



JR Sales & Lettings

**Moorhurst Avenue  
Goffs Oak**



**£570,000  
Freehold**

Offered chain free, this spacious three-bedroom chalet-style semi-detached house is situated in a sought-after residential road, close to local schools, open countryside and within approximately one mile of Cuffley Mainline Station.

The accommodation comprises an entrance hall, ground-floor WC, living/dining room, conservatory and an extended kitchen/breakfast room. The property also benefits from an integral garage and driveway providing off-street parking.

On the first floor there are three bedrooms and a family bathroom.

Stunning views to the front overlooking open countryside, with glimpses of the London skyline

Outside, there is an attractive rear garden. The property offers further potential to extend or convert the integral garage, subject to the necessary planning permissions and building regulations. Chain free. In need of some updating/modernisation. Keys held for viewing.

- **Offered chain free**

- **Three-bedroom chalet-style semi-detached house**

- **Sought-after residential location**

- **Approximately one mile from Cuffley Mainline Station**

- **Close to local schools and open countryside**

- **Extended kitchen/breakfast room**

- **Spacious living/dining room**

- **Conservatory and ground-floor WC**

- **Integral garage and driveway providing off-street parking**

- **Attractive rear garden with potential to extend (subject to planning permission)**

#### **Front**

Paved Driveway for multiple vehicles. Laid lawn. Shrub and flower borders.

#### **Entrance**

Opaque double glazed entrance door to:-

#### **Porch**

Opaque glazed windows to side and rear. Quarry tiled floor Opaque glazed entrance door with side window to:-

#### **Reception Hallway**

Stairs to first floor with storage cupboard under. Built in storage cupboard. Double Radiator. Coving to ceiling. Doors to:-

#### **WC**

Opaque double glazed window to side. Low flush WC. Corner wash hand basin. Extensively tiled walls. Tile effect vinyl flooring.

#### **Living Room/Dining Room**

Double glazed bow window to front. Two double radiators. Feature electric fireplace. Coving to ceiling.

#### **Kitchen/Breakfast Room**

Double glazed windows to rear. Double radiator. Part tiled walls. Wall and base fitted units with rolled edge work surfaces over incorporating stainless steel sink with drainer. Floor standing gas fired boiler. Space for freestanding cooker. Space for Fridge freezer. Plumbing for washing machine. Tile effect vinyl flooring.

#### **Conservatory**

Double glazed windows. Door to side. French doors to rear garden. Ceramic tiled floor. Wall light.

#### **Landing**

Opaque double glazed window to side.

Access to loft space via pull down ladder. Built in cupboard.

#### **Bedroom 1**

Double glazed windows to front with stunning views overlooking open countryside, with glimpses of the London skyline. Double radiator. Fitted wardrobes. Wall light.

#### **Bedroom 2**

Double glazed windows to rear. Double radiator. Fitted wardrobes with dressing table recess. Built in cupboards and airing cupboard hot water cylinder.

#### **Bedroom 3**

Double glazed windows to front with stunning views overlooking open countryside, with glimpses of the London skyline. Double radiator

#### **Family Bathroom**

Opaque double glazed window to side. Suite comprising panelled bath with Triton electric shower over and glass shower screen. WC. Pedestal Wash hand basin. Chrome towel radiator. Extensively tiled wall.

#### **Rear Garden**

Laid to lawn. Shrub and flower borders. Side access via wooden gate. Water tap. Paved areas. Timber shed with windows.

#### **Garage**

Up and over door. Wall mounted meters and consumer unit. Power and lighting. Potential to convert the integral garage, subject to the necessary planning permissions and building regulations.





