



JR Sales & Letting

**Beehive Road  
Goffs Oak**

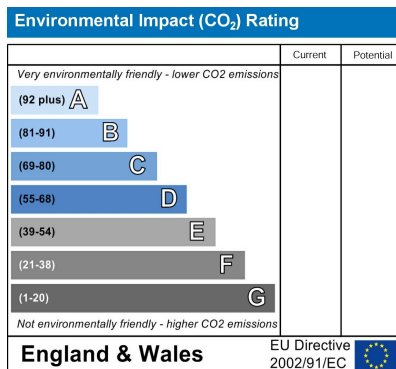
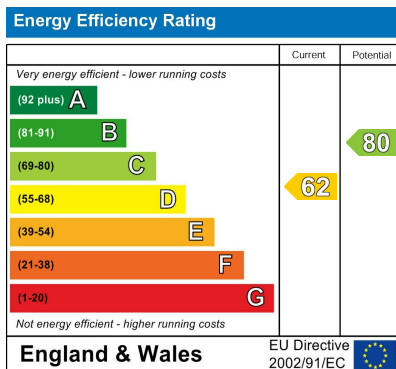


**£719,950  
Freehold**



Introducing a well presented, spacious semi-detached extended house boasting a modern open-plan kitchen/dining room. The kitchen features granite worktops & is complemented by a utility room & ground floor WC for added convenience. With an integral garage, generous garden, & block-paved driveway, there's ample space for both living & parking. Inside, discover four good-sized bedrooms, along with a family bathroom & additional shower room. The property includes Solar Panels which generate an average of £800 back to the house owner mitigating utility costs. Located close to Goffs Oak Parade of Shops, amenities, & popular schools, this property offers both comfort and convenience for families. Arrange a viewing today to explore this wonderful home!

- **Open Planned Kitchen/Dining Room**
- **Modern Kitchen with Granite Worktops**
  - **Utility Room**
  - **Ground Floor WC**
  - **Intergal Garage**
  - **Generous Garden**
- **Block Paved Driveway**
- **Four Good Sized Bedrooms**
- **Family Bathroom & Shower Room**
- **Located Close to Goffs Oak Parade of Shops, Amenities & Popular Schools**



### Entrance

Double glazed entrance door with double glazed side panel to hallway.

### Hallway

Wooden flooring, radiator, stairs to first floor landing with under stairs storage cupboard

### Reception 2

12'10 x 11'6

Double glazed window to front. Radiator. Currently being used as a Bedroom.

### Lounge/Dining Room

21'6 x 17'9

Double glazed window to rear, wooden flooring, feature fireplace with hearth and surround, radiator, spotlights, TV point, power points. Open planned to:-

### Kitchen

12' x 9'6

Range of wall and base fitted units with granite work surfaces over with upstands and underslung sink unit with mixer tap and cupboards below, dishwasher, built in oven and microwave, 5-ring gas hob with extractor above, space for fridge, space for freezer, radiators, tiled flooring, two double glazed windows to rear, double glazed patio doors to rear and double glazed door to rear. Door to:-

### Utility Room

9'10 x 8'6

Base units with tiled splash back, plumbing for washing machine, sink unit with mixer tap, sky light, door to garage, door to:-

### Cloakroom

Wall mounted wash hand basin, low flush wc with concealed cistern and push button flush, extensively tiled walls, heated towel rail.

### First Floor Accommodation -

### Landing

Stairs from ground floor, access to loft space, spotlights.

### Bedroom 1

18'3 x 8'4

Double glazed window to rear, range of fitted wardrobes, radiator, spotlights. Currently being used as an Office.

### Shower Room

Tile enclosed shower cubicle with LED lighting, wash hand basin, heated towel rail, extractor.

### Bedroom 2

13'3 x 10'5

Double glazed window to front, radiator, spotlights.

### Bedroom 3

11'2 x 10'5

Double glazed window to rear, fitted wardrobes, radiator, spotlights.

### Bedroom 4

14'5 x 7'8

Two double glazed windows to front, radiator, spotlights.

### Family Bathroom

Suite comprising tiled panelled bath with mixer tap and hand shower attachment, vanity wash hand basin, low flush wc. Heated towel rail, airing cupboard, spotlights, tiled flooring, double glazed window to rear.

### Exterior -

### Garage

15'7 x 9'8

Up & over door. Power and lighting.

### Own Driveway

Block paved with off street parking. Carriage light

### Good Size Rear Garden

Mainly laid to lawn, patio area, flower borders, water tap. Summer house. Timber shed.





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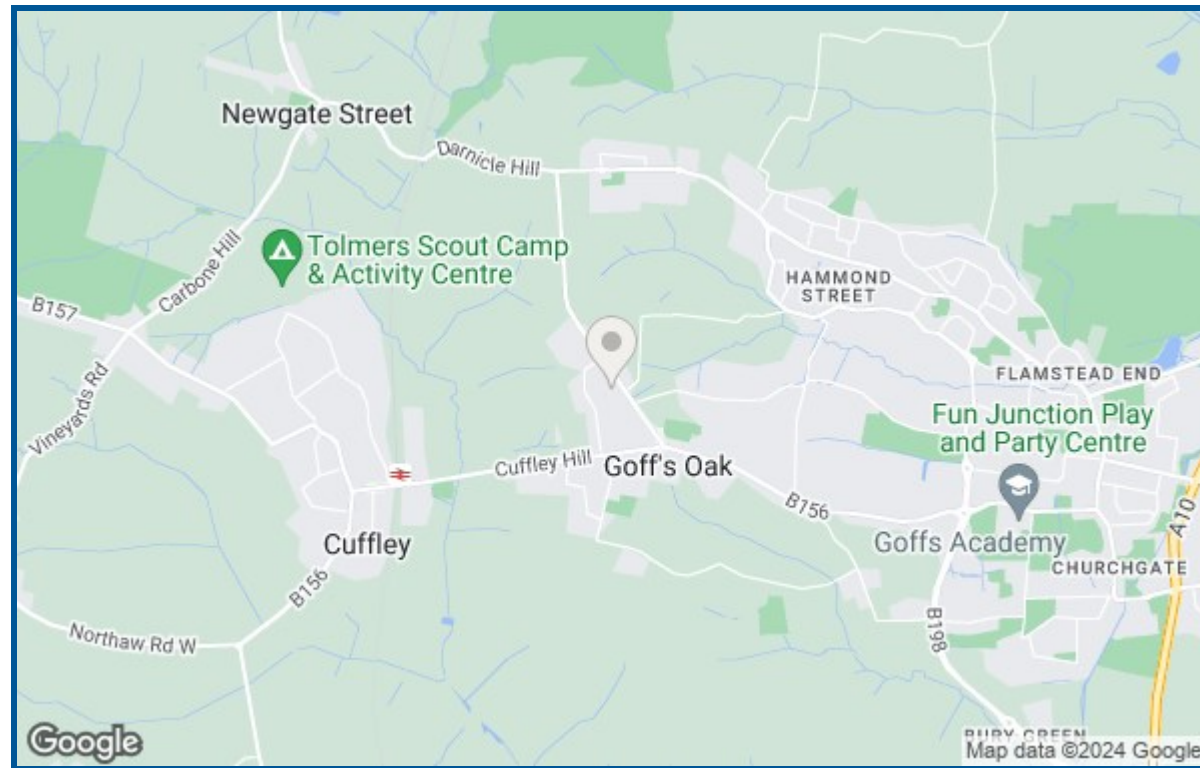


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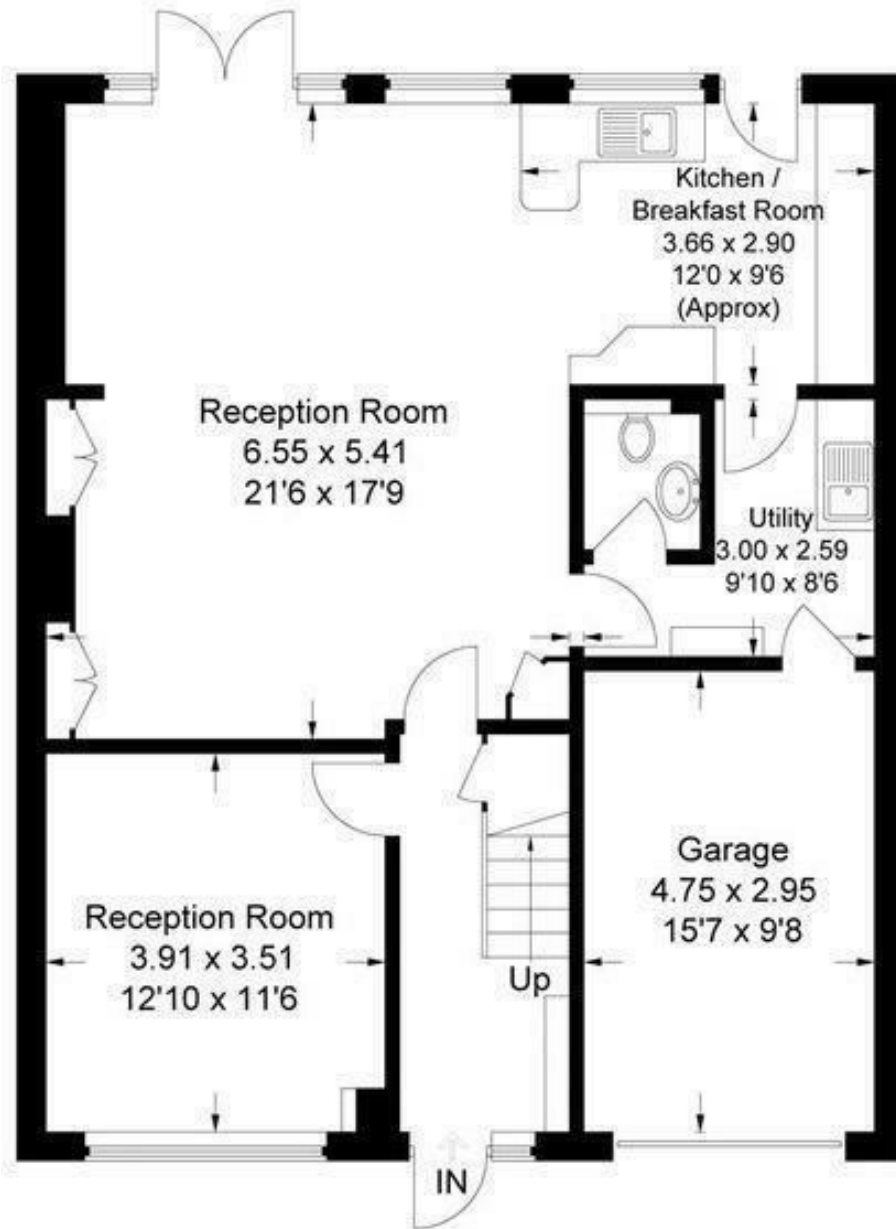




