

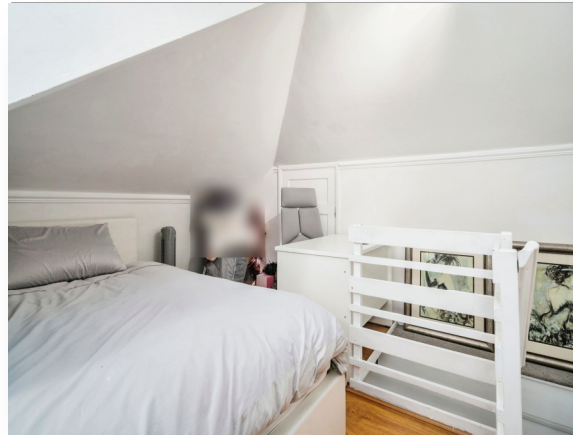


Goffs Lane, Goffs Oak Waltham Cross EN7 5EW

welcome to

Goffs Lane, Goffs Oak Waltham Cross

William H Brown are delighted to bring to the market this stunning three bedroom semi detached family home situated on a prime road within walking distance to Goffs Oak Village. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Porch**

Tiled floor

Entrance Hall

Radiator, laminate floor, storage cupboard.

Lounge

13' x 12' 7" (3.96m x 3.84m)

Double glazed window to front aspect, laminate floor, log fire.

Dining Room

11' 2" x 11' 1" (3.40m x 3.38m)

Laminate floor, radiator.

Kitchen

11' 1" x 7' (3.38m x 2.13m)

A range of wall and base units with complimenting quartz worktops, quartz splash back, space for range master, quartz floor, integrated washing machine and dishwasher, integrated wine cooler and microwave.

Utility Room

10' 3" x 5' 7" (3.12m x 1.70m)

Double glazed door to rear aspect, radiator, plumbing for washing machine, space for fridge freezer, quartz floor.

Conservatory

6' 10" x 6' 1" (2.08m x 1.85m)

laminate floor, radiator.

Landing

Double glazed window to side aspect.

Bedroom 1

16' x 11' 3" (4.88m x 3.43m)

Two double glazed windows to rear aspect, built in wardrobe, storage cupboard, laminate floor, radiator.

Bedroom 2

12' 9" x 8' (3.89m x 2.44m)

double glazed window to rear aspect, laminate floor,

radiator.

Bedroom 3

12' 1" x 11' 7" (3.68m x 3.53m)

Double glazed window to front aspect, radiator, laminate floor, storage cupboard.

Bathroom

Double glazed window to rear aspect, chrome heated radiator, tiled floor, wc, wash hand basin, Jacuzzi bath, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway suitable for several cars.

Rear Garden

To the rear of the property is a patio and lawn area, garage.



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welcome to

Goffs Lane, Goffs Oak Waltham Cross

- Semi detached
- Three bedrooms
- Stunning modern kitchen
- Beautiful rear garden
- Driveway and garage

Tenure: Freehold EPC Rating: D

offers in excess of

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108391



Property Ref:
BRX108391 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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