

Beehive Road
Goffs Oak

JR Sales & Lettings

£584,950
Freehold

Situated in a popular residential road just off Newgatestreet Road, this extended three-bedroom semi-detached house offers spacious accommodation and excellent potential for further improvement. Features include a generous reception room, updated kitchen with integrated appliances, ground floor WC and modern family bathroom with separate bath and shower. Externally, the property benefits from its own block-paved driveway, detached double-length garage and a semi-secluded rear garden, with potential for a side extension or loft conversion, subject to planning permission. Conveniently located for popular primary schools, local shops, pubs, a library and countryside walks, with easy access to the A10/M25 and Cuffley railway station approximately 1.3 miles away.

- **Extended three-bedroom semi-detached house**
- **Popular residential road just off Newgate Street Road**
- **Spacious reception room**
- **Updated kitchen with integrated appliances**
- **Ground floor WC**
- **Modern family bathroom with separate bath and shower**
- **Semi-secluded rear garden**
- **Own block-paved driveway and detached double-length garage**
- **Potential for side extension or loft conversion (STPP)**
- **Convenient for schools, shops, countryside walks, A10/M25 and Cuffley station (1.3 miles)**

Front
Block paved driveway with parking for multiple vehicles. Shrub and flower borders. Step up to the front door.

Entrance Storm Porch
UPVC double glazed sliding door. Quarry tiled flooring. Fitted shelving. Opaque glazed door with side window to the:-

Hallway
Stairs to the first floor. Wall lights. Double radiator. Cupboard under the stairs. Built in cloaks cupboard. Door to:-

W.C.
Opaque double glazed window to the side. Low flush W.C. with concealed cistern. Wash hand basin with mixer tap and cupboard under. Radiator. LVT flooring.

Through Lounge/Dining Room
Double glazed half bay window to the front with fitted plantation shutters. Double radiator. Wall lights. Coving to ceiling. Real flame effect gas fire (untested) with marble surround, hearth and mantle. Coving to ceiling. Archway to the dining area with double glazed window to the rear with fitted plantation shutters. Coving to ceiling. Wall lights. Double radiator and serving hatch to the:-

Kitchen
Double glazed windows to the side and rear. Double glazed door to the garden. Range of wall and base fitted units with wood effect worktops over with matching upstands incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Five ring gas hob with built in oven under. Glass splash back. Stainless steel extractor fan over. Fitted larder cupboards. Space and plumbing for washing machine. Undercounter fridge and freezer. Integrated dishwasher. Ceramic tiled floor.

First Floor Landing
Access to loft space via pull down ladder. Opaque double glazed window to the side. Fitted bookshelf. Doors to:-

Bedroom 1
Double glazed windows to the front with fitted plantation shutters. Radiator. Range of fitted wardrobes with matching dressing table and chest of drawers.

Bedroom 2
Double glazed windows to the rear with fitted plantation shutters. Fitted cupboards and wardrobes. Airing cupboard housing a Worcestor boiler and immersion cylinder.

Bedroom 3
Double glazed window to the front with fitted plantation shutter. Radiator. Built in fitted wardrobes.

Bathroom
Opaque double glazed window to the rear. New luxury suite comprising of a double ended bath with mixer tap and shower attachment. Low flush W.C. in concealed cistern with push button flush. Tile enclosed shower cubicle with mixer valve, rain head with hand attachment. Vanity wash hand basin with mixer tap and cupboard under. Fitted mirror cabinet with LED lights. Extensively tiled walls with complimentary ceramics. Extractor fan. LVT grey oak wood effect flooring.

Garden
Mainly laid to lawn with shrub and flower borders. Raised planter. Rear sun patio area. Patio paved areas. Water tap. Outside light. Side access via pedestrian entrance. Courtesy door to the:-

Double Length Garage
Window. Power and lighting. Up and over door.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.





















