



JR Sales & Letting

**The Chase
Goffs Oak**



**£567,500
Freehold**

This extended three-bedroom semi-detached home offers versatile living space and a range of desirable features. The ground floor includes a spacious through lounge, an extended kitchen with granite worktops, a separate dining room, utility/WC, and a family bathroom complete with roll-top bath and separate shower.

Upstairs, there are three well-proportioned bedrooms.

Externally, the front of the property benefits from a block-paved driveway providing parking for multiple vehicles. The rear garden, extending to approximately 75ft, is designed for both relaxation and entertaining, with a dedicated BBQ area, outdoor bar, decking, hot tub, a well-stocked pond, workshop, and storage shed.

The property is well located for families, within good school catchment areas, and just a short walk from Goffs Oak parade of shops, cafés, a park, and a local pub. Cuffley Train Station and village are also less than a mile away.

- **Extended three-bedroom semi-detached family home**
 - **Spacious through lounge**
 - **Extended kitchen with granite worktops**
 - **Separate dining room**
 - **Utility room with WC**
- **Ground floor bathroom with roll-top bath and separate shower**
 - **Three well-proportioned bedrooms upstairs**
- **Block-paved driveway providing parking for multiple cars**
- **Rear garden approx. 75ft with BBQ area, outdoor bar, decking, hot tub, pond, workshop & shed**
- **Excellent location: good school catchment, close to Goffs Oak parade, cafés, park, pub & under a mile to Cuffley Train Station**

Dining Room

14'9 x 7'1
French doors to the garden. Coving to ceiling. Wall lights. Inset ceiling speakers. Fitted storage cupboard housing gas fired boiler. Column radiator. Wooden floor. Door to:-

Utility Room/W.C.

Skylight. Extractor fan. Wall light. Low flush W.C. with push button flush. Wall mounted wash hand basin with tiled splash back. Space and plumbing for washing machine and tumble dryer. Wall and base unit. Ceramic tiled floor.

Landing

Double glazed window to the side. Feature wooden panelling. Access to loft space via pull down ladder. Glass balustrade. Doors to:-

Bedroom 1

15'6 x 9'9
Double glazed dual aspect windows to the front and rear. Double radiator. Range of fitted wardrobes and cupboards with bed recess.

Bedroom 2

11'5 x 9'3
Double glazed window to the rear. Double radiator. Laminate wooden floor. Inset spotlights to ceiling. Range of fitted cupboards and wardrobes. Bespoke fitted Pull out murphy bed.

Bedroom 3

9'7 x 7'
Double glazed window to the front. Laminate wooden floor. Cupboard housing immersion cylinder.

Garden

Multiple composite decking and seating areas with wooden Pergolas. BBQ area. Hot tub. Bespoke covered fitted bar with quartz stone tile tops, lighting and power. Well stocked pond with pump and filter. Timber shed.

Workshop

11'5 x 11'4
Timber construction. Power and lighting. Skylight.

Front

Block paved driveway providing parking for multiple cars. Water tap. Storage cabinets/bin storage.

Covered Storm Porch

Inset lighting. Opaque glazed hardwood entrance door to the:-

Hallway

Engineered Oak wooden flooring. Stairs to first floor. Wooden wall panelling. Radiator with decorative cover. Coving to ceiling. Doors to:-

Bathroom

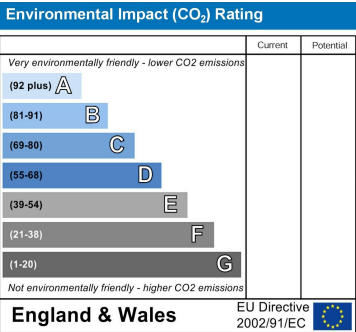
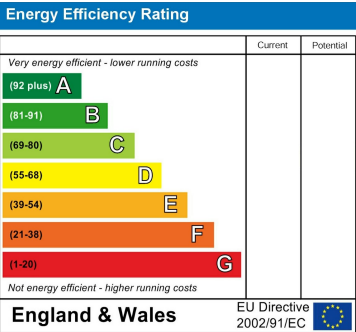
Opaque double glazed window to the front. Free standing roll top bath with mixer tap. Wash hand basin with mixer tap. Low flush W.C. with push button flush. Quadrant shower cubicle with rain head and mixer valve. Coving to ceiling. Wooden wall panelling. Inset spotlights. Travertine tiled floor. Ceiling speakers. Extractor fan. Double radiator.

