Shepherds
Property Sales & Lettings

Goffs Lane I Goffs Oak I EN7 5EG I £535,000

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Shepherds Estate Agents are pleased to offer this three-bedroom semi-detached home, situated in the popular area of Goffs Oak and offered for sale CHAIN FREE. The property offers good-sized accommodation throughout and with the ground floor comprising of an entrance hall, a spacious living room, separate dining room and a kitchen/breakfast room. The living room provides plenty of space for both seating and entertaining, while the separate dining room offers a practical additional reception space. To the first floor are three bedrooms, offering good proportions, along with a family bathroom suite. Outside, the property benefits from a garage with a utility area, a front driveway and a rear garden. The property is well positioned for the amenities of Goffs Oak, with local shops, schools and transport links all within easy reach. Offered chain free, this property would make an ideal family home and an internal viewing is recommended.

- Three Bedroom Semi-Detached Home
- Popular Goffs Oak Location
- Offered Chain Free
- Spacious Living Room
- Separate Dining Room
- Kitchen Breakfast Room
- Three Well-Proportioned Bedrooms
- Garage And Utility Area
- Driveway And Rear Garden

Covered Porch

Front Door

Hallway

Living Room
25'7 x 12'

Dining Room
10' x 9'1

Kitchen / Breakfast Room
19' x 7'4

First Floor Landing

Bedroom One
13'10 x 10'10

Bedroom Two
12'1 x 10'10

Bedroom Three
7'11 x 7'3

Bathroom
7'8 x 5'6

First Floor Landing

Outside

Garage
15' x 11'

Utility Area
9'5 x 6'8

Front Driveway

Rear Garden

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 Borough
Tax Band: E

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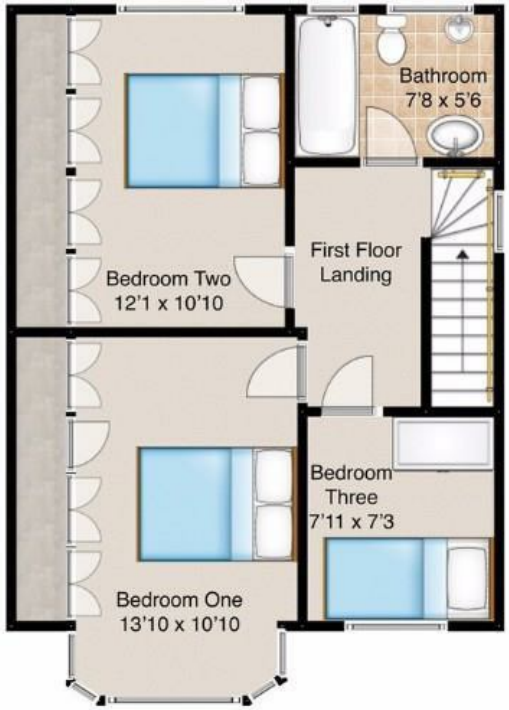

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The Property Ombudsman