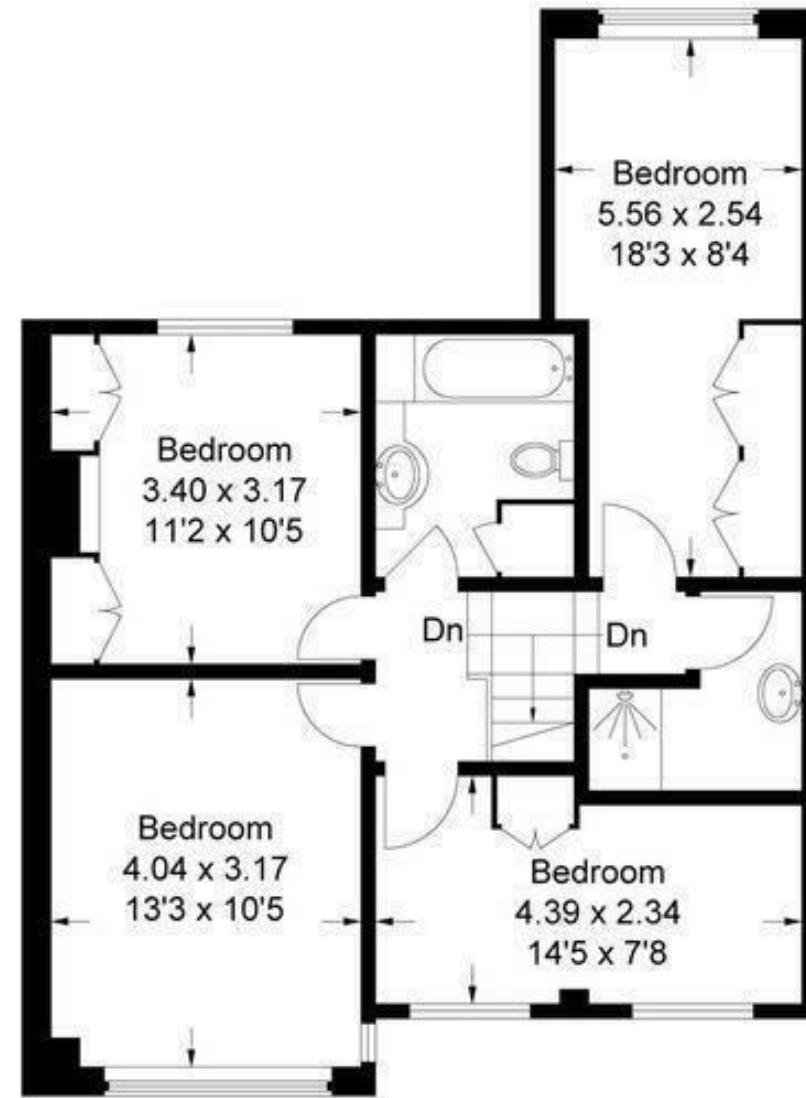




Approximate Gross Internal Area  
Ground Floor (Including Garage) = 91.4 sq m / 984 sq ft  
First Floor = 63.3 sq m / 681 sq ft  
Total = 154.7 sq m / 1665 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.