



**Goffs Lane, Goffs Oak Waltham Cross EN7 5EW**

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## Goffs Lane, Goffs Oak Waltham Cross

A HEAVILY EXTENDED, three bedroom, semi-detached family home that's very well presented throughout. The property is well located for families thanks to it's good school catchment areas, local shops, cafes, park and local pub. Cuffley train station is also within walking distance.

### Accommodation Comprises Of:

#### Entrance Porch

Two double glazed windows to side aspect, electric radiator, laminate floor, spotlights.

#### Entrance Hall

Radiator, laminate floor, stairs to first floor, under stairs storage, four storage cupboards.

#### Cloakroom

Double glazed frosted window to front aspect, wc, towel radiator, tiled floor, tiled walls, spotlights, bath with handheld attachment, wall hung sink with mixer tap.

#### Lounge

17' max into bay window x 12' 7" max ( 5.18m max into bay window x 3.84m max )

Double glazed bay window to front aspect, two radiators, laminate flooring, built in storage cupboards, log burner.

#### Kitchen/Diner

23' 3" max x 17' 6" max ( 7.09m max x 5.33m max )

Double glazed window to rear aspect, double glazed door to garden aspect, radiator, part laminate flooring, part tiled floor, spotlights, a range of wall and base units with complimenting worktops surfaces over, double stainless steel sink with drainer unit and mixer tap, integrated dishwasher, integrated oven, electric hob, extractor fan.

#### Conservatory

13' 5" x 9' 8" ( 4.09m x 2.95m )

Double glazed window to side aspect, double glazed window to rear aspect, double glazed french door to garden aspect, laminate flooring, fitted air conditioning.

#### Landing

Double glazed frosted window to side aspect, fitted carpet.

#### Bedroom 1

11' 3" x 10' 9" max into wardrobe ( 3.43m x 3.28m max into wardrobe )

Double glazed window to front aspect, radiator, laminate flooring, fitted wardrobe.

#### Bedroom 2

12' 2" max x 11' 3" ( 3.71m max x 3.43m )

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8' 2" x 8' 1" ( 2.49m x 2.46m )

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#### Bathroom

Double glazed frosted window to front aspect, tiled floor, tiled walls, spotlights, towel radiator, shower cubicle with body jets, wc, wall hung sink with mixer tap.

#### Loft Room

11' 6" x 10' 9" ( 3.51m x 3.28m )

Three velux windows, spotlights, radiator, laminate flooring, three eaves storage.

#### Exterior

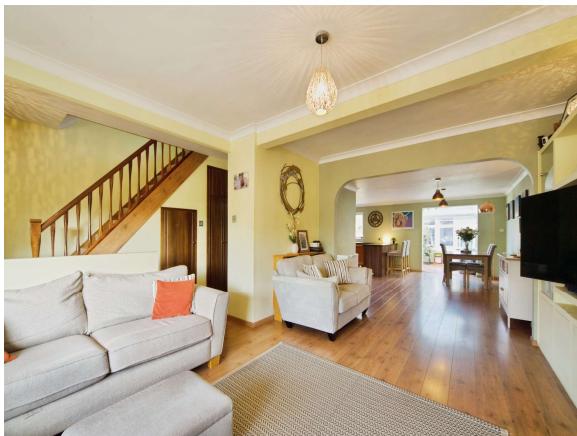
#### Front Garden

To the front of the property is artificial grass, paved driveway, metal railings.

#### Rear Garden

To the rear of the property is a patio, artificial grass, side access, decking area, two flower beds, wooden boards, pergola, summer house with power and electric.





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- Three bedroom, semi-detached family home
- Large Kitchen/Diner
- Conservatory
- Shower room
- Sizeable rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£620,000**



