



**Burton Lane
Goffs Oak**

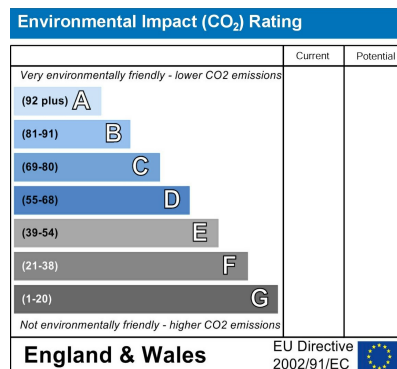
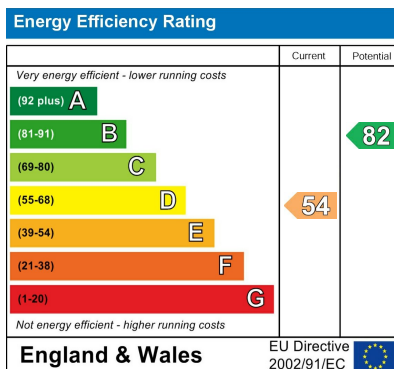


**£635,000
Freehold**

A WELL MAINTAINED and SPACIOUS FIVE BEDROOM SEMI DETACHED FAMILY HOME situated IN THIS SOUGHT AFTER and QUIET RESIDENTIAL AREA close to all local amenities, FEATURES INCLUDE DOUBLE GLAZING, GROUND FLOOR SHOWER ROOM, GARAGE & OFF STREET PARKING, EXCELLENT LOCAL SCHOOLS and CUFFLEY BR MAIN LINE STATION IS NEAR BY.

EARLY VIEWING RECOMMENDED.

- **MOST ATTRACTIVE SEMI DETACHED FAMILY HOME**
- **QUIET SOUGHT AFTER RESIDENTIAL AREA**
 - **OFF STREET PARKING**
 - **EXCELLENT LOCAL SCHOOLS**
 - **DOUBLE GLAZING**
 - **FIVE BEDROOMS**
- **GROUND FLOOR SHOWER ROOM**
- **WELL MAINTAINED REAR GARDEN**
- **CUFFLEY BR MAIN LINE STATION NEAR BY**
 - **SAT NAV - EN7 6SE**



Entrance

Double glazed front door with side panel to hallway.

Hallway

Oak flooring, decorative radiator, storage cupboard, under stairs storage cupboard and cloaks cupboard, glazed door to the lounge.

Shower Room

Comprising single shower cubicle, pedestal wash hand basin, low flush WC, tiled walls, tiled flooring, double glazed window to side.

Lounge

27'5 x 11'7

Double glazed window to front, decorative radiator, feature gas fire with hearth and surround, spot lights, power points, glazed doors to kitchen.

Kitchen/Breakfast Room

21'4 x 16'1

Range of wall and base units, work surfaces, single drainer sink unit with mixer tap, integrated dishwasher, washing machine, fridge and freezer, Smeg cooker with extractor above, spot lights, wall tiling, oak flooring, TV point, double glazed window to side, double glazed doors to garden.

First Floor Accommodation

Landing

Stair from ground floor, doors to accommodation.

Bedroom 1

15'4 x 9'

Double glazed bay window to front, fitted carpet, fitted wardrobes to one wall, double radiator, wall light points, power points.

Bedroom 2

12' x 8'2

Double glazed window to the rear, fitted wardrobes, laminate flooring, radiator, power points.

Bedroom 3

7'8 x 6'9

Currently used as a study - Double glazed window to the front, laminate flooring, radiator, built in desk with cupboards above.

Bathroom

9'2 x 7'7

White suite comprising tiled panelled bath with power shower and screen, vanity wash hand basin with cupboards below, low flush WC, tiled walls, tiled flooring, decorative radiator, spot lights, frosted double glazed window to rear.

Second Floor Accommodation

Bedroom 4

14'5 x 9'3

Double glazed window to the rear, fitted wardrobes, radiator, fitted carpet, power points.

Bedroom 5

15'5 x 8'6

Velux window to front, fitted carpet, double radiator, storage cupboard, power points.

Exterior

Garage

18'3 x 15'3

In rear garden via side gates from driveway, electric door, power and light.

Off Street Parking

At front, block paved.

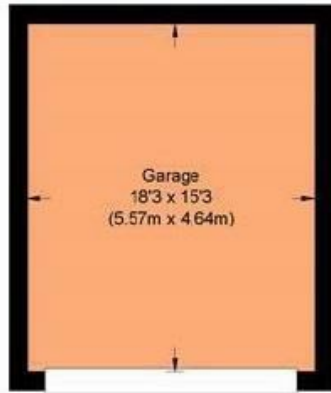
Rear Garden

Laid to lawn, mature shrubs, paved area, blocked paved path to garage.

Council Tax Band E



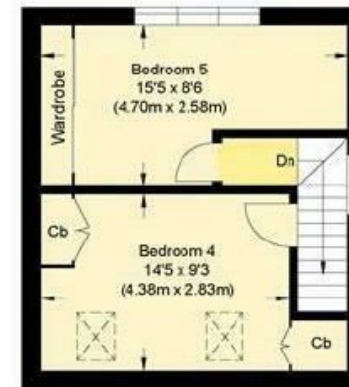




Ground Floor



First Floor



Second Floor

Oakdene EN7 6SE

Approximate Gross Internal Floor Area : 132.80 sq m / 1429.44 sq ft