



**The Drive, Goffs Oak Goffs Oak EN7 5PA**

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## **The Drive, Goffs Oak Goffs Oak**

William H Brown are delighted to bring to the market this spacious three bedroom semi detached property in the sought after area of Goffs Oak. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Double glazed window to front aspect, radiator, laminate floor, tiled floor.

#### **Cloakroom**

Wc, wash hand basin.

#### **Lounge**

25' 3" x 11' 3" ( 7.70m x 3.43m )

Double glazed window to rear aspect, french doors, log burner, laminate floor, radiator.

#### **Kitchen**

12' 9" x 6' 5" ( 3.89m x 1.96m )

Double glazed window to front aspect, vinyl floor, a range of wall and base units with complimenting worktops, integrated oven, space for fridge freezer, plumbing for washing machine, double glazed door to rear aspect.

#### **Landing**

Double glazed window to front aspect, radiator.

#### **Bedroom 1**

13' 8" x 10' 11" ( 4.17m x 3.33m )

Double glazed window to rear aspect, radiator, laminate floor.

#### **Bedroom 2**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Double glazed window to rear aspect, storage cupboard, laminate floor, radiator.

#### **Bedroom 3**

10' 6" x 6' 11" ( 3.20m x 2.11m )

Double glazed window to front aspect, laminate floor, radiator, storage cupboard.

#### **Bathroom**

Double glazed window to rear aspect, storage cupboard, chrome heated radiator, paneled bath, part tiled walls, laminate floor, access to the loft, wc, wash hand basin.

#### **Exterior** **Front Garden**

To the front of the property is a driveway and lawn area,

#### **Rear Garden**

To the rear of the property is a patio area, shed, outbuilding, lawn area.





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- Three bedrooms
- Semi detached
- Goffs Oak location
- Plenty of potential STPP
- Outbuilding

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£535,000**



Ground Floor



First Floor

Total floor area 111.2 m<sup>2</sup> (1,197 sq.ft.) approx

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BRX109322 - 0006

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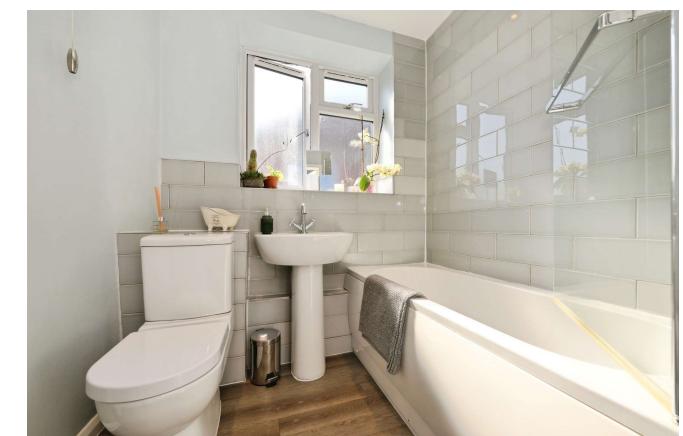
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