



 paulwallace

Goffs Lane, Goffs Oak | EN7 5QF

Offers in Excess of £440,000 | Freehold


 paulwallace

*** CHAIN FREE & WEST FACING REAR GARDEN * WITHIN WALKING DISTANCE OF LOCAL SCHOOLS** is this late Victorian TWO DOUBLE BEDROOM END OF TERRACED HOUSE benefiting from RE-FITTED KITCHEN, ground floor SHOWER ROOM/ W.C & FