



**Colston Crescent  
Goffs Oak**

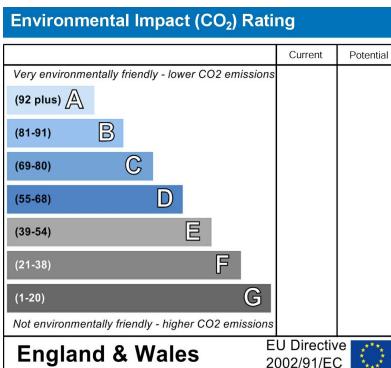
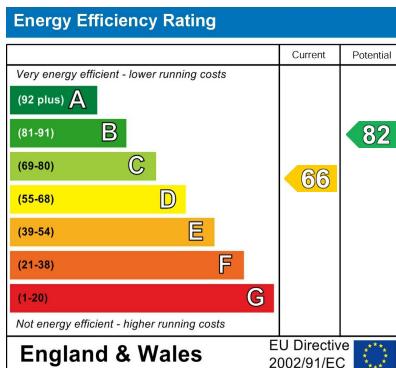


**£635,000  
Freehold**

JR Sales & Letting

An extremely well presented Four bedroom Semi Detached house having been extended & tastefully refurbished. Benefits include an extended Garage with Office, Loft bedroom with En-suite, Ground Floor WC, refitted Kitchen & even a hot tub! Situated in a popular & sought after Cul-De Sac just of Newgate Street Road, within half a mile of Goffs Oak parade of shops & amenities Plus there are Local Schools & Cuffley Train station is within a mile & half away.

- **Gas Heating & Double Glazing**
  - **Re-Fitted Kitchen**
  - **Extended Living Area**
  - **Ground Floor WC**
  - **5 Person Hot Tub**
  - **Four Bedrooms**
- **Refitted Bathroom & En-suite**
  - **Own Driveway & Garage**
- **Attractive Front & Rear Gardens**
  - **Sought After Location**



## Entrance

UPVC opaque double glazed entrance door to the:-

## Entrance Lobby

Inset spotlight. Wood effect flooring. Door to:-

## W.C.

Two double glazed opaque windows to the front and side. Extractor fan. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap and tiled splash back. Towel radiator. Ceramic tiled floor.

## Hallway

Double radiator. Stairs to first floor. Coving to ceiling. Inset spotlights. Doors to:-

## Kitchen

11'9 x 9'

Double glazed window to the front. Opaque double glazed door to the garden. Wall mounted Worcester Bosch boiler. Range of wall and base fitted units with roll edge work surfaces over incorporating sink with mixer tap and drainer. Spaces and plumbing for washing machine and tumble drier. Integrated dishwasher. Induction hob with extractor fan over. Eye level double oven. LG American style fridge freezer. Aqua Metro Tiled splash backs. Inset spotlights to ceiling.

## Living Room

23'1 x 17'5 max

Coving to ceiling. Double radiator. Inset coal effect gas feature fireplace. Laminate wooden flooring. Double glazed sliding doors to the garden. Archway and opening to a feature raised area (9'4 x 7'5) with a Double glazed window to the rear. Double radiator. Wall lights

## First Floor

Inset spotlights to the ceiling. Stairs to the second floor. Doors to:-

## Bedroom 2

10' x 10'1

Double glazed window to front. Double radiator. Built in cupboard.

## Bedroom 3

11'6 x 10'2

Double glazed window to the rear. Double radiator. Inset spotlights. Coving to ceiling.

## Bedroom 4

6'10 x 8'6

Double glazed window to rear. Radiator. Coving to ceiling.

## Refitted Bathroom

Opaque double glazed window to the front. Suite comprising low flush W.C. with concealed cistern and push button flush. Vanity wash hand basin with cupboards under and mixer tap. Panel bath with mixer tap and shower attachment. Tiled walls in complementary ceramics. Inset spotlights to the ceiling. Chrome towel radiator. Bathroom Mirror.

