



Goffs Lane, Goffs Oak Waltham Cross EN7 5EW

welcome to

Goffs Lane, Goffs Oak Waltham Cross

A HEAVILY EXTENDED, three bedroom, semi-detached family home that's very well presented throughout. The property is well located for families thanks to it's good school catchment areas, local shops, cafes, park and local pub. Cuffley train station is also within walking distance.

Accommodation Comprises Of: Entrance Porch

Two double glazed windows to side aspect, electric radiator, laminate floor, spotlights.

Entrance Hall

Radiator, laminate floor, stairs to first floor, understairs storage, four storage cupboards.

Cloakroom

Double glazed frosted window to front aspect, wc, towel radiator, tiled floor, tiled walls, spotlights, bath with handheld attachment, wall hung sink with mixer tap.

Lounge

17' max into bay window x 12' 7" max (5.18m max into bay window x 3.84m max)
Double glazed bay window to front aspect, two radiators, laminate flooring, built in storage cupboards, log burner.

Kitchen/Diner

23' 3" max x 17' 6" max (7.09m max x 5.33m max)
Double glazed window to rear aspect, double glazed door to garden aspect, radiator, part laminate flooring, part tiled floor, spotlights, a range of wall and base units with complimenting worktops surfaces over, double stainless steel sink with drainer unit and mixer tap, integrated dishwasher, integrated oven, electric hob, extractor fan.

Conservatory

13' 5" x 9' 8" (4.09m x 2.95m)
Double glazed window to side aspect, double glazed window to rear aspect, double glazed french door to garden aspect, laminate flooring, fitted air conditioning.

Landing

Double glazed frosted window to side aspect, fitted carpet.

Bedroom 1

11' 3" x 10' 9" max into wardrobe (3.43m x 3.28m max into wardrobe)
Double glazed window to front aspect, radiator, laminate flooring, fitted wardrobe.

Bedroom 2

12' 2" max x 11' 3" (3.71m max x 3.43m)
Double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobe.

Bedroom 3

8' 2" x 8' 1" (2.49m x 2.46m)
Double glazed window to rear aspect, laminate flooring, radiator, stairs to loft room.

Bathroom

Double glazed frosted window to front aspect, tiled floor, tiled walls, spotlights, towel radiator, shower cubicle with body jets, wc, wall hung sink with mixer tap.

Loft Room

11' 6" x 10' 9" (3.51m x 3.28m)
Three velux windows, spotlights, radiator, laminate flooring, three eaves storage.

Exterior Front Garden

To the front of the property is artificial grass, paved driveway, metal railings.

Rear Garden

To the rear of the property is a patio, artificial grass, side access, decking area, two flower beds, wooden boards, pergola, summer house with power and electric.





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welcome to

Goffs Lane, Goffs Oak Waltham Cross

- Three bedroom, semi-detached family home
- Large Kitchen/Diner
- Conservatory
- Shower room
- Sizeable rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£650,000



Total floor area 138.3 m² (1,489 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109374 - 0005

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