









# 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" (  $3.66m \times 3.15m$  )

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







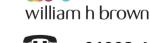


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108765



Property Ref: BRX108765 - 0005 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.





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