



Shepherds
Property Sales & Lettings



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Goffs Lane | Goffs Oak | EN7 5QL | £650,000





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A beautifully presented and deceptively spacious character four bedroom semi detached family home, arranged over three floors situated in the highly sought-after village location of Goffs Oak. On the ground floor you are welcomed by an enclosed porch into a welcoming hallway, a bright living room featuring a bay window and working fireplace, an impressive open plan kitchen diner with a log burner and a substantial morning room. The first floor landing gives access to three well proportioned bedrooms and the family bathroom with bedroom one and two benefiting from fitted wardrobes. Occupying the top floor is Bedroom Four, a generous loft-style room with useful eaves storage offering flexible accommodation options. Externally, the property offers a substantial 100ft+ rear garden overlooking fields and a detached garage/workshop, whilst to the front you have a private driveway and front garden. Conveniently located within easy reach of local amenities, reputable schools, transport links and surrounding countryside, this attractive family home combines character, practicality and versatile living space in a desirable Hertfordshire setting.

- Semi Detached Four Bedroom Home
- Deceptively Spacious Character Property
- Bay Fronted Living Room With Working Feature Fireplace
- Open Plan Kitchen Diner With Log Burner
- Approx. 100ft+ Rear Garden Backing Onto Fields
- Private Front Driveway & Garden
- Detached Garage / Workshop
- Sought After Goffs Oak Village
- Local Amenities & Schools Nearby



- Porch Door
- Porch
- Front Door
- Hallway
- Living Room
13'8 x 12'6
- Kitchen Diner
18'10 x 11'3
- Morning Room
17'5 x 11'
- First Floor Landing
- Bedroom One
11'11 x 11'3
- Bedroom Two
11'5 x 10'4
- Bedroom Three
8'1 x 8
- Bathroom
8'1 x 5'6
- Stairs Leading To Bedroom Four
- Bedroom Four
13'8 x 12'8
- External
- Rear Garden
- Garage / Workshop
19'8 x 9'4
- Front Driveway
- Front Garden

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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.

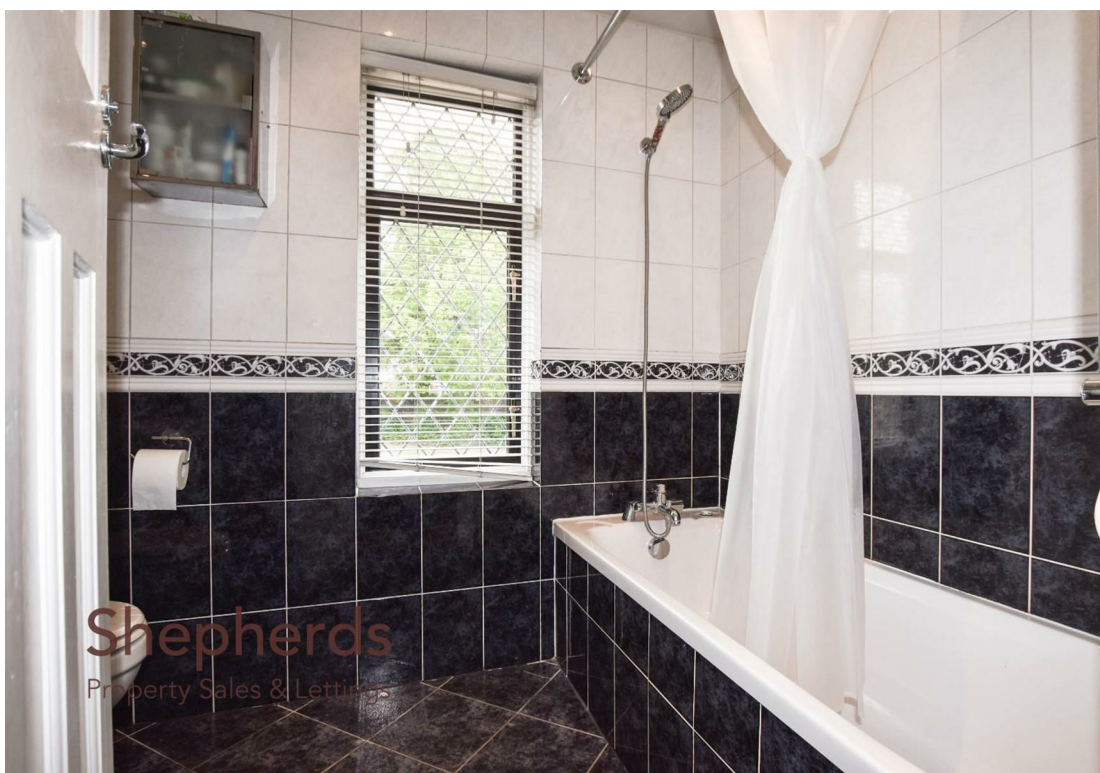
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Tenure : Freehold
Council: Broxbourne
Tax Band: E

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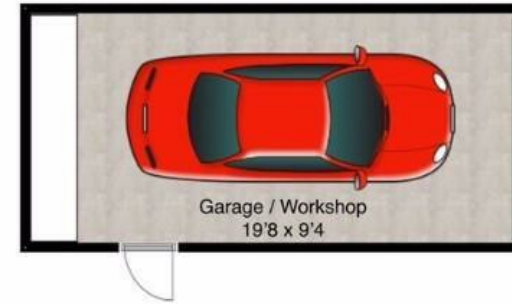


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Goffs Lane, Goffs Oak, EN7



☒ Denotes Skylight



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