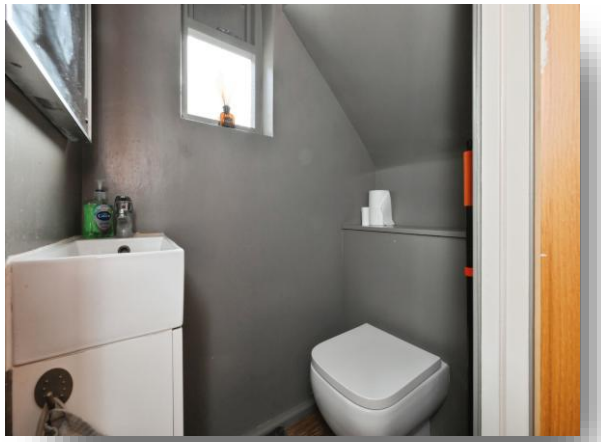
The Crest,Goffs Oak Waltham Cross EN7 5NP

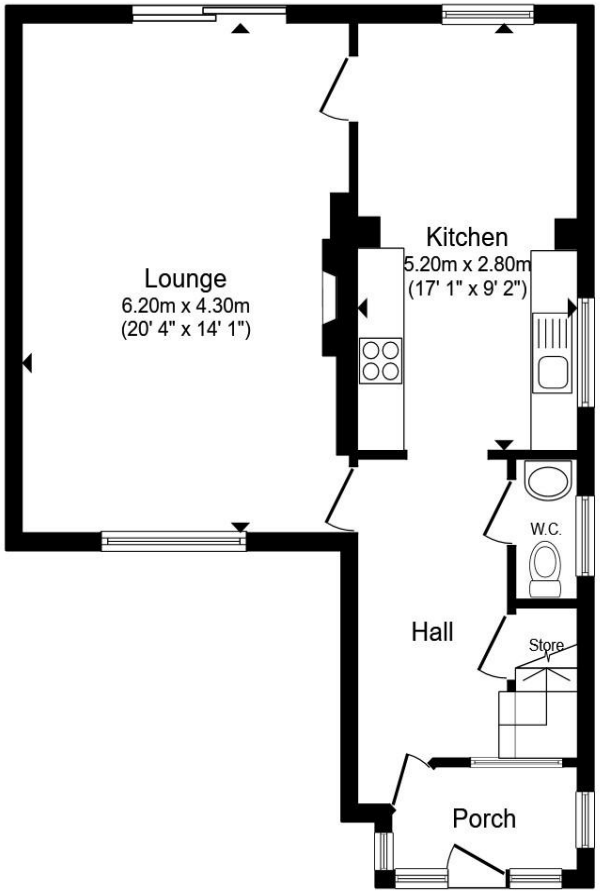
william
h brown

welcome to

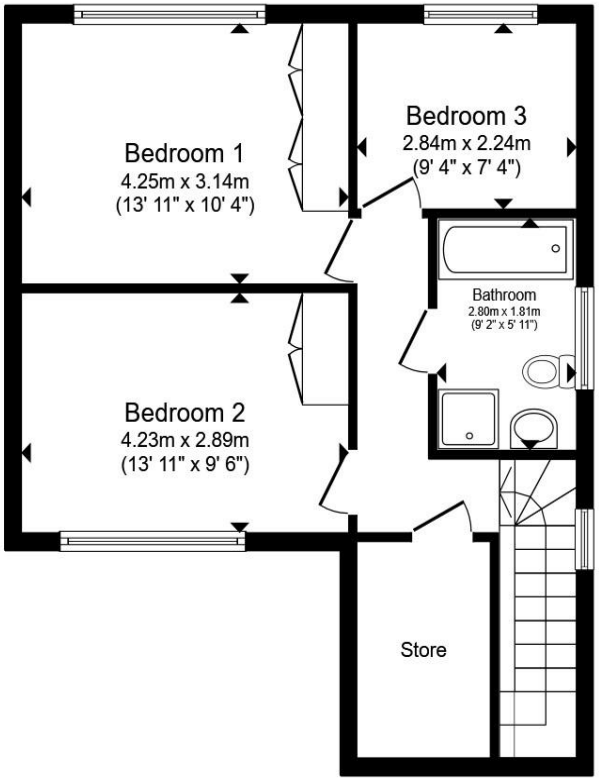
The Crest, Goffs Oak Waltham Cross

WILLIAM H BROWN are delighted to offer for sale this beautifully presented THREE BEDROOM DETACHED FAMILY HOME with OFF STREET PARKING and DETACHED GARAGE and the potential to extend (stpp), ideally located within the sought after residential area of Goffs Oak. An early viewing is highly recommended.





Ground Floor



First Floor

Total floor area 106.8 m² (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Accommodation Comprises

Entrance Porch

Hallway

Lounge
20' 4" x 14' 1" (6.20m x 4.29m)

Kitchen / Breakfast Area
17' 1" x 9' 2" (5.21m x 2.79m)

Lounge
20' 4" x 14' 1" (6.20m x 4.29m)

Ground Floor Wc

First Floor Landing

Loft Space

Bedroom 1
13' 11" x 10' 4" (4.24m x 3.15m)

Bedroom 2
13' 11" x 9' 6" (4.24m x 2.90m)

Bedroom 3
9' 4" x 7' 4" (2.84m x 2.24m)

Family Bahtroom

Storage

Rear Garden

Summer House

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The Crest, Goffs Oak Waltham Cross

- Beautifully presented three bedroom family home
- Single detached garage
- Large rear garden
- Off street parking
- Modern fitted kitchen/breakfast area
- Ground floor cloakroom and stunning first floor bathroom
- Spacious lounge
- Sought after residential location

Tenure: Freehold EPC Rating: G Council Tax Band: F

£695,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108797

The Property Ombudsman

Property Ref:
BRX108797 - 0006

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.

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