



JR Sales & Letting

**Newgatestreet Road
Goffs Oak**



**£684,950
Freehold**

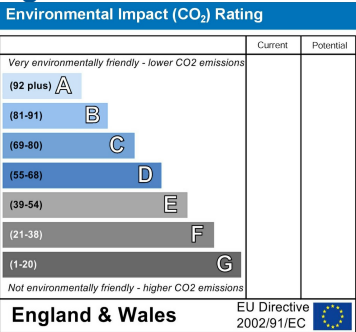
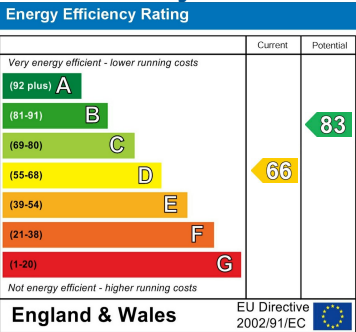
A well-presented and tastefully decorated three-bedroom semi-detached house that has been thoughtfully extended to provide generous ground floor accommodation. The property features three reception rooms, a good-sized kitchen, a modern utility room, and a ground floor WC.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized driveway and a semi-secluded South-West facing garden, perfect for enjoying the afternoon sun.

The house is centrally located in Goffs Oak, within easy reach of local amenities including a parade of shops, the village hall, park, and pub. Cuffley train station is just over a mile away, offering convenient links into London. The property also falls within the catchment area of highly regarded local schools.

- Well-presented and tastefully decorated three-bedroom semi-detached house
 - Extended ground floor providing generous living space
- Three reception rooms offering flexible family accommodation & Ground floor WC
 - Good-sized kitchen with adjoining modern utility room
 - Excellent potential for further extensions subject to planning
- Three well-proportioned bedrooms and a family bathroom upstairs
 - Good-sized driveway providing off-street parking
 - 47ft south-west facing garden, semi-secluded and ideal for outdoor living
- Central Goffs Oak location, close to shops, village hall, park, and pub
- Excellent transport and schools, with Cuffley train station just over a mile away and within sought-after school catchment



Front

Block paved driveway for multiple vehicles. Shrub and flower borders. Double glazed composite entrance door to the:-

Porch

Double glazed windows. LVT flooring. UPVC double entrance door with matching side windows to the:-

Hallway

Stairs to the first floor with storage cupboard under. Radiator. Moulded coving to ceiling. Inset spotlights. LVT flooring. Doors to:-

Downstairs W.C.

Opaque double glazed window to the front with fitted plantation shutter. Low flush W.C. with push button flush. Radiator. Wall hung corner wash hand basin with mixer tap and tiled splash back. Mosaic tiled floor.

Lounge

16'4 x 9'8
Double glazed window to the front with fitted plantation shutters. Double radiator. Moulded coving to ceiling. Wall lights. Glazed door to the:-

Living Room

13'6 x 11'6
Double glazed window to the front with fitted plantation shutters. Radiator. Moulded coving to ceiling. Ceiling rose. Wall lights. LVT flooring. Open planned to:-

Opened Planned Dining Room

11'1 x 17'7
Double glazed sliding doors to the garden. Double glazed window to the rear. Radiator. LVT flooring. Moulded coving to ceiling. Moulded light roses. Glazed door to the:-

Kitchen

14'2 x 9'11
Double glazed window and door to the garden. Range of wall and base solid oak fitted units with rolled edge work surfaces over. Inset spotlights to the ceiling. Ceramic tiled floor. Ceramic tiled splash backs. Range style cooker with stainless steel splash back with extractor fan over. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Plumbing and space for washing machine. Under counter fridge freezer. Space for American style fridge freezer. Radiator. Door to:-

Utility Room

9'10 x 6'6
Attractive range of stylish light grey shaker style wall and base fitted units with quartz stone worktops over incorporating an underslung ceramic sink with mixer tap and drainer grooves. Plumbing and spaces for washing machine and tumble dryer. Built in cupboard housing a Worcester boiler. Inset spotlights to ceiling. Porcelain tiled floor.

