



3 Valley View

Goffs Oak EN7 5HL

Offers In Excess Of £300,000



KIRBY COLLETTI are delighted to offer this spacious and immaculately presented TWO DOUBLE BEDROOM TOP FLOOR FLAT with accommodation in excess of 700 sq ft. Conveniently located for local shops, Pubs, Restaurant and a short walk to Cuffley Railway Station with it's excellent links into London.

Some of the many benefits include SHARE OF THE FREEHOLD, LOUNGE, KITCHEN/DINER, NEWLY FITTED UPVC DOUBLE GLAZING, NEW ELECTRIC HEATERS, NEWLY FITTED LIGHTING, SECURITY ENTRYPHONE, BATHROOM/W.C & GARAGE EN BLOC.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Storage cupboard with water tank.

LOUNGE

15'5 x 13'1 (4.70m x 3.99m)

Rear aspect uPVC double glazed window. Coved ceiling. Electric heater. Laminated wood flooring. Open to:

KITCHEN/DINER

13'1 x 10'3 (3.99m x 3.12m)

Front aspect uPVC double glazed window. Range of White high gloss wall and base units with rolled edge worksurfaces over. Integrated Fridge. Integrated Freezer. Built in electric oven and hob with extractor canopy above. Plumbing for washing machine. Tiled floor.

BEDROOM 1

13'2 into wardrobe x 9 (4.01m into wardrobe x 2.74m)

Rear aspect uPVC double glazed window. Fitted wardrobe. Electric heater. Laminated wood flooring. Coved ceiling.

BEDROOM 2

13 x 8'2 (3.96m x 2.49m)

Dual aspect uPVC double glazed windows. Built in wardrobe. Electric heater. Laminated wood flooring.

BATHROOM/W/C

Side aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap, shower attachment and separate TRITON shower unit. Low level W.C. Wall mounted wash hand basin. Dimplex electric heater.

OUTSIDE

GARAGE

Up and over door.

Agents Note

Lease 112 year unexpired. Service charge £104.17 per month. Zero ground rent.

Road Map



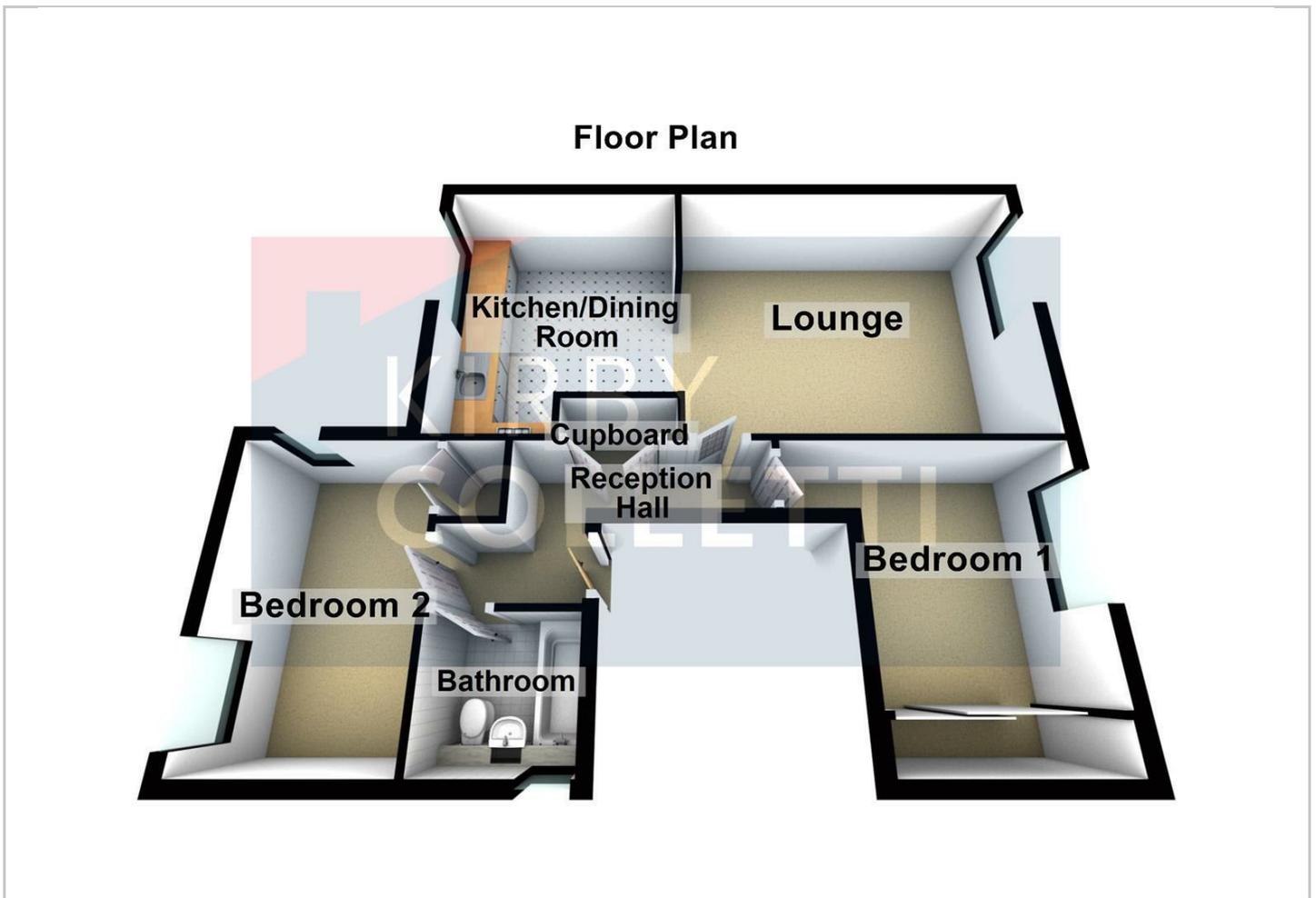
Hybrid Map



Terrain Map



Floor Plan

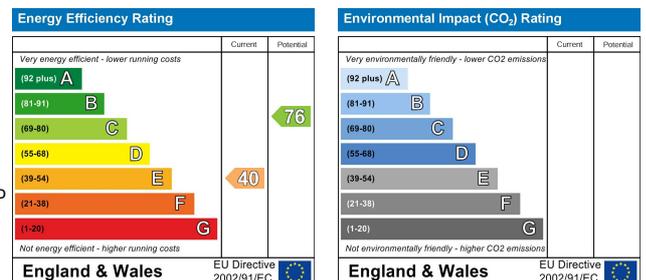


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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