## Second Floor

Built in eaves storage cupboard. Inset spotlights to the ceiling. Door to:-

## Principle Bedroom

15'5 x 10'2

Double glazed window to the rear. Velux window to the front. Built in wardrobe and storage in the eaves. Inset spotlights. Double radiator. Archway to:-

## En-Suite Shower Room

Opaque double glazed window to the rear. Aqua panel enclosed shower cubicle with chrome shower valve with shower attachment. Chrome towel radiator. Low flush W.C. with concealed cistern. Vanity wash hand basin with mixer tap and cupboards under. Tiled splash back. Extractor fan. Inset spotlights to ceiling.

## Attractive Rear Garden

approx. 40'

Decking area with inset lighting. Side access via gate. Laid lawn. Shrub and flower borders. Timber Wendy House/Shed. 5 person hot tub with bluetooth speakers with a lockable lid cover and steps.

## Garage

14'8 x 8'2

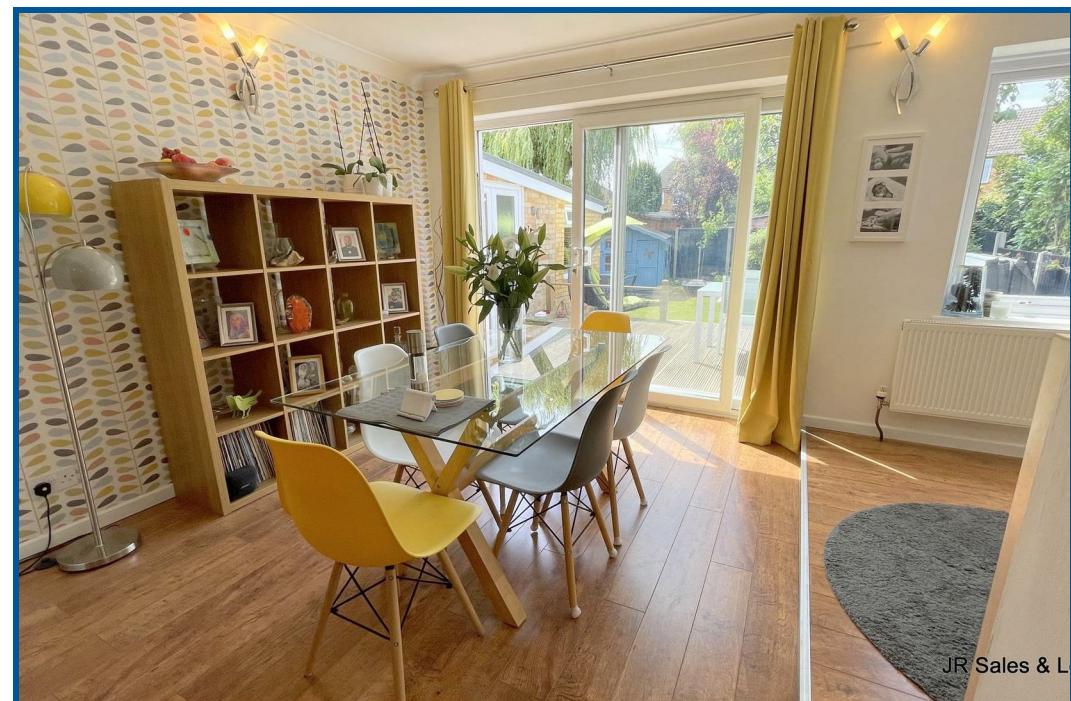
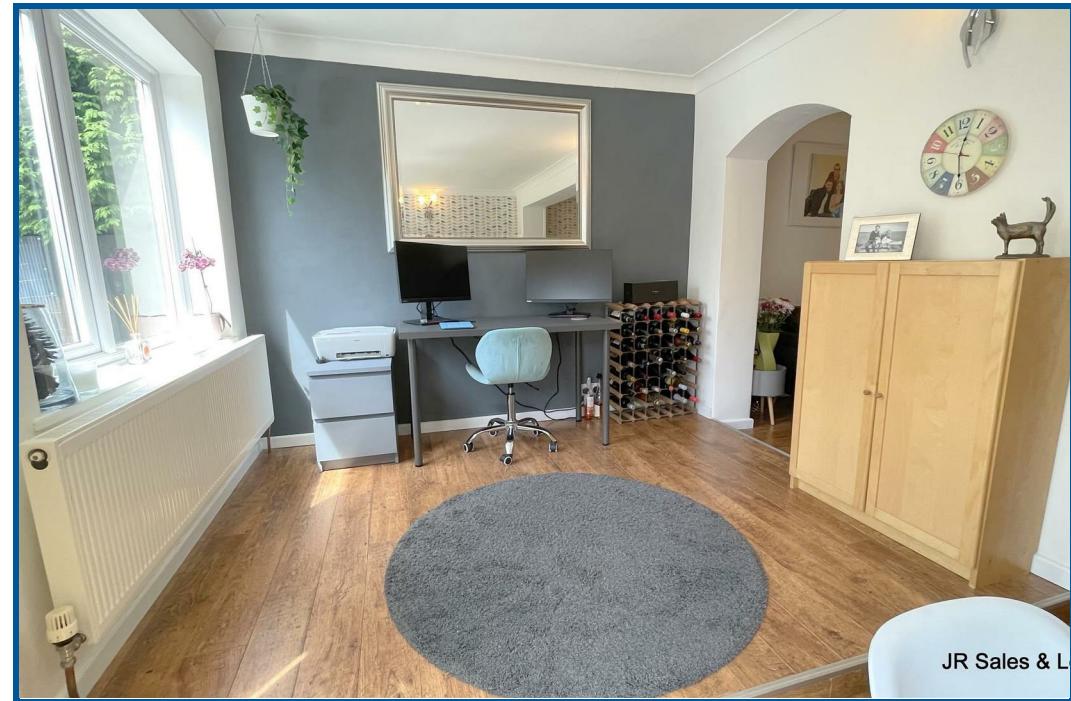
Up and over door. Power and lighting. Door to:-

