



JR Sales & Letting

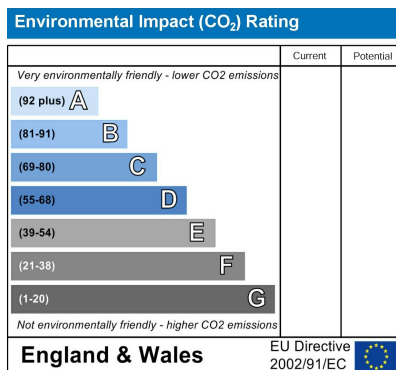
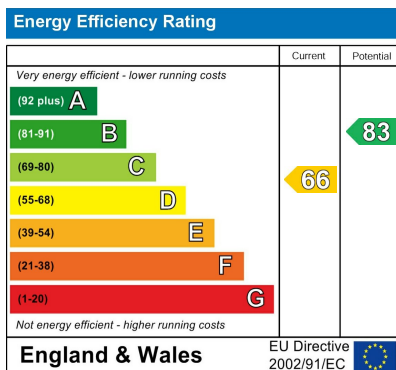
**Goffs Oak Avenue  
Goffs Oak**



**Offers in the region of  
Freehold**

A well presented Three Bedroom End of Terrace House featuring an exceptionally large South Facing rear garden & side extension so that the property now enjoys Two Reception Rooms, Good sized Bathroom & Spacious Hallway. Yet there is plenty more of scope to extend (STPP). Situated at the end of this pleasant Cul-De-Sac only a short walk from Goffs Oak Village Shops & amenities. Popular Schools, A10/M25 & Cuffley Train Station are within easy reach. Viewing Highly Recommend to fully appreciate all that this property has to offer.

- **Exceptional Sized Garden**
  - **Side Extension**
  - **Driveway Parking**
  - **Three Bedrooms**
  - **Boarded Loft Room**
- **Two Reception Rooms**
  - **Fitted Kitchen**
  - **Spacious Bathroom**
- **Gas Heating & Double Glazing**
- **Cul-De-Sac Position**



### Entrance

Opaque leaded light double glazed composite entrance door with double glazed window to the side to:-

### Hallway

Laminate wooden floor. Inset spotlights to ceiling. Stairs to first floor. Double radiator. Built in double cloaks cupboard with automatic light sensor. Doors to:-

### Lounge

17'2 x 17'10 max  
Dual Aspect room with double glazed windows to the rear and side. Double glazed French doors to the garden. Laminate wooden floor. Inset spot lights to ceiling. Double radiator.

### Bathroom

Two opaque double glazed windows to rear. Built in cupboard. Inset spotlights to ceiling. Extractor fan. Chrome towel radiator. Ceramic tiled walls. Slate tiled flooring. White suite comprising panel bath with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low flush WC with push button flush, Tiled enclosed shower enclosure with mixer valve and hand attachment.

### Living/Dining Room

Double glazed window to front. Double radiator. Feature Cast Iron fireplace with hand painted tiled, wooden surround and tiled hearth. Laminate wooden floor. Coving to ceiling. Built in cupboard under stairs. Fitted cabinet. Door to:-

### Kitchen

12' 4 x 7'10  
Double glazed window to rear. Double glazed door to the garden. Ceramic tiled floor. Radiator. Inset spotlights to ceiling. Range of

wall and base fitted units with rolled edge work surfaces over incorporating a ceramic sink with mixer tap and drainer. Spaces and plumbing for washing machine, dishwasher & tumble dryer. Space for tall fridge freezer. Five hob 'Range' style cooker with extractor fan over and splash back. Glass display cabinets.

### Landing

Access to boarded loft space via pull down ladder. Doors to:-

### Bedroom 1

17'6 x 10'6 narrowing to 7'5  
Double glazed window to rear. Double Radiator.

### Bedroom 2

11'2 x 9' widening to 14' into door recess  
Double glazed window to front. Radiator. Range of fitted wardrobes with bed recess with cupboards over. Coving to ceiling.

### Bedroom 3

8'4 x 7'9  
Double glazed window to front. Radiator. Coving to ceiling.

### Boarded Loft Room

16'8 x 12'4  
Two double glazed velux windows. Inset spots lights. Storage in the eaves.

### Garden

Side access. Large indian sandstone patio area. Water tap, inset lighting. Mainly laid to lawn with mature shrubs. Timber shed/workshop at the rear of the garden with power connected.

### Driveway

Block paved driveway providing parking for two cars.



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