

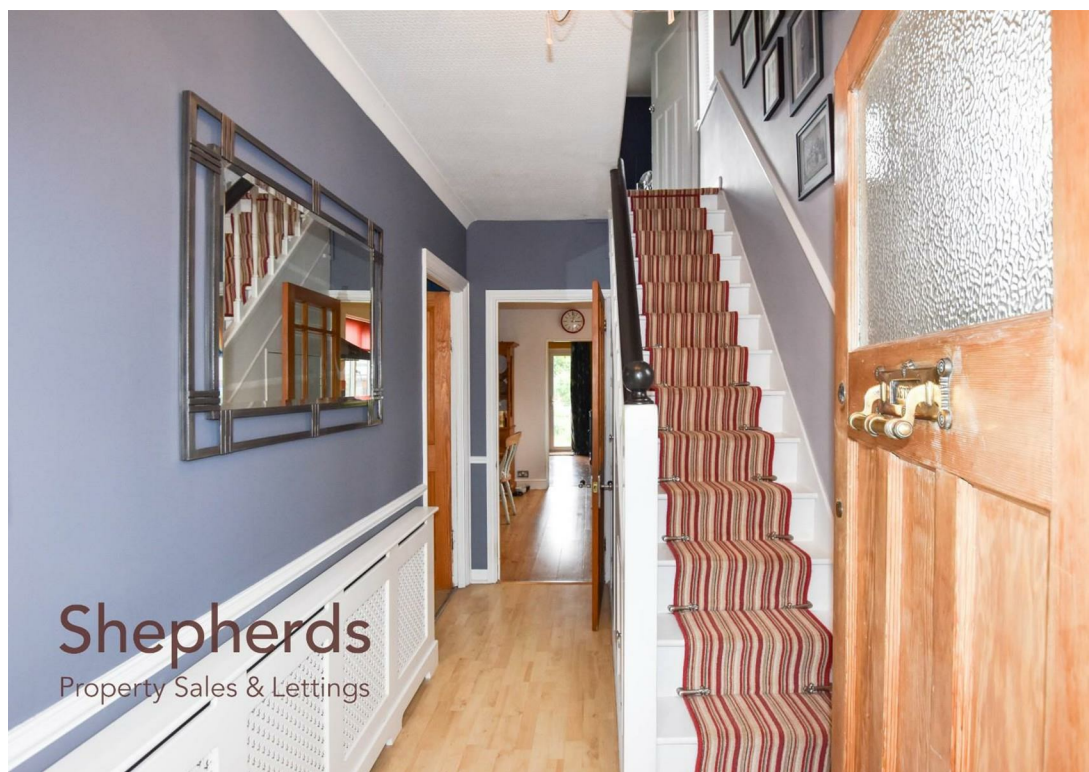


Shepherds
Property Sales & Lettings

Goffs Lane | Goffs Oak | EN7 5QL | £675,000



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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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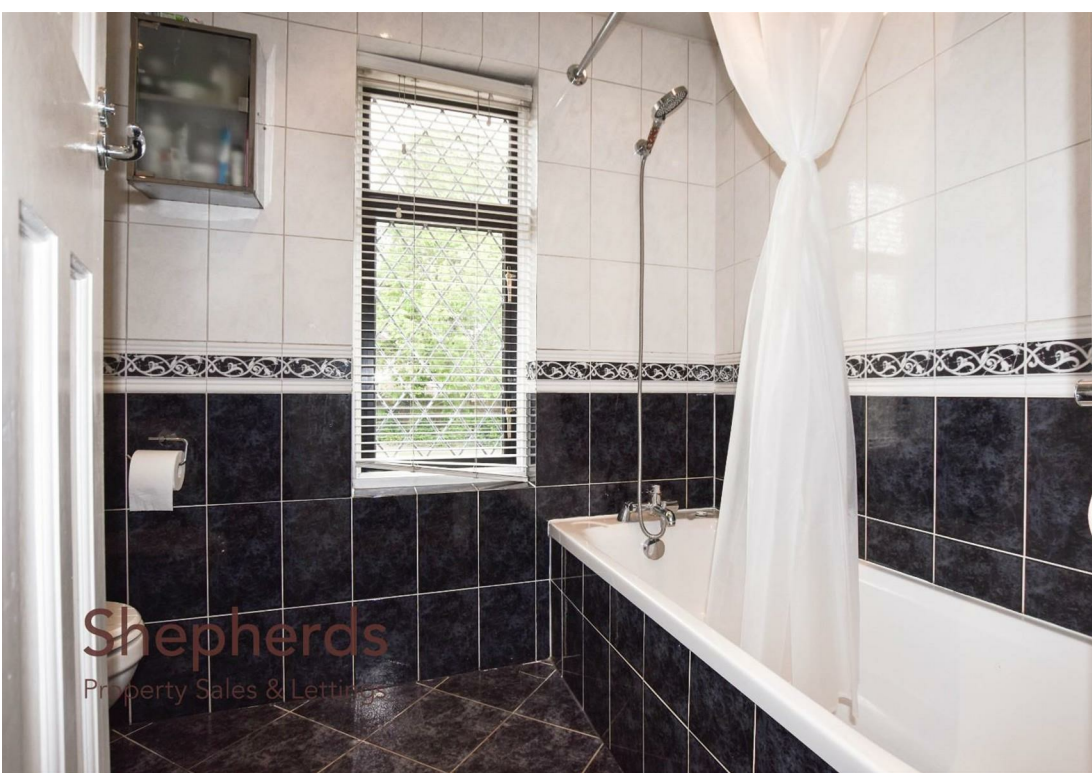


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Tenure : Freehold
Council: Broxbourne
Tax Band: E

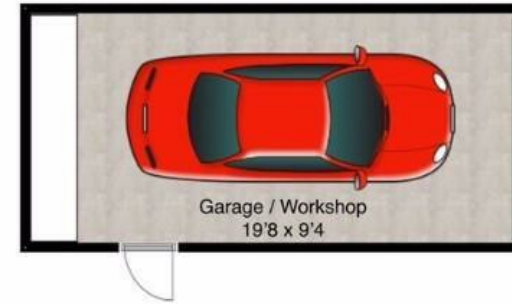
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Goffs Lane, Goffs Oak, EN7



☒ Denotes Skylight



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