



Bonney Grove, Goffs Oak, EN7 5LS

£700,000

 Coultons

PROPERTY SUMMARY

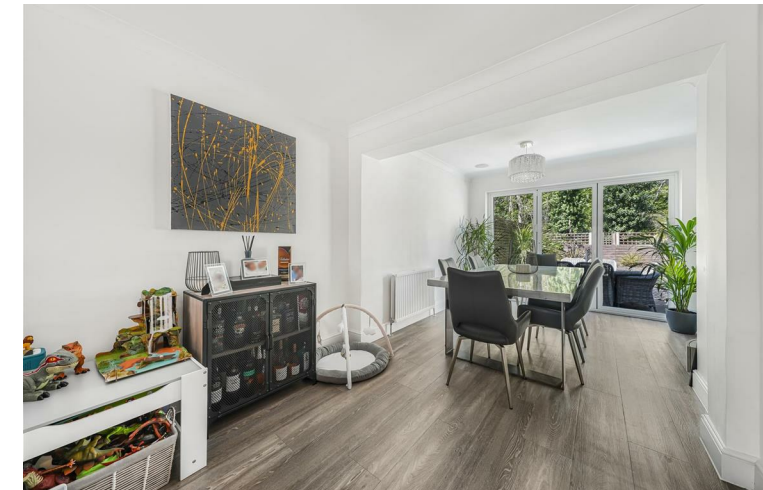
Presenting this beautifully appointed four-bedroom semi-detached residence, ideally positioned on a quiet and sought-after residential road in Goffs Oak. This impressive home offers a generous layout, modern finishes, and well-designed living spaces suitable for families and professionals alike.

The ground floor features a bright and spacious through lounge, providing versatile areas for both relaxation and dining. The contemporary fitted kitchen, complete with a stylish breakfast bar, offers ample storage and workspace, complemented by a separate utility room for added convenience. A guest WC completes the ground floor accommodation.

The first floor comprises four well-proportioned bedrooms - three doubles and one single. The primary bedroom benefits from a spacious modern, fully tiled en-suite bathroom, while the remaining rooms are served by a sleek family bathroom.

Additional features include double glazing, gas central heating with a Megaflo system for the hot water, and a well-maintained interior throughout. There is an integral garage, and off street parking along with an EV charger.

To the rear, the property boasts a low-maintenance garden measuring approximately 30ft x 30ft. The space includes a paved patio ideal for outdoor dining, an artificial lawn for year round greenery, and a sheltered BBQ area equipped with a power point which is perfect for entertaining in all seasons. There is access from the rear garden to the woodland area behind the property. In our opinion the property will make an excellent family home and viewing is highly recommended to fully appreciate this house.

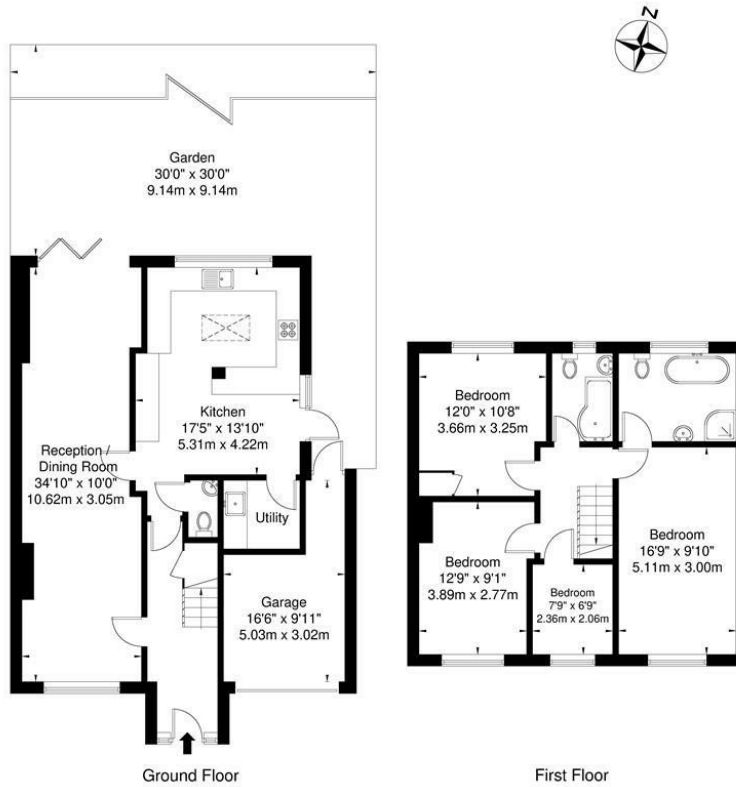








Bonney Grove Goffs Oak, Waltham Cross, EN7
 Approximate Gross Internal Area = 145.5 sq m / 1566 sq ft



LOCAL AUTHORITY
 Broxbourne

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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