



**The Drive
Goffs Oak**



JR Sales & Lettings

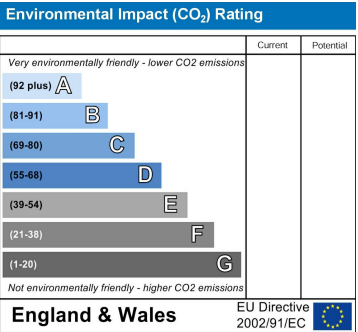
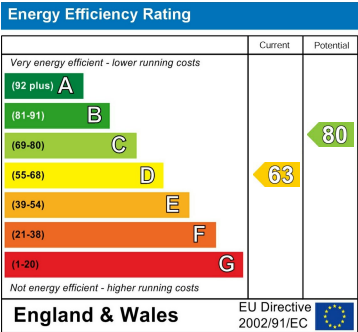
**£579,950
Freehold**

Enjoying a superb 80ft south-facing garden, this extended three-bedroom semi-detached home is ideally situated on a popular road in the heart of Goffs Oak. Perfectly placed for families, the property falls within good school catchment areas and is just a short walk from Goffs Oak parade of shops, cafés, a park, and a local pub. Cuffley Train Station and village are also less than a mile away.

The ground floor features an extended open-plan kitchen/dining room, a spacious through lounge, ground floor WC, and a versatile study/utility area. Upstairs offers three bedrooms and a family bathroom.

Externally, the front of the property benefits from a paved driveway providing parking for two vehicles, along with a garage and rear workshop, accessible via a service road.

- Extended three-bedroom semi-detached home in the heart of Goffs Oak
 - Superb 80ft south-facing rear garden
 - Extended open-plan kitchen/dining room
 - Spacious through lounge
- Excellent potential for further extensions subject to planning
- Versatile study/utility area with adjoining Ground Floor WC
 - Three bedrooms and a family bathroom upstairs
 - Paved driveway providing parking for two cars
- Garage and rear workshop accessed via service road
- Excellent location: good school catchment, short walk to Goffs Oak parade, cafés, park & pub, under a mile to Cuffley Train Station



Front
Paved driveway. Shrub and flower borders.

Entrance
Hard glazed entrance door to the:-

Porch
Laminate wooden floor. Opaque glazed hardwood entrance door to the:-

Hallway
Laminate wooden floor. Radiator with decorative cover. Stairs to the first floor with storage cupboard under housing the meters. Doors to:-

Utility Room
6'2 x 5'5
Opaque double glazed windows to the front and side. Vinyl floor. Radiator. Sliding door to:-

Downstairs W.C.
Opaque double glazed window to the side. Low flush W.C. Wall hung wash hand basin with tiled splash back. Wood effect vinyl flooring.

Kitchen Area
18'2 x 19'6 narrowing to 11'4
Opaque double glazed door and window to the side. Double glazed window and French Doors with side windows to the garden. Radiator. Cupboard housing the boiler. Kitchen comprises of a range of wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Plumbing and spaces for washing machine, tumble dryer, and dishwasher. Space for tall fridge freezer. Built in oven with a four ring hob and extractor fan over. Coving to ceiling. Inset spotlights to ceiling. Open planned to the Dining Area. Laminate wooden floor. Skylight. Extractor fan. Open planned to the:-

Through Lounge
22'9 x 9'11
Double glazed window to the front. Two

radiators with decorative covers. Laminate wooden floor. Coving to ceiling.

Landing
Opaque double glazed window to the side. Access to loft space via a pull down ladder. Door to:-

Bedroom 1
13' x 10'11
Double glazed window to the rear. Radiator. Picture rail.

Bedroom 2
10'1 x 8'11
Leaded light double glazed window to the front. Radiator. Laminate wooden floor.

Bedroom 3
9'3 x 9'2
Double glazed Velux window to the side. Radiator.

Family Bathroom
Double glazed Velux window to the rear. Panel bath with mixer tap and shower attachment. Low flush W.C. with cistern built into a unit with a push button flush. Bidet with mixer tap built into a unit. Vanity wash hand basin with mixer tap and cupboards under. Built in storage cupboards into the eaves. Extensively tiled walls. Shaver socket. Ceramic tiled floor.

Garden
Large patio area which extends to the side of the house via a gate. Water tap. Lighting. Path to the end of the garden. Well stocked garden with fruit trees, shrub and flower borders, vegetable patches. Timber shed. Green house. Courtesy door to the garage and rear access to parking.

Garage
21'9 x 8'10
Up and over door. Partitioned workshop area. Power and lighting.