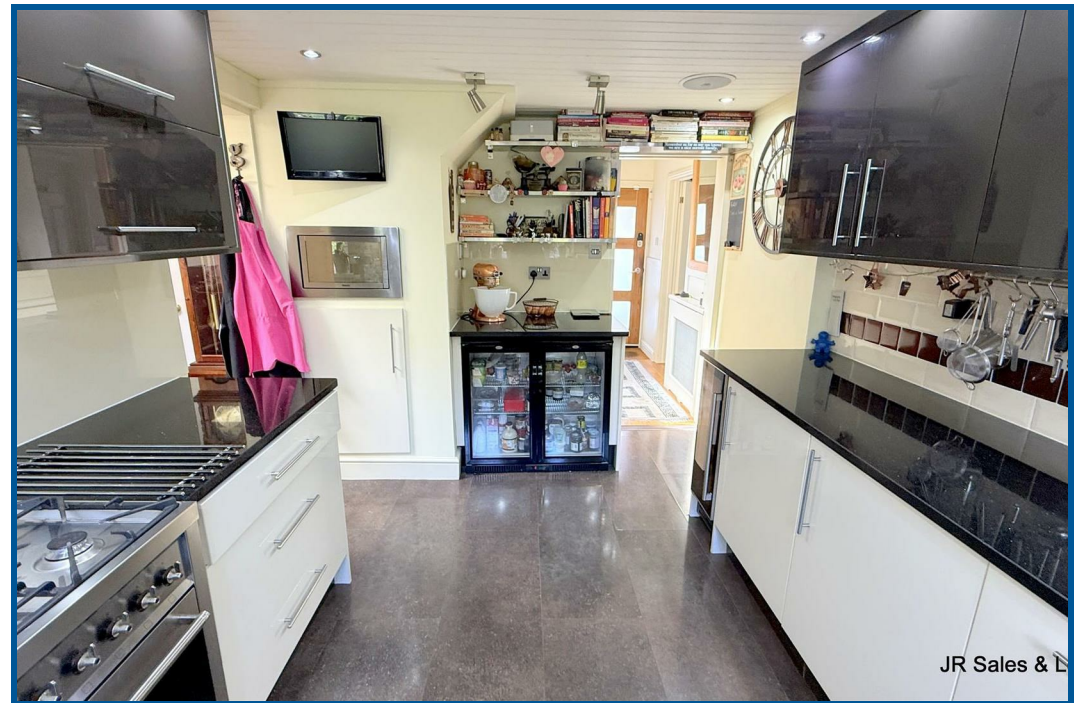
Through Lounge/Living Room

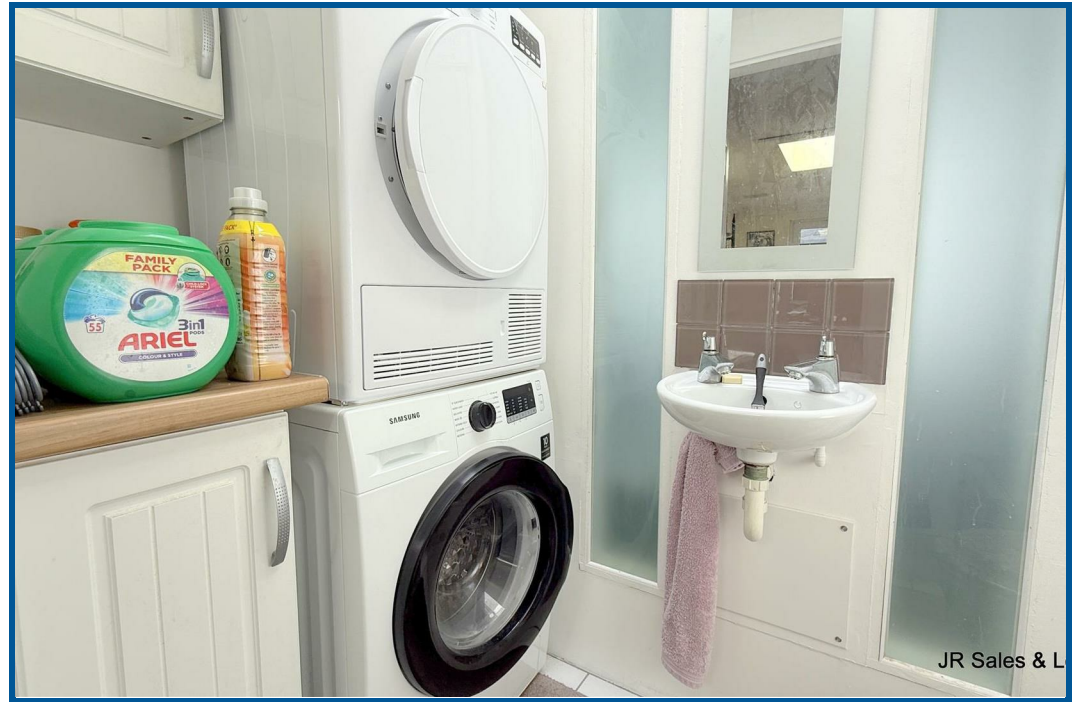
22'8 x 9'10
Dual aspect room with double glazed windows to the front and sliding patio doors to the garden. Two radiators, one has a decorative cover. Engineered oak effect wooden floor. Bespoke media wall with fitted cupboards, panelling and feature shelf units. Feature plastered ceiling with inset spotlights.

Kitchen

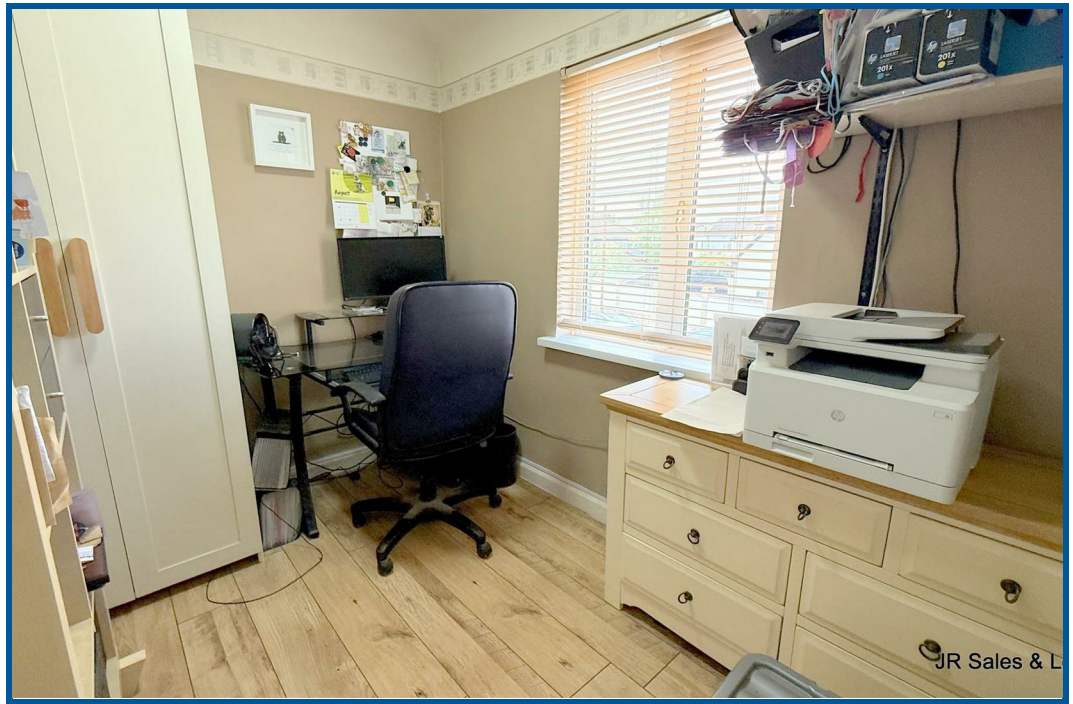
13'9 x 9'
Double glazed window to the rear. Range of wall and base fitted units with Quartz sparkly black worktops over. Incorporating an underslung sink with drainer and mixer tap. Integrated dishwasher. Space for a slimline wine cooler. Space for large under counter fridge. Integrated microwave. Fitted larder cupboard. Space for cooker with extractor fan over. Inset spotlights. Tiled and glass splash-backs. LVT stone effect flooring. Inset ceiling speakers. Door to:-