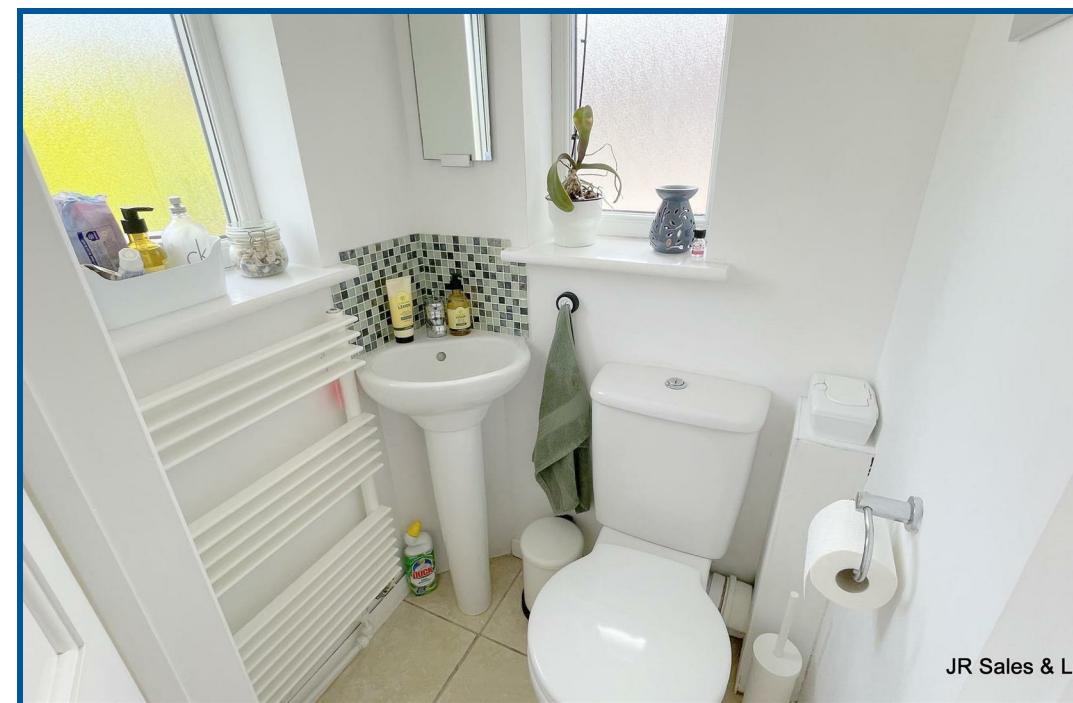
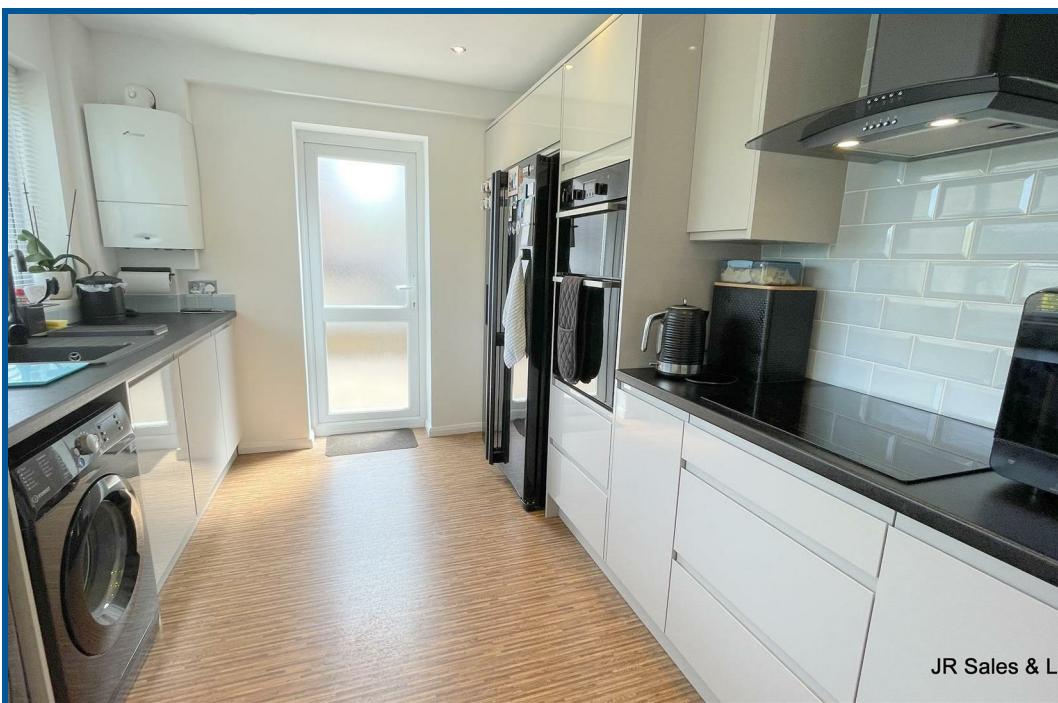
## Office/Study

