



Shepherds
Property Sales & Lettings



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



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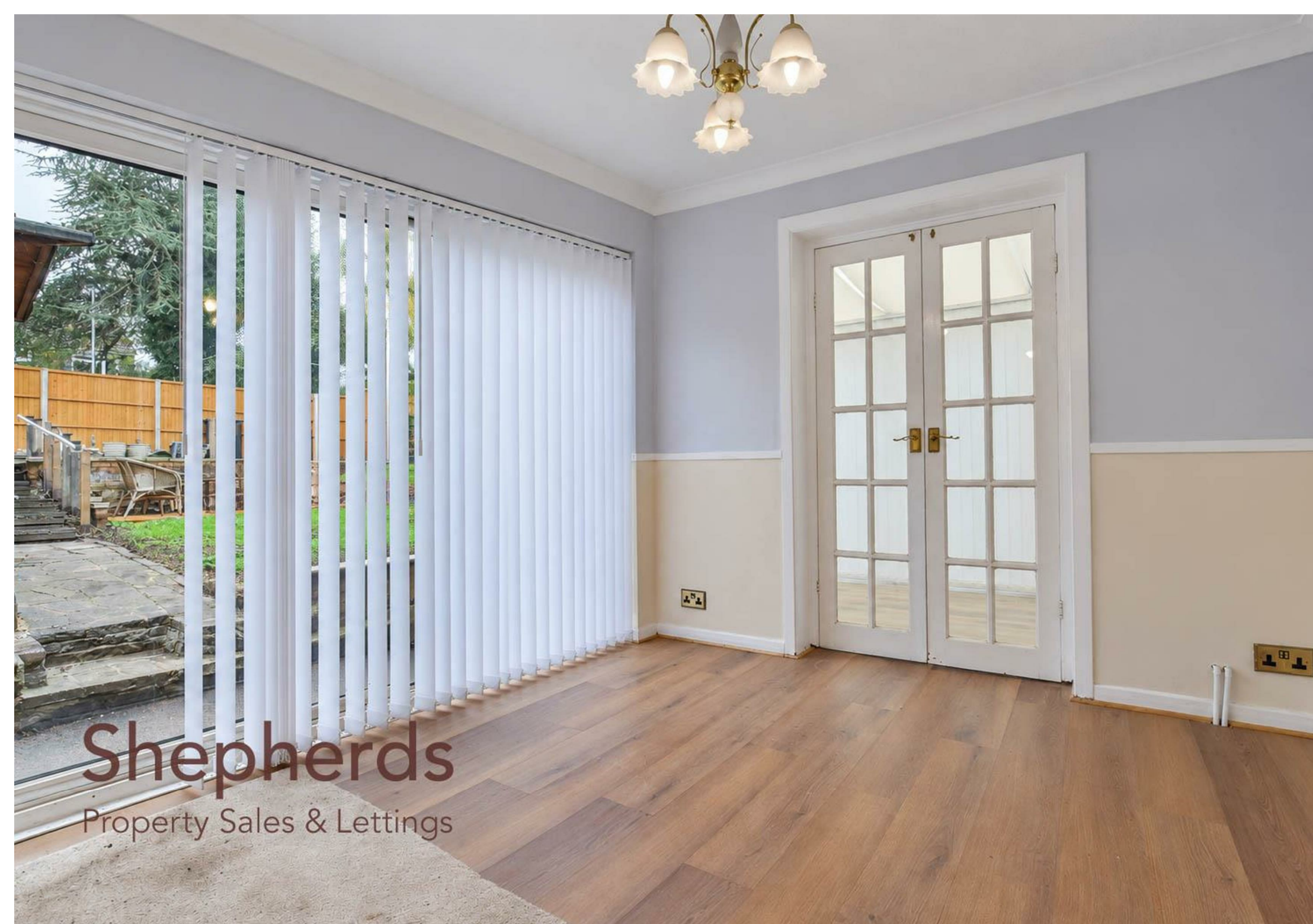
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Shepherds Estate Agents are pleased to offer this three-bedroom, end of terrace home in Claremont, Goffs Oak, benefiting from extended and generous living space, a rear garden and a garage. On the ground floor, an entrance porch leads into a spacious 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
 - Dining Room And Conservatory
 - Garage And Rear Parking
- Spacious Living Room
 - Utility Room And Downstairs WC
 - Popular Goffs Oak Location
- Separate Kitchen/Breakfast Room
 - Rear Garden With Summerhouse
 - Chain Free Sale



Porch Door	First Floor Landing
Entrance Porch	Bedroom One
Front Door	13'10 x 9'2
Living Room	Bedroom Two
17'8 x 15'10	11'10 x 9'2
Kitchen / Breakfast Room	Bedroom Three
15'10 x 7'10	8'8 x 6'5
Utility Room	Bathroom
5'10 x 5'8	7'7 x 5'4
Dining Room	Outside
9'5 x 8'11	Front Garden
Conservatory	Rear Garden
9'4 x 6'2	Garage
W/C	



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.



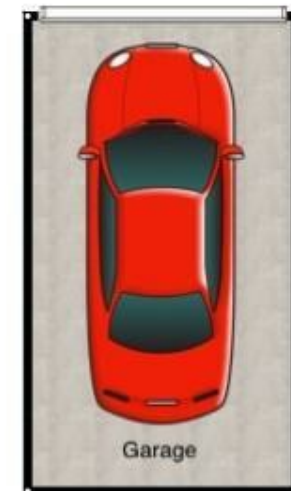
Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
D





Claremont, Goffs Oak, EN7



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