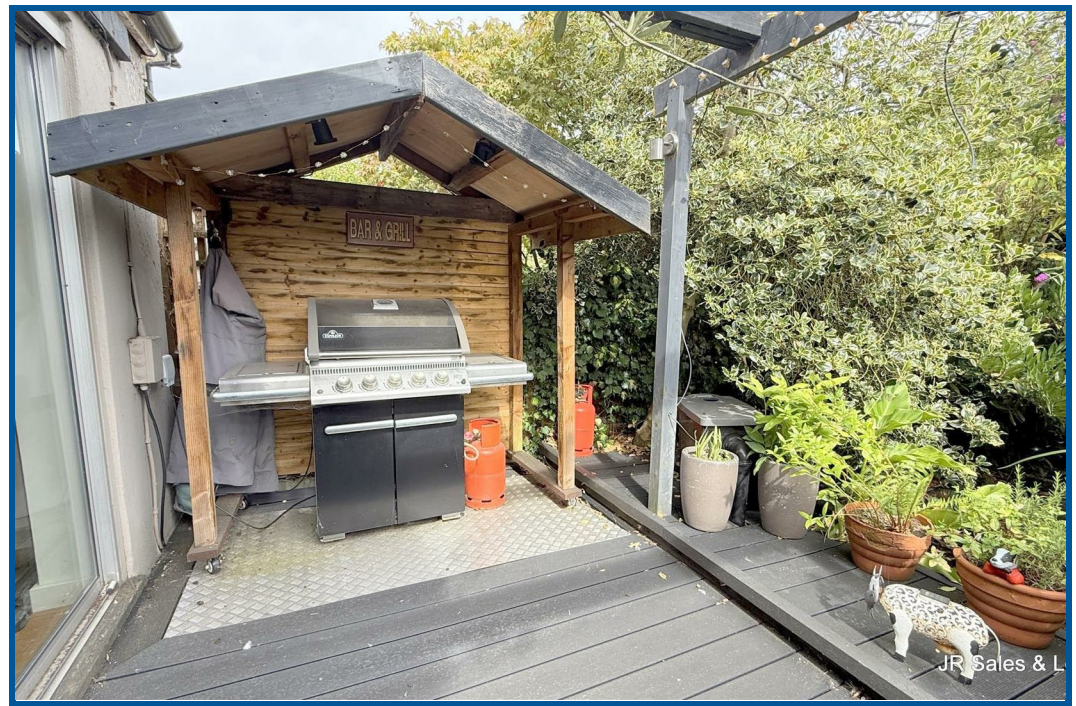
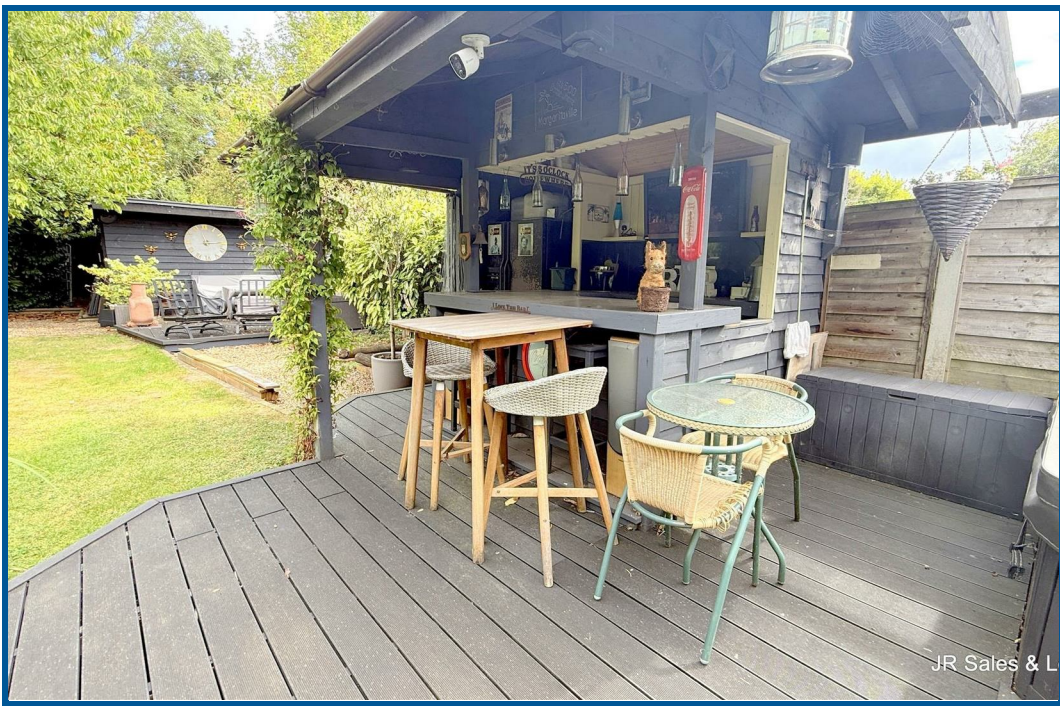