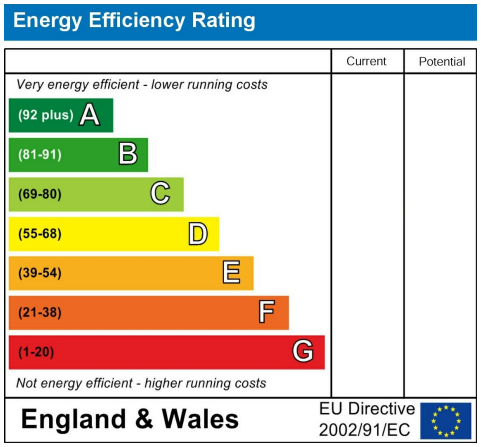


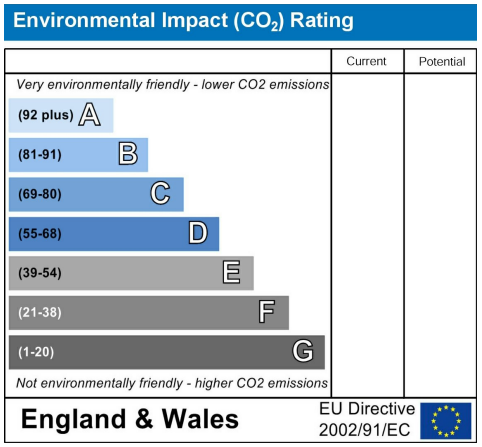


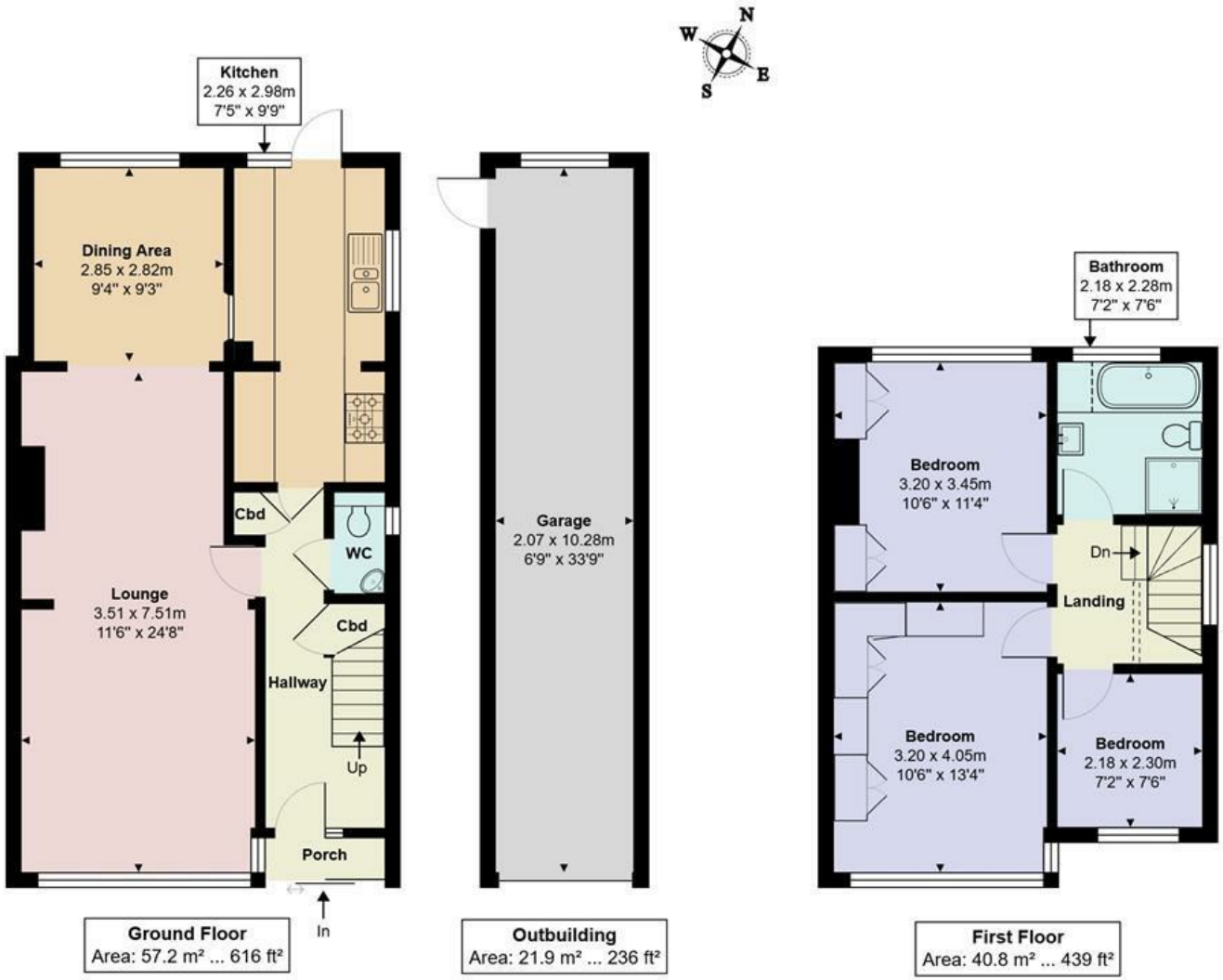




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Beehive Road, Goffs Oak, EN7 5NL

Total Area: 119.9 m² ... 1291 ft²

All measurements are approximate and for display purposes only