



Melvyn Close, Goffs Oak Waltham Cross EN7 5RR

welcome to

Melvyn Close, Goffs Oak Waltham Cross

William H Brown are delighted to bring to the market this charming three bedroom semi detached family home situated on a popular residential road in the heart of popular Goffs Oak. An early viewing is a must!



**Accommodation Comprises Of:
Entrance Hall**

Laminate floor, storage cupboard, radiator.

Cloakroom

Double glazed window to rear aspect, wc, wash hand basin, radiator, vinyl floor.

Lounge

12' 10" x 11' 4" (3.91m x 3.45m)

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

Dining Room

17' 8" x 11' 2" (5.38m x 3.40m)

Double glazed window to rear aspect, laminate floor, radiator, double glazed window to side aspect.

Kitchen

11' x 8' (3.35m x 2.44m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, laminate floor, hob, integrated dishwasher, part tiled walls, double glazed door to side aspect.

Landing

Double glazed window to side aspect, access to the loft.

Bedroom 1

11' 3" x 10' 3" (3.43m x 3.12m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 2

13' 3" x 10' 3" (4.04m x 3.12m)

Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom 3

7' 8" x 7' 1" (2.34m x 2.16m)

Double glazed window to rear aspect, radiator.

Bathroom

Two double glazed windows to rear aspect, paneled bath, wash hand basin, wc, laminate floor.

**Exterior
Front Garden**

To the front of the property is a driveway and garage.

Rear Garden

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



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Melvyn Close, Goffs Oak Waltham Cross

- Semi detached
- Three bedrooms
- Chain free
- Garage and driveway
- Fantastic scope STPP

Tenure: Freehold EPC Rating: E

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108641 - 0002

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