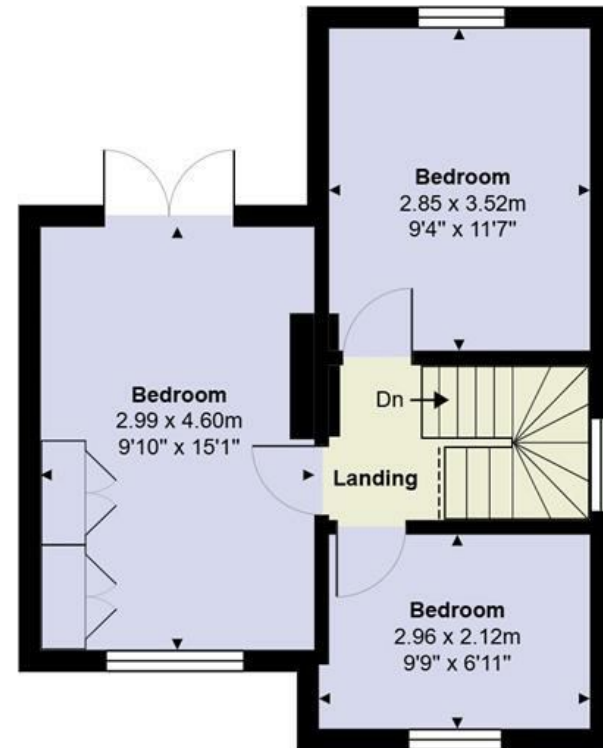








Ground Floor
Area: 58.7 m² ... 632 ft²



First Floor
Area: 36.5 m² ... 392 ft²



The Chase, Goffs Oak, EN7 5PB

Total Area: 95.2 m² ... 1024 ft²

All measurements are approximate and for display purposes only