Shepherds
Property Sales & Lettings

Claremont I Goffs Oak I EN7 5QR I £465,000

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Shepherds Estate Agents are pleased to offer this three-bedroom, end of terrace home in Claremont, Goffs Oak, benefiting from extended and generous living space, a rear garden and a garage. On the ground floor, an entrance porch leads into a spacious living room, complemented by a separate kitchen/breakfast room, dining room and conservatory overlooking the garden. A useful utility room and downstairs WC complete the ground floor. Upstairs, there are three bedrooms, including two doubles, together with a family bathroom and landing storage. Outside, the rear garden features seating areas and a summerhouse, ideal for relaxing and outdoor dining. A garage and rear parking further enhance this appealing home. Well positioned for local amenities, popular schooling and accessible transport links, the property is offered CHAIN FREE.

- Three Bedroom End Of Terrace Home
- Spacious Living Room
- Separate Kitchen/Breakfast Room
- Dining Room And Conservatory
- Utility Room And Downstairs WC
- Rear Garden With Summerhouse
- Garage And Rear Parking
- Popular Goffs Oak Location
- Chain Free Sale

Porch Door

Entrance Porch

Front Door

Living Room
17'8 x 15'10

Kitchen / Breakfast Room
15'10 x 7'10

Utility Room
5'10 x 5'8

Dining Room
9'5 x 8'11

Conservatory
9'4 x 6'2

W/C

First Floor Landing

Bedroom One
13'10 x 9'2

Bedroom Two
11'10 x 9'2

Bedroom Three
8'8 x 6'5

Bathroom
7'7 x 5'4

Outside

Front Garden

Rear Garden

Garage

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :	**Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**

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