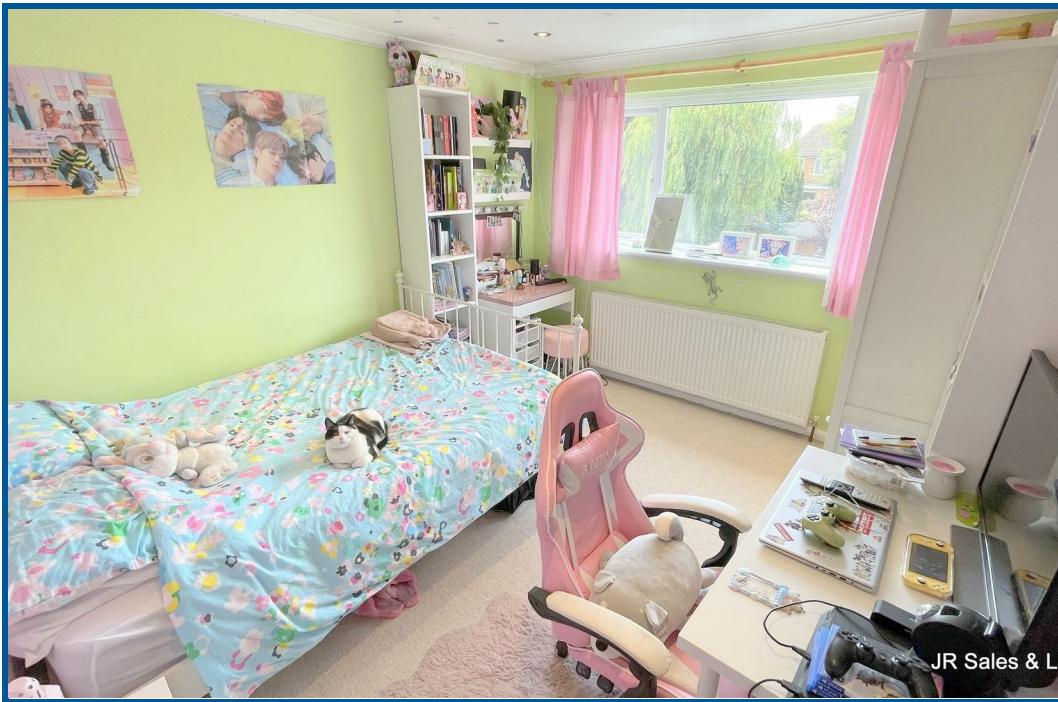
9'3 x 7'9

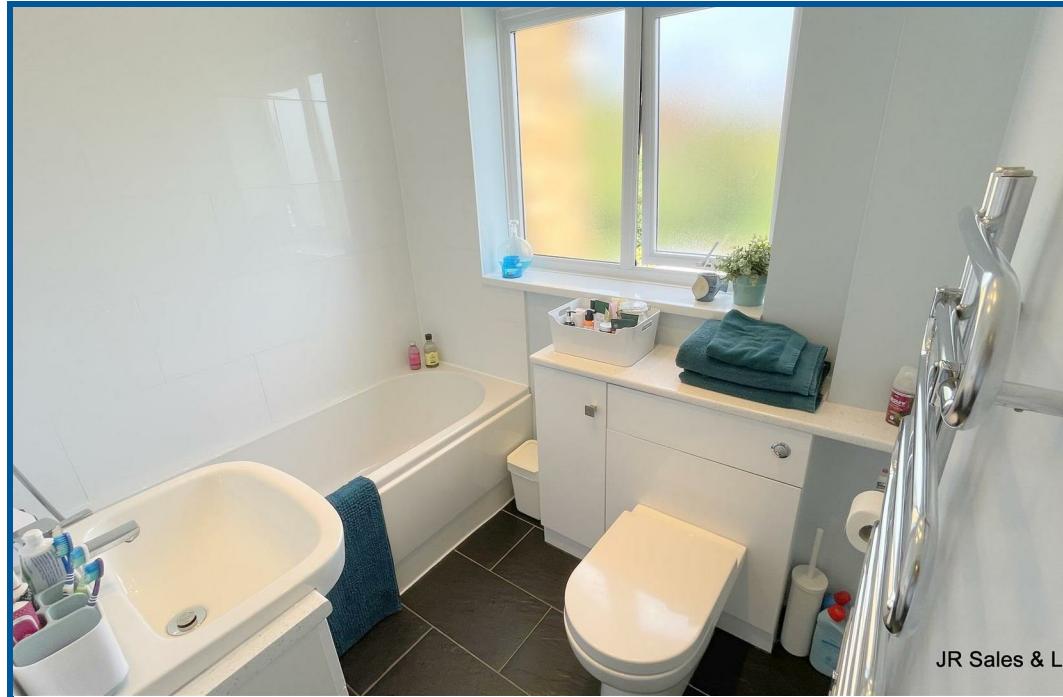
Window to the side. Inset spotlights to the ceiling. Power and lighting.