First Floor Landing

Opaque double glazed window to the side. Inset spotlights. Moulded coving. Access to loft space. Doors to:-

Bedroom 1

13'4 x 10'4
Double glazed window to the front with fitted plantation shutters. Double radiator. Moulded coving to ceiling. Mirror fronted fitted wardrobes. Wall lights.

Bedroom 2

11'2 x 10'3
Double glazed window to the rear with fitted plantation shutters. Radiator. Moulded coving to ceiling. Mirror fronted fitted wardrobes.

Bedroom 3

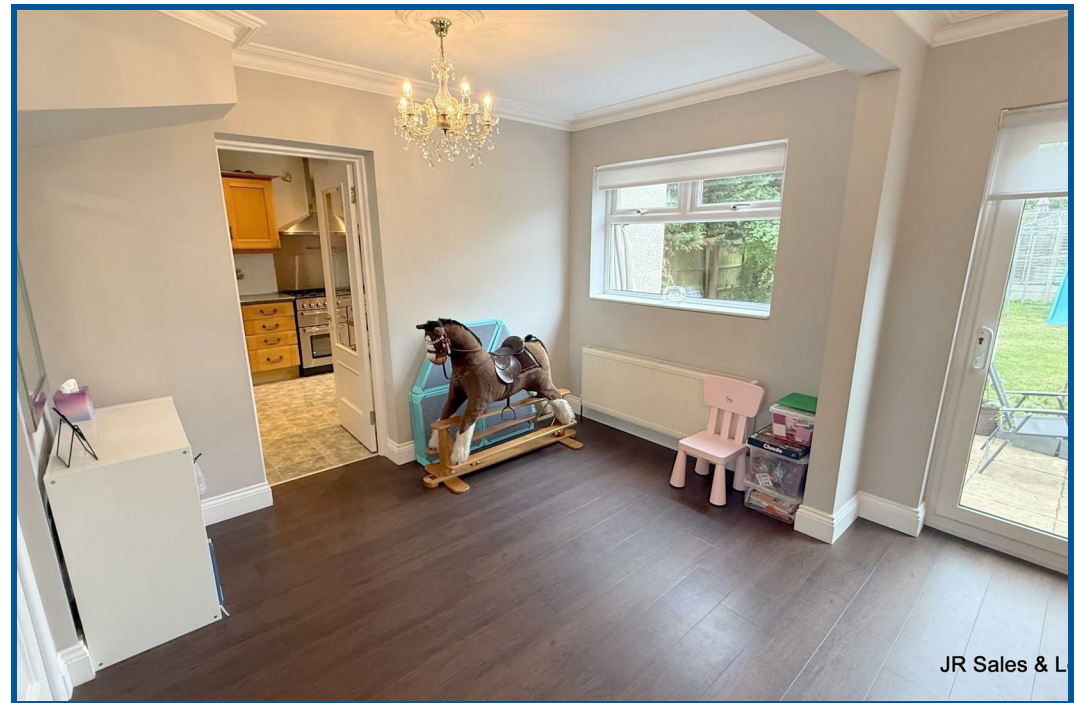
7'1 x 7'7
Double glazed window to the front with fitted plantation shutters. Double radiator. Moulded coving to ceiling.

