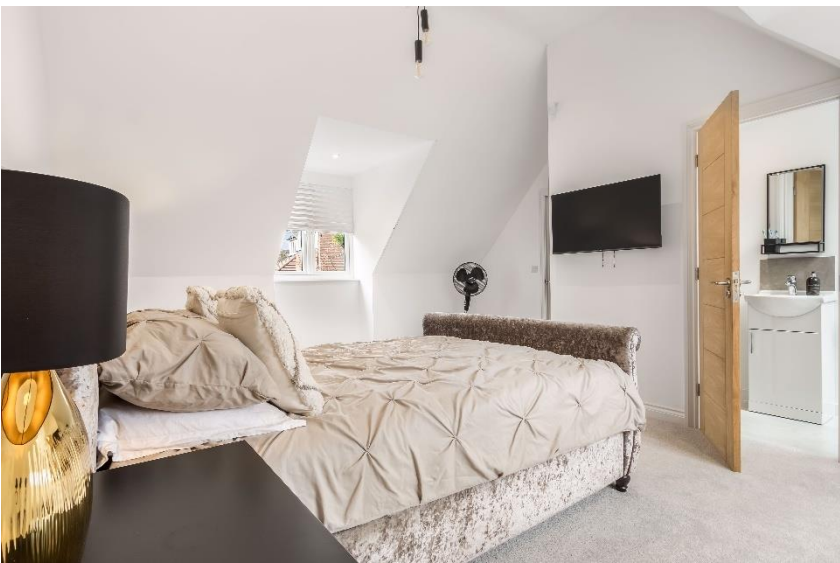




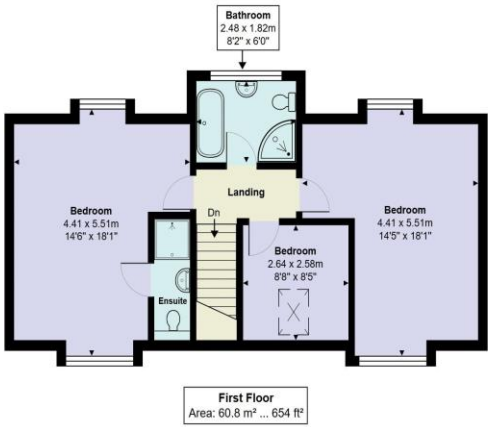
Goffs Lane, Goffs Oak



- STYLISH DETACHED HOME
- CLOSE TO GOFFS ACADEMY SCHOOL
- THREE BEDROOMS
- LIGHT-FILLED 24FT LIVING ROOM
- SEPARATE DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM WITH UTILITY
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- WEST-FACING GARDEN APPROX. 59FT WIDE

Goffs Lane
Goffs Oak EN7 5QF

Set in a peaceful and convenient location close to Goffs Academy School, this beautifully designed three-bedroom detached home combines modern style with generous living space. Built to a HIGH STANDARD, the property offers a light-filled 24FT LIVING ROOM, a SEPARATE DINING ROOM, and a CONTEMPORARY KITCHEN/BREAKFAST ROOM with adjoining UTILITY AREA. Upstairs, there are two double bedrooms, including a MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, along with a LUXURY FAMILY BATHROOM. Outside, the WEST-FACING GARDEN (APPROX. 59FT WIDE) enjoys plenty of afternoon sun and provides an ideal space for entertaining or relaxing. The property also benefits from AMPLE DRIVEWAY PARKING and an EV CHARGING POINT. A superb opportunity to purchase a RECENTLY BUILT HOME offering excellent proportions, modern finishes, and a great location for local schools and amenities.



Goffs Lane, Goffs Oak, EN7 5QF
Total Area: 151.7 m² ... 1633 ft² (excluding garden)
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		