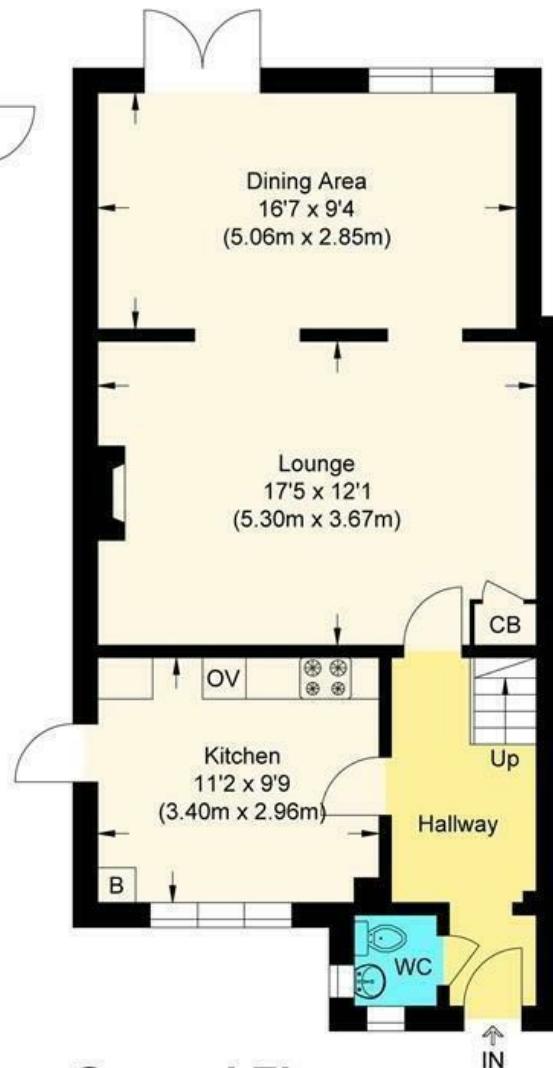
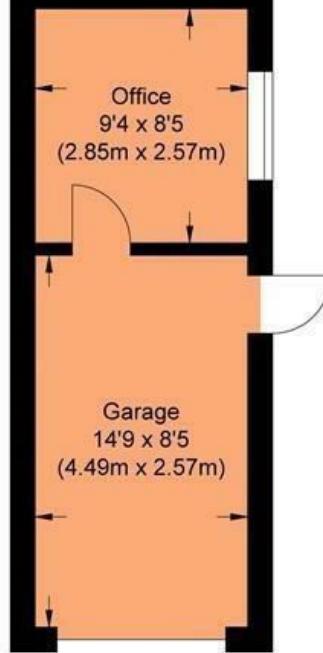




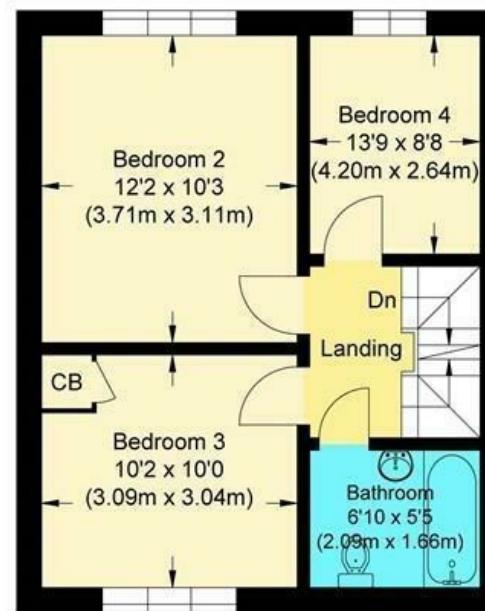








**Ground Floor**



**First Floor**



**Second Floor**

## Colston Crescent Goffs Oak EN7 5RS

Approximate Gross Internal Floor Area : 118.34 sq m / 1273.80 sq ft  
(Including Garage & Office)

Garage & Office : 19.20 sq m / 206.66 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.