Family Bathroom

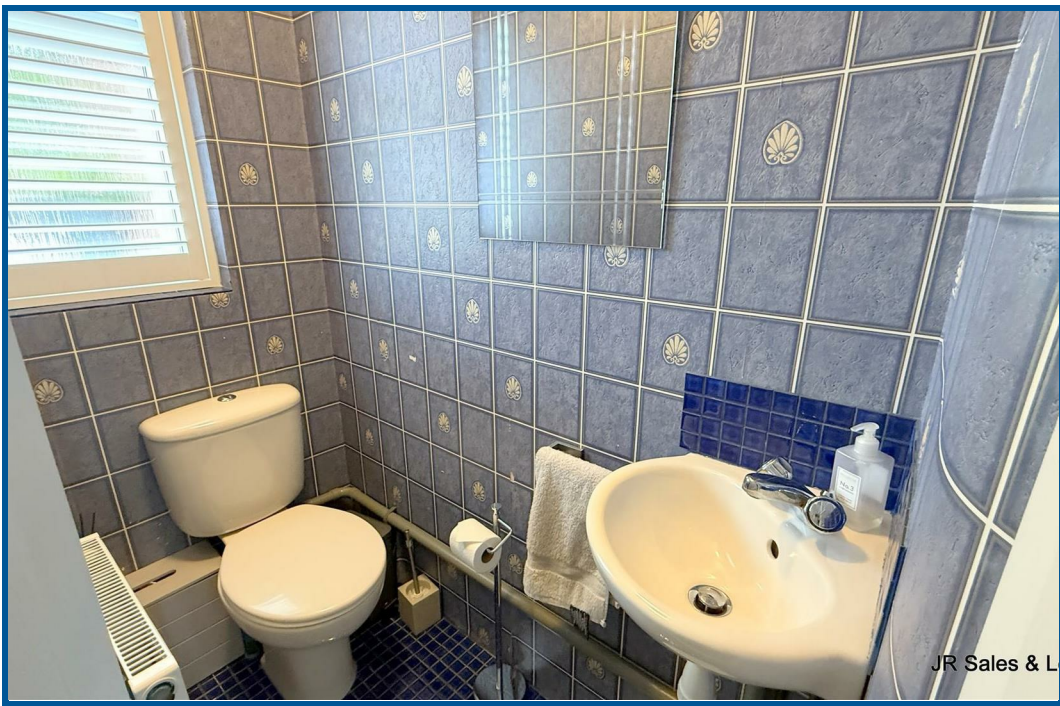
Opaque double glazed window to the rear. Towel radiator. Pedestal wash hand basin. Low flush W.C. Panel bath with mixer tap and hand attachment. Extractor fan. Extensively tiled walls. Towel storage area.

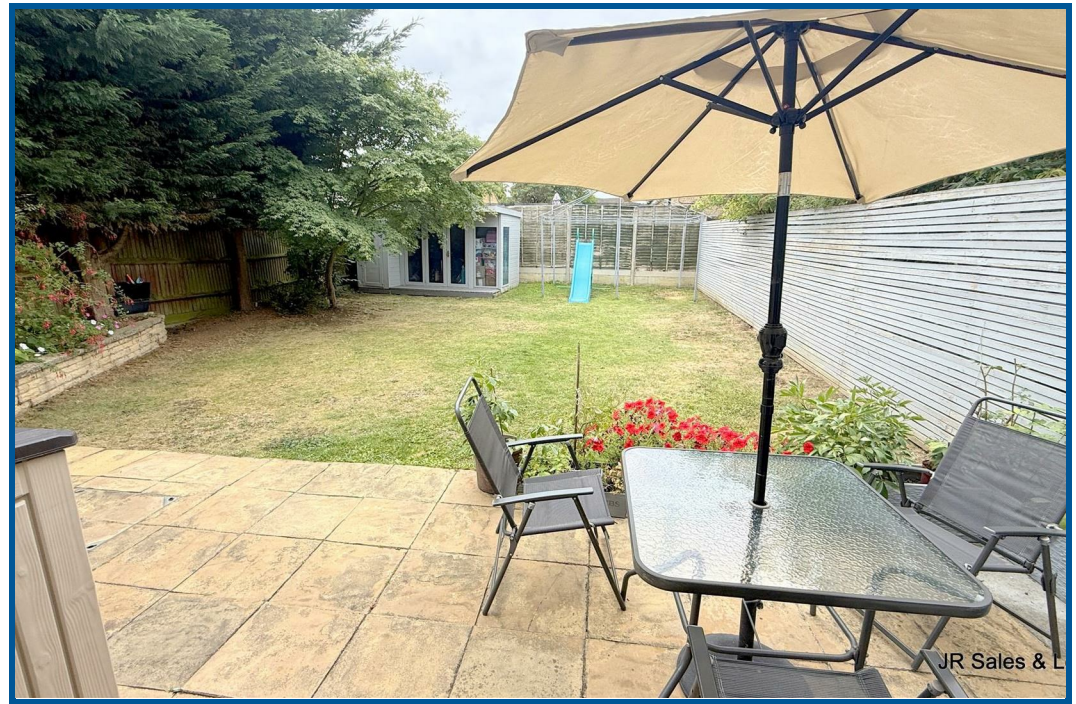
South West Facing Garden

46'
Mainly laid to lawn with shrub and flower borders. Extensive patio area. Timber summer house with glazed windows and doors adjoining storage shed and decking area. Pedestrian side access. Water tap to front and rear. Wall lights.