Total floor area 138.3 m<sup>2</sup> (1,489 sq.ft.) approx

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BRX109374 - 0006

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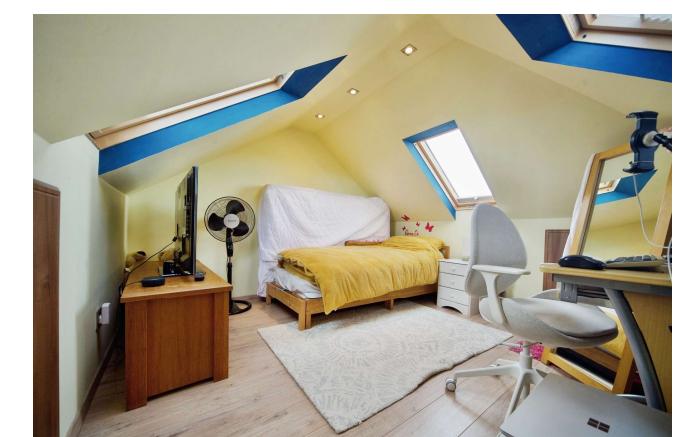
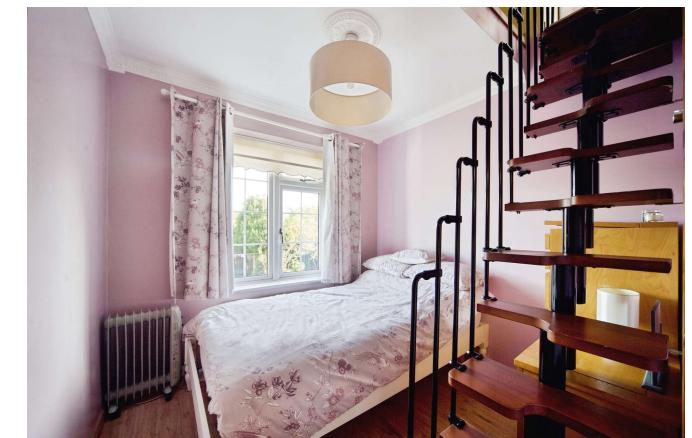
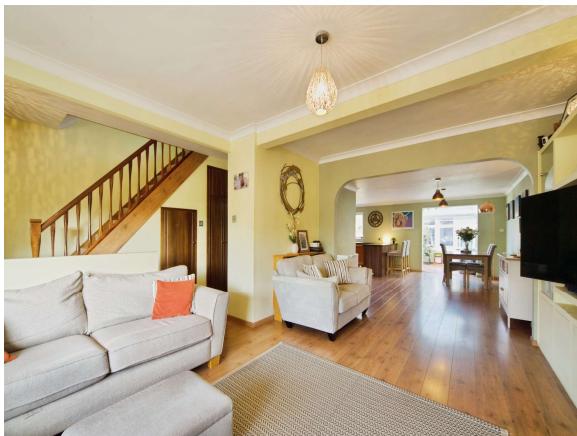
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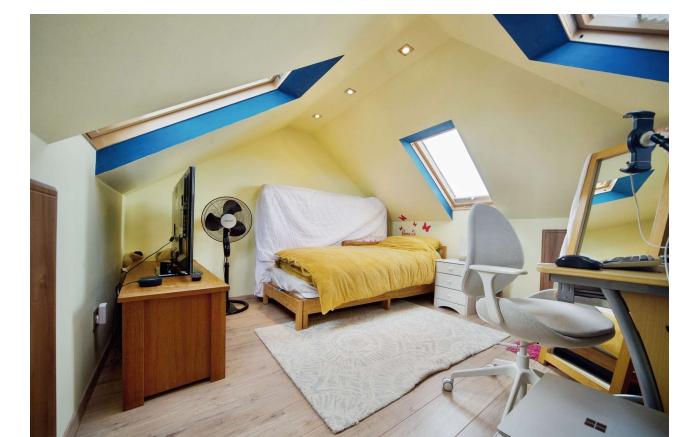
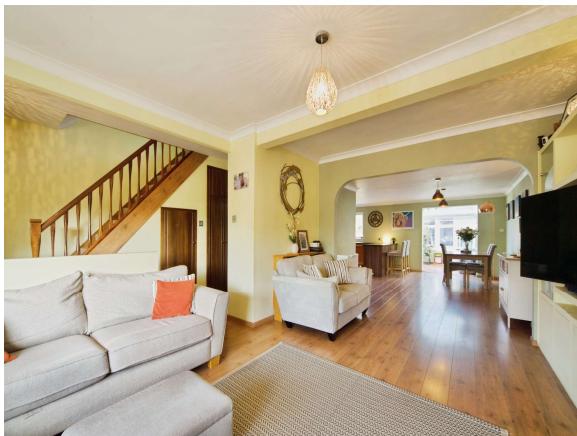
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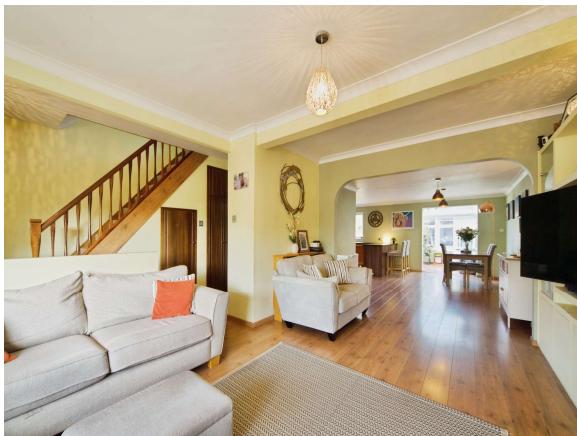
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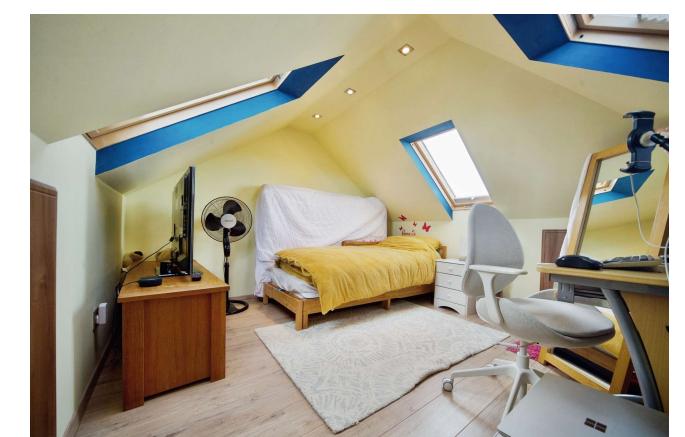
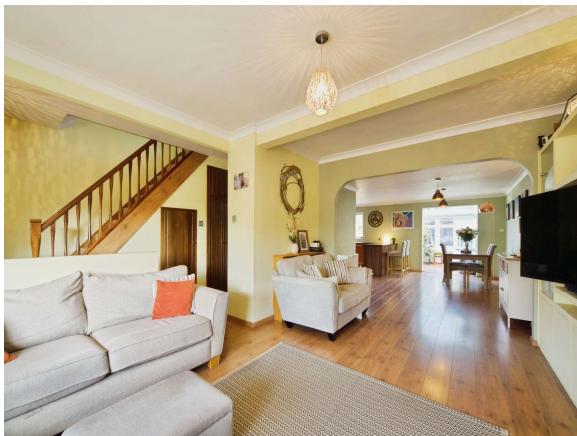
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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