



JR Sales & Lettings

**Goffs Lane
Goffs Oak**



**£499,950
Freehold**

Offered Chain Free is this conveniently located three-bedroom terraced home with an attractive south-facing rear garden, garage to the rear, and a front garden offering potential for off-street parking/driveway, subject to the necessary planning permissions (STPP).

The ground floor comprises an entrance hallway leading to a spacious through lounge/dining room and a kitchen overlooking the rear garden.

Upstairs offers three bedrooms, two of which are generous doubles, together with a separate WC and shower room.

Ideally situated in the heart of Goffs Oak Village, directly opposite the Village Hall, doctors' surgery, and library, the property is also within easy reach of local shops, cafés, supermarket, and pub. The area is well regarded for its sought-after schools, convenient access to Cuffley Train Station (with services to Moorgate), and nearby countryside walks.

The property now requires modernisation but offers excellent potential for extension and loft conversion, subject to planning permission (STPP).

- **Chain free three-bedroom terraced property in the heart of Goffs Oak Village**
- **Attractive south-facing rear garden with garage to the rear**
 - **Front garden with potential for a driveway/off-street parking (STPP)**
- **Spacious through lounge/dining room ideal for family living and entertaining**
 - **Kitchen overlooking the rear garden**
- **Three bedrooms, including two well-proportioned double bedrooms**
 - **Separate WC and shower room on the first floor**
 - **Opposite the Village Hall, doctors' surgery and library**
- **Close to local shops, cafés, supermarket, pub, and sought-after schools**
 - **Requires modernisation but offers excellent scope for extension and loft conversion (STPP)**

Front

Laid lawn. Shrub and flower borders. Small retaining wall. Path to the front door. Potential for driveway subject to planning permission. Crazy paved walk way.

Storm Porch

Light. Composite double glazed entrance door to the:-

Hallway

Stairs to first floor with storage cupboard under. Radiator. Coving to ceiling. Doors to:-

Through Lounge/Dining Room

25'8 x 12'11 narrowing to 9'10

Dual aspect with double glazed window to the front and double glazed patio doors to the rear. Double radiator. Feature gas fireplace (untested) with wooden surround, marble inset and hearth.

Kitchen

12'8 x 8'11

Opaque double glazed UPVC door to the garden. Double glazed window to the rear. Range of wall and base fitted units with rolled edge work surfaces over. Incorporating a stainless steel sink with mixer tap and drainer. Space for gas cooker. Space and plumbing for a washing machine. Space for tall fridge freezer. Tiled splash backs. Integrated under counter fridge. Double radiator. Serving hatch to the dining area. Small breakfast bar. Wall cabinets have under lighting. Larder cupboard

First Floor

Stairs to first floor. Access to loft space. Doors to:-

Bedroom 1

12'7 x 11'1 max measurement

Double glazed window to the front. Double radiator. Range of built in fitted wardrobes.

Airing cupboard with Worcester gas fired boiler and immersion cylinder.

Bedroom 2

11'10 x 12'10 max measurement

Double glazed window to the rear. Radiator. Coving to ceiling. Range of in wardrobes with mirror fronted doors and chest of drawers.

Bedroom 3

8'9 x 7'11

Double glazed window to the front. Radiator.

Separate W.C.

Opaque double glazed window to the rear. Mid flush W.C.

Bathroom

Opaque double glazed window to the rear. Pedestal wash hand basin. Walk in shower with low height bi-folding doors, Triton power shower. Part aqua paneled walls - Part tiled walls. Radiator. Could be combined with the WC to make a more spacious bathroom.

Garden

Timber shed. Glass greenhouse. Path that leads to the rear of the property. Mainly laid to lawn. Mature shrub and flower borders. Crazy paved patio area. Security light. Water tap.

Garage

Rear access driveway to the garage. Electric up and over door. Power connected. Outside light.



JR Sales & L



JR Sales & L



JR Sales & L



JR Sales & L







JR Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Google

Imagery ©2026 Airbus, Maxar Technologies