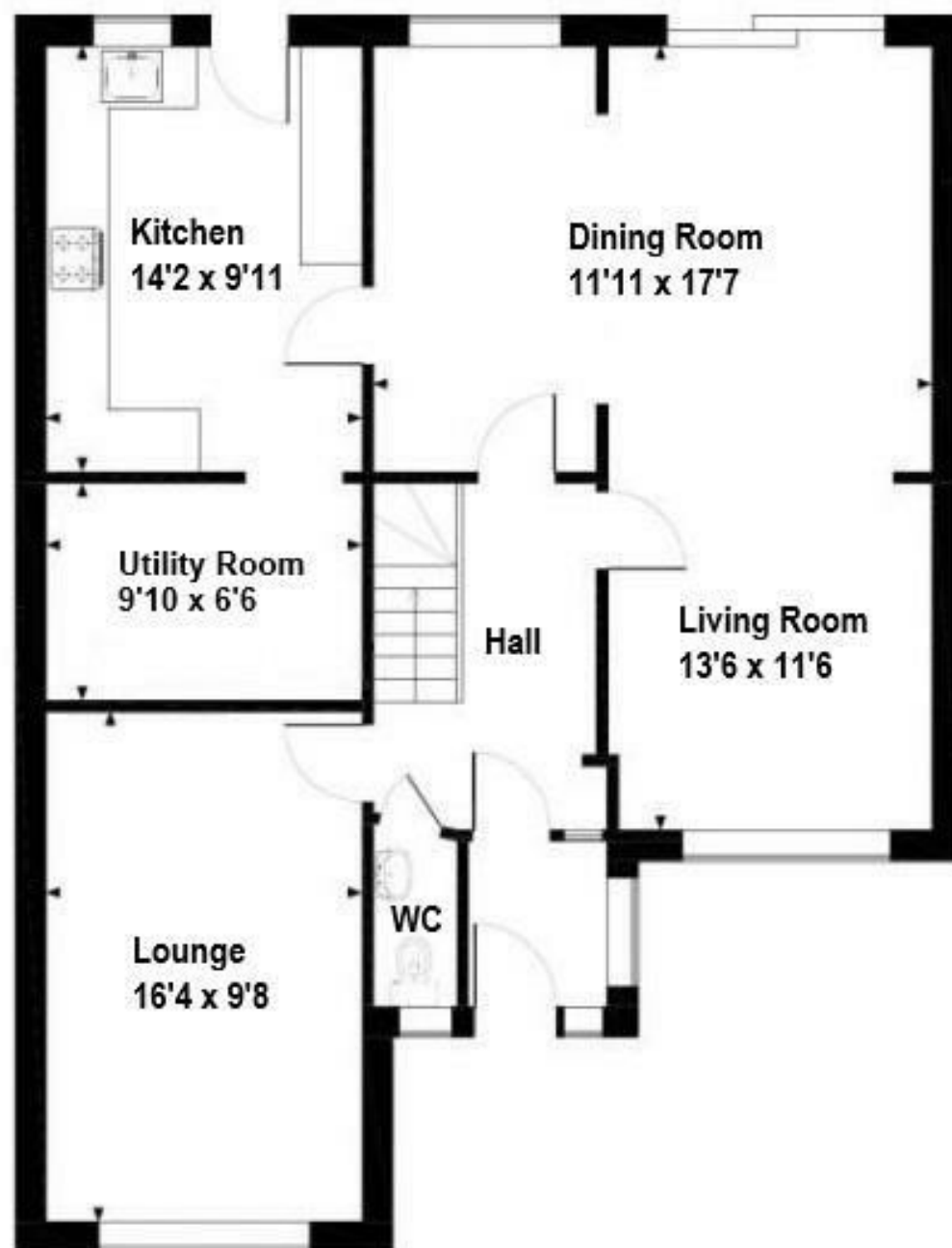












GROUND FLOOR



FIRST FLOOR