



JR Sales & Lettings

**Newgatestreet Road  
Goffs Oak**



**£549,950  
Freehold**

## A Spacious Three-Bedroom Semi-Detached Family Home

Offered to the market for the first time since new, this attractive three double bedroom semi-detached home presents a wonderful opportunity for families and buyers seeking space and potential in a highly desirable location.

The property features a generous 80ft+ rear garden, a bright through lounge/dining room, a ground floor WC, and an integral garage with excellent potential to be converted into additional living space. There is also scope for a loft conversion (subject to the usual consents), allowing for future expansion.

Further benefits include double glazing, gas central heating, and a private driveway providing off-street parking.

Located on a sought-after road, the home is within easy reach of local schools, Goffs Oak parade of shops and amenities, with Cuffley Station and Brookfield Farm Shopping Centre close by.

A rare opportunity to acquire a well-proportioned home with fantastic potential in one of the area's most popular locations — early viewing is highly recommended.

- **Spacious three double bedroom semi-detached family home**
- **First time on the market since new – a rare opportunity**
- **Generous 80ft+ rear garden offering excellent outdoor space**
- **Bright through lounge/dining room with flexible living area**
  - **Ground floor WC for added convenience**
  - **Integral garage with potential for conversion to living space**
- **Scope for loft conversion (subject to the usual consents)**
  - **Benefits from double glazing and gas central heating throughout**
    - **Private driveway providing off-street parking**
- **Situated on a sought-after road close to local schools, Goffs Oak shops, Cuffley Station, and Brookfield Farm Shopping Centre**

### Front

Block paved driveway for multiple vehicles with attractive shrub and flower borders. Wall lights. Access to the garage and side access.

### Entrance

UPVC double glazed entrance door with matching side windows to the:-

### Entrance Lobby

Radiator. Coving to ceiling. Doors to:-

### W.C.

Opaque double glazed window to the front. Mid flush W.C. Wall hung wash hand basin. Radiator. Extractor fan. Coving to ceiling. Part tiled walls. Cork tiled floor.

### Through Lounge/Dining Room

Dual aspect double glazed window to the front and rear. Double glazed door to the garden. Parquet wooden floor throughout with carpet over. Coving to ceiling. Feature fireplace with carved wood mantle and electric fire, stone hearth and tiled insets. Wall lights. Two double radiators. Door to:-

### Kitchen

Double glazed window to the rear. Opaque double glazed door to the side. Built in larder cupboard with lighting and shelving. Radiator. Recess for fridge freezer. Range of wall and base fitted units with rolled edge worksurfaces over incorporating a stainless steel sink with mixer tap and drainer. Four hotplate ceramic hob with stainless steel splash back and extractor fan over. Eye level double oven. Integrated washing machine. Slimline integrated dishwasher. Undercounter integrated freezer. Tiled splash backs. Coving to ceiling. Inset spotlights. Tile effect laminate floor.

### Inner Lobby

Radiator. Parquet wooden flooring. Cupboard under the stairs. Wine cellar compartment. Coving to ceiling. Timber balustrade to the:-

### Landing

Double glazed window to the side. Coving to ceiling. Access to loft space with pull down ladder. Built in cupboard housing immersion cylinder. Doors to:-

### Bedroom 1

Double glazed window to the rear. Radiator. Coving to ceiling. Range of fitted wardrobes with bed recess. Wall lights.

### Bedroom 2

Double glazed window to the front. Wall lights. Double radiator. Range of fitted wardrobes with dressing table recess.

### Bedroom 3

Double glazed window to the rear. Radiator. Coving to ceiling.

### Shower Room

Opaque double glazed window to the front. Chrome towel radiator. Heating radiator. Mid flush W.C. Pedestal wash hand basin. Walk in shower enclosure with a Triton shower and extractor fan. Part tiled walls. Coving to ceiling. Cork tiled floor.

### Garden

80' approx  
Mainly laid to lawn with shrub and flower borders. Paved patio area. Selection of fruit trees. Gated side entrance. Power points. Water tap. Block paved patio area. Path leading to the rear of the garden with timber shed. Vegetable patches.

### Garage

Up and over door. Fluted glass windows above the door. Power and lighting. Wall mounted boiler. Meters. Consumer unit. Workbench. Shelving.







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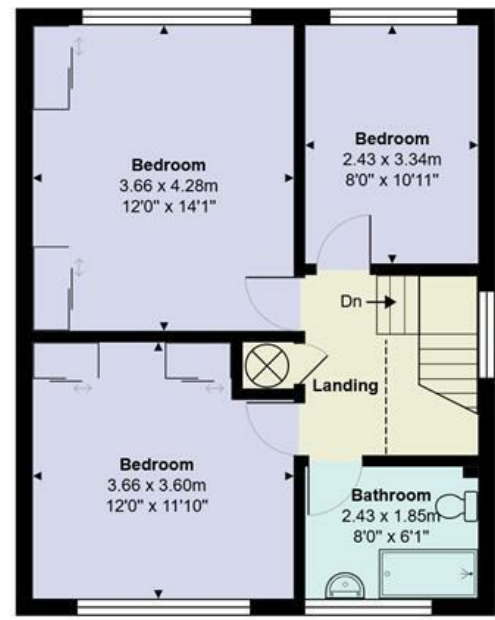


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**Ground Floor**  
Area: 60.5 m<sup>2</sup> ... 652 ft<sup>2</sup>



**First Floor**  
Area: 50.2 m<sup>2</sup> ... 541 ft<sup>2</sup>



**Newgatestreet Road, Goffs Oak, EN7 5RP**

Total Area: 110.8 m<sup>2</sup> ... 1192 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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