



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Goffs Lane | Goffs Oak | EN7 5EG | Offers In Excess Of £550,000





Shepherds
Property Sales & Lettings

Goffs Lane | Goffs Oak | EN7 5EG

Situated within the ever popular Goffs Oak, this well-maintained three bedroom home offers the perfect balance of space, comfort and convenience. The extended ground floor boasts a spacious living room, a modern and high quality kitchen/diner and a handy downstairs w/c. On the first floor, you'll find three well-proportioned bedrooms and a bath / shower room. Outside, there is ample parking via the front driveway and the rare advantage of a double garage to the rear – offering excellent storage or parking potential. The property is well positioned in a desirable location close to excellent schools, transport links and local amenities.

- Prime Goffs Oak Location
 - Modern Kitchen/Diner
 - Front Driveway Parking
- Three Bedroom Home
 - Downstairs W/C
 - South Facing Rear Garden
- Spacious Living Room
 - Bath/Shower Room
 - Double Garage To Rear



Entrance Porch	Bedroom Two
Front Door	11'2 x 11'1
Entrance Hall	Bedroom Three
Living Room	7'6 x 6'8
24'1 x 11'11	Bathroom
Kitchen Diner	7'8 x 6'6
18'1 x 15'4	Outside
W/C	Front Driveway
C/D	South Facing Rear Garden
First Floor Landing	Side Vehicular Access
Bedroom One	Garage
12'9 x 11'2	22'5 x 18'8



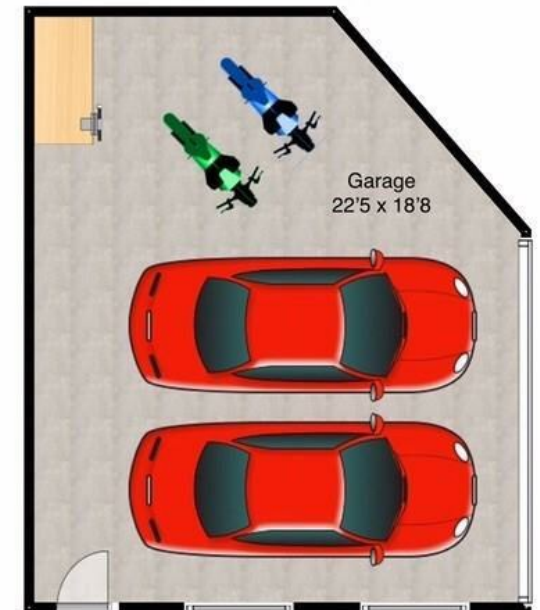
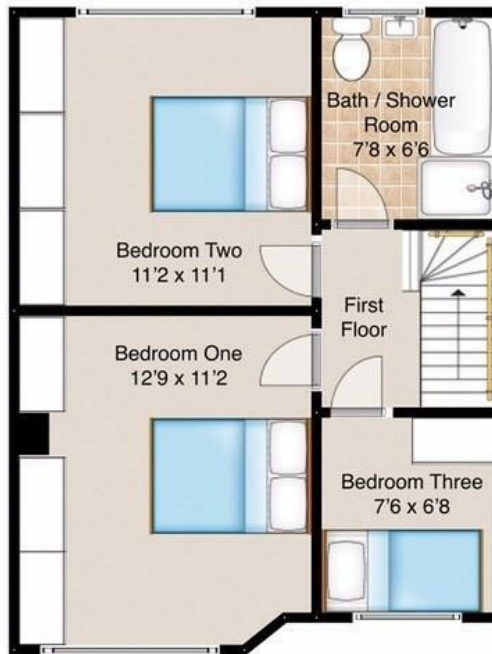
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.

3 1 2 D

Tenure : Freehold
Council: Broxbourne Borough
Tax Band: D



Goffs Lane, Goffs Oak, Hertfordshire



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

