



**The Crest, Goffs Oak Waltham Cross EN7 5NP**



**welcome to**

**The Crest, Goffs Oak Waltham Cross**

**\*\*\*OPEN DAY 21ST SEPTEMBER 12PM-2PM, APPOINTMENT ONLY\*\*\***

William H Brown are delighted to be marketing this substantial four bedroom detached family home situated in a highly sought after location in the heart of Goffs Oak. An internal viewing is an absolute must.



**Accommodation Comprises Of:  
Entrance Hall**

Double glazed window to front aspect, two radiators.

**Cloakroom**

Double glazed window to side aspect, wash hand basin, wc.

**Lounge**

24' 10" x 10' 10" ( 7.57m x 3.30m )

Double glazed window to front aspect, double glazed window to side aspect, double glazed window to rear aspect, french doors, two radiators.

**Dining Room**

13' 6" x 10' 9" ( 4.11m x 3.28m )

Double glazed window to rear aspect, french doors, radiator.

**Kitchen**

13' 8" x 11' 10" ( 4.17m x 3.61m )

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, storage cupboard, vinyl floor, plumbing for washing machine, radiator, space for fridge freezer.

**Landing**

Two double glazed windows to rear aspect, access to the loft, radiator.

**Bedroom 1**

12' 11" x 12' 6" ( 3.94m x 3.81m )

Double glazed window to front aspect, built in wardrobe, radiator.

**Bedroom 2**

12' x 10' 4" ( 3.66m x 3.15m )

Double glazed window to front aspect, radiator, built in wardrobe.

**Bedroom 3**

15' 11" x 11' ( 4.85m x 3.35m )

Double glazed window to front aspect, fitted wardrobe, radiator, access to the loft.

**Bedroom 4**

10' 11" x 8' 8" ( 3.33m x 2.64m )

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

**Bathroom**

Double glazed window to rear aspect, radiator, wc, tiled walls, wash hand basin.

**Exterior**

**Front Garden**

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

**Rear Garden**

To the rear of the property is a patio area, lawn area, side access on both sides, greenhouse.



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## The Crest, Goffs Oak Waltham Cross

- Detached family home
- Generous plot
- Fantastic scope STPP
- Two reception rooms
- Four bedrooms

Tenure: Freehold EPC Rating: E

**£850,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108765 - 0005

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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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