



**Shepherds**

Property Sales & Lettings



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Doverfield | Goffs Oak | EN7 5EL | Offers In Excess Of £700,000



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An immaculate detached three bedroom home, situated within a popular Goffs Oak location and backing on to open space. The ground floor benefits from under floor heating throughout and comprises of a lounge diner with bi-fold doors and a South facing outlook, a kitchen / breakfast room and W/C. On the first floor there are three double bedrooms, including an en suite to bedroom one, a separate bathroom and utility room. Externally there is a front and South facing rear garden, front driveway and garage.

- An Immaculate Detached House
- Three Double Bedrooms
- Lounge / Diner With Bi Fold Doors & Log Burner
- Modern Kitchen / Breakfast Room
- Ground Floor W/C
- En Suite To Bedroom One & Separate Bathroom
- Front & South Facing Rear Garden
- Driveway & Garage
- Popular Goffs Oak Location



Front Door	Bedroom Three
Entrance Hall	11'7 x 8'1
Lounge Diner	Bathroom
18'10 x 17'4	7'9 x 7'8
Kitchen / Breakfast Room	Utility Room
18'5 x 11'4	Rear Garden
W/C	External
First Floor Landing	Front Garden
Bedroom One	Driveway
17'4 x 11'10	Garage
En Suite	17'10 x 8'1
6'9 x 7'	Council Tax Band F
Bedroom Two	
17'9 x 9'6	

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**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.



**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** F





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# Doverfield, Goffs Oak, EN7



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.



FINE & COUNTRY

THE GUILD  
PROPERTY  
PROFESSIONALS



## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

