



**Robinson Avenue
Goffs Oak**



**£635,000
Freehold**

Occupying a desirable corner position, this well-presented and tastefully decorated three-bedroom semi-detached house enjoys low-maintenance, landscaped wraparound gardens complete with dining areas, pergolas, and a hot tub — perfect for outdoor entertaining.

The property offers ample off-street parking and a detached garage, which has been partially converted to a utility area with shower cubicle. There is potential to fully convert to an annex/bedsit.

Inside, the ground floor features a modern open-plan kitchen/diner fitted with high-spec German appliances, a family room, a separate lounge/snug, a second utility room, and a ground-floor WC.

Upstairs, there are three generously sized bedrooms, two of which benefit from fitted wardrobes, plus a luxury family bathroom boasting a freestanding roll-top bath and a separate shower with high-spec Grohe fittings.

The home is ideally located for families, set within sought-after school catchment areas, and just a short walk from Goffs Oak parade of shops, cafés, a local park, and pub. Cuffley village and train station are also less than a mile away, providing excellent connections.

A must-see property that combines style, convenience, and comfort.

- **Chain free three-bedroom semi-detached home**
- **Situated on a desirable corner plot with wraparound gardens**
- **Landscaped, low-maintenance gardens with dining areas, pergolas & hot tub**
- **Ample off-street parking plus a detached garage (partly converted with utility & shower)**
- **Modern open-plan kitchen/diner with high-spec German appliances**
- **Two further reception rooms – family room and separate lounge/snug**
 - **Additional utility room and ground-floor WC**
 - **Three well-proportioned bedrooms, two with fitted wardrobes**
 - **Luxury bathroom with freestanding roll-top bath and Grohe fittings**
- **Convenient location: good school catchments, shops, cafés, park & pub nearby; Cuffley Station 0.8 mile**

Front

Opaque double glazed composite entrance door to the:-

Hallway

Laminate wooden grey oak flooring. Wall mounted contemporary feature radiator. Stairs to first floor with glass balustrade and stainless steel grab rail. Wall lights. Coving to ceiling. Under stairs storage cupboard. Doors to:-

Utility Room

4'2 x 4'10

Double glazed window to the front. Radiator. Ceramic tiled floor. Wall and base fitted units with worktop over. Plumbing and space for tumble drier and washing machine. Coving to ceiling. Inset spotlights. Fitted shelving. Inset spotlight.

W.C.

Opaque double glazed window to the side. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboard under. Tiled splash backs. Chrome towel radiator. Ceramic tiled floor. Mirror with LED light. Inset spotlights. Coving.

Snug Room/TV Room

9'10 x 9'7

Double glazed window to the front. Contemporary feature radiator. Grey oak laminate wooden flooring. Coving to ceiling. Wall lights.

Open Planned Kitchen/Dining Room

20'1 x 12'2 narrowing to 9'1

Double glazed window to the rear and side. Double glazed door to the garden. Combination of grey oak laminate wooden flooring and ceramic tiled floor. Moulded coving to ceiling. Inset spotlights. Feature contemporary column radiator. Moulded coving to ceiling. Wall lights. Extensive range of wall and base fitted units in handleless design in gloss white and contrast dark grey gloss. Quartz stone work tops over with up-stands and features a stainless steel underslung sink with mixer tap and drainer grooves. AEG induction hob. Stainless steel extractor fan over with glass splash back. Eye level built in AEG oven and microwave combi-grill. Integrated AEG fridge freezer and dishwasher. Open planned to:-

Lounge Area

11'10 x 9'11

Double glazed window to the rear. Double glazed French doors with fitted blinds to the garden. Feature double glazed roof lantern with fitted blind. Coving to ceiling. Oak laminate wooden floor. Feature column contemporary radiator. Inset spotlights.

Landing

Double glazed window to the side. Double glazed Velux window. Radiator. Moulded coving to ceiling. Inset spotlights. Doors to:-

Bedroom 1

9'9 x 12'10

Double glazed window to the rear. Radiator. Fitted wardrobes with mirror panels. Coving to ceiling. Inset spotlights. Access to loft space via pull down ladder which is part boarded.

Bedroom 2

9'10 x 8'9

Double glazed window to the front. Coving to ceiling. Radiator. Fitted wardrobe with mirror panel.

Bedroom 3

9'4 x 9'4 max measurement

Double glazed window to the rear. Double glazed Velux window with fitted blind to the side. Radiator. Inset spotlights.

Family Bathroom

Double glazed Velux window with fitted blind. Part opaque double glazed window to the side. Inset spotlights. Extractor fan. Suite comprising of rolled top bath with Grohe mixer valve with hand attachment and tap. Wall mounted W.C. with push button flush. Wall mounted wash hand basin with mixer tap and cupboards under. LED mirror light. Tile enclosed quadrant shower cubicle with Grohe mixer valve, hand attachment and rainhead over. Part tiled walls and flooring in complimentary ceramics. Chrome towel radiator.

Garden

Pedestrian side access via a gate. Indian sandstone landscaped low maintenance garden including a seating area, a feature Pergola area with lighting and a hot tub Pergola. Shingle laid borders. Lighting. Shrub and flower border. Outside water tap.

Detached Garage

10'5 x 10'3

Electric roller door. Power and lighting. Opaque double glazed window to the side. Potential to convert to annex/bedsit with Part partitioned with an internal door to a:-

Utility Room/Shower Room

9'10 x 7'5

Opaque double glazed courtesy door to the garden. Opaque double glazed window to the rear. Wall and base fitted units with rolled edge work surfaces with stainless steel sink with mixer tap and drainer. Wall mounted Worcester Bosch boiler. Water softener. Space for fridge freezer. Tile enclosed shower cubicle with mixer valve and extractor fan. Inset spotlights to ceiling. Radiator. Ceramic tiled floor. Wall mounted consumer unit.