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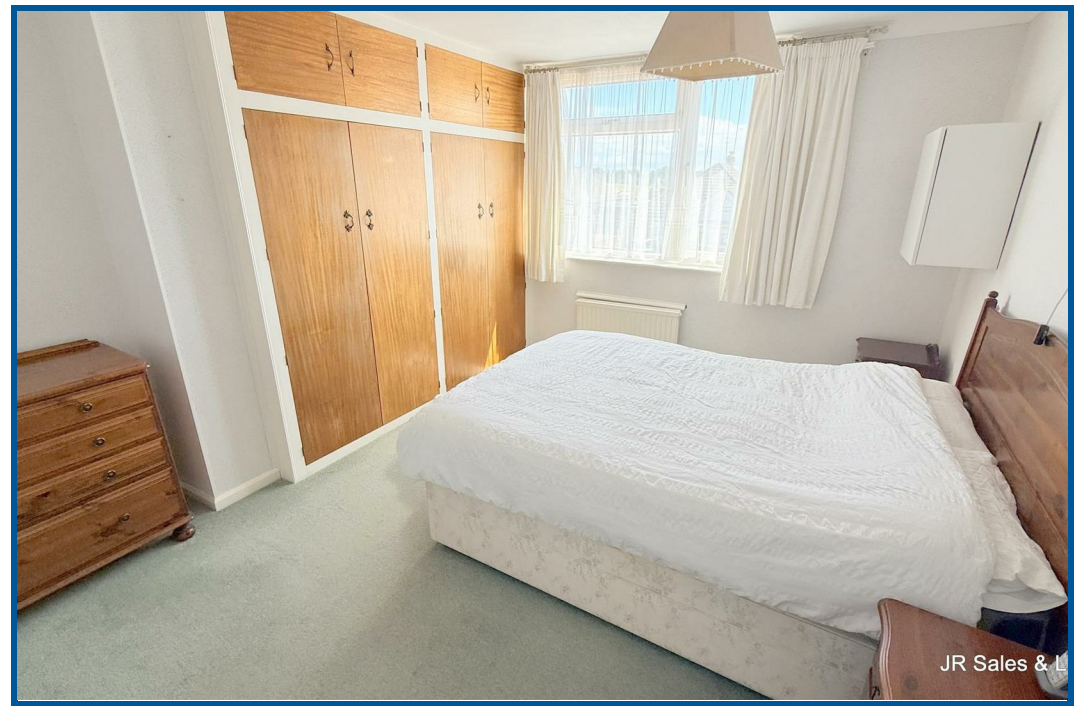
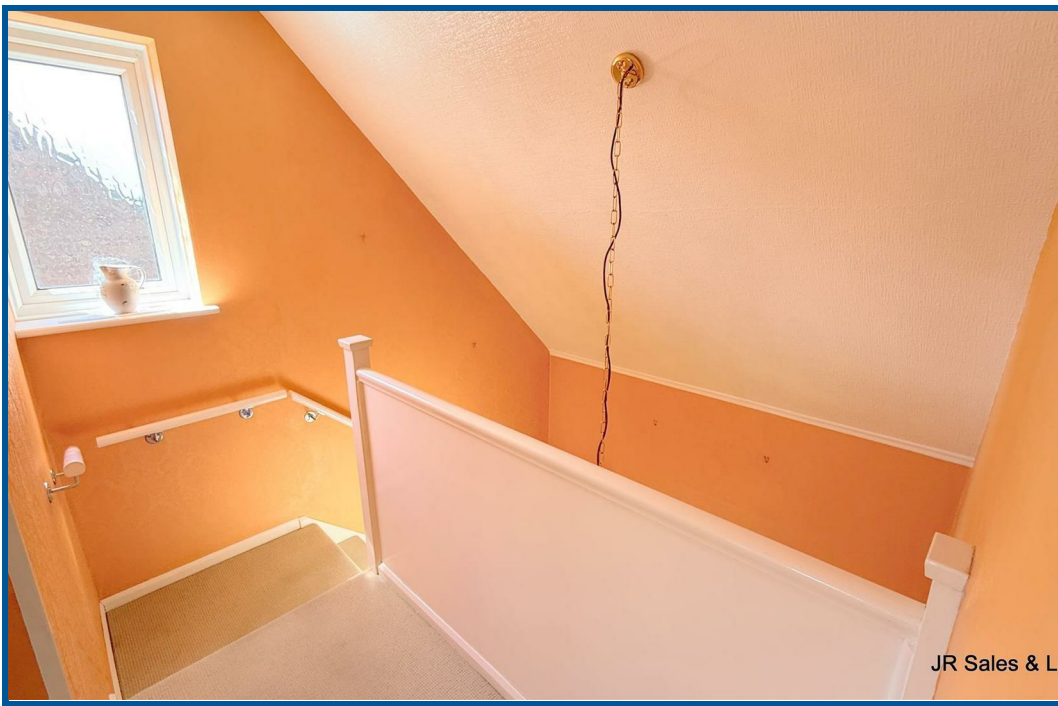
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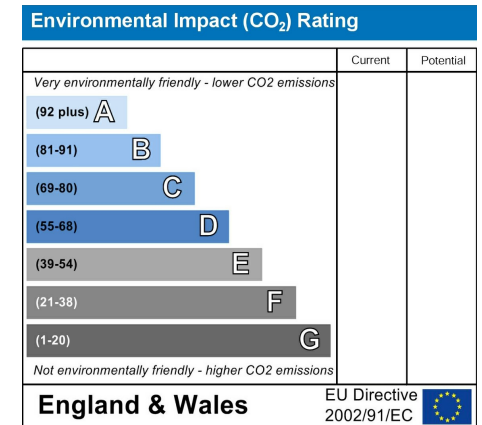
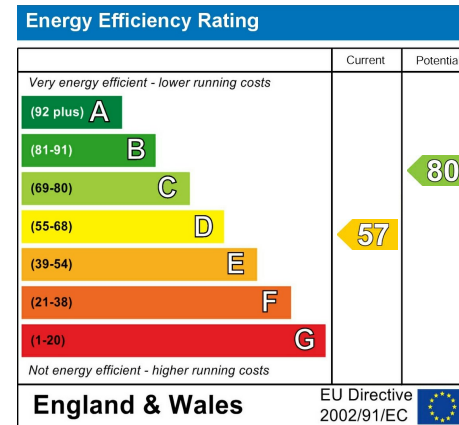
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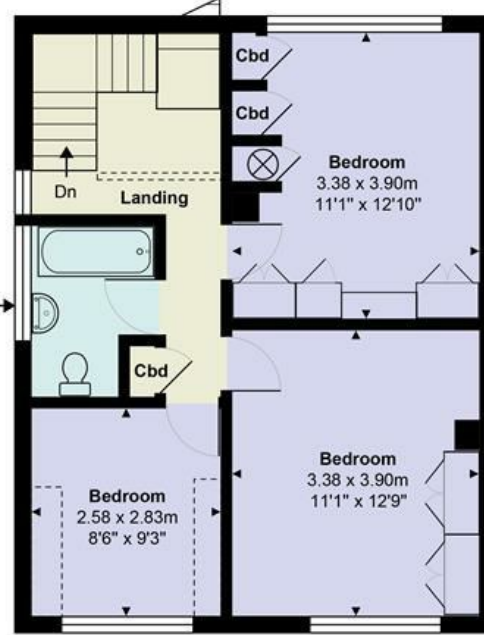


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**Ground Floor**  
Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup>

**First Floor**  
Area: 48.7 m<sup>2</sup> ... 524 ft<sup>2</sup>



**Moorhurst Avenue, Goffs Oak, EN7 5LE**

Total Area: 119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup>

All measurements are approximate and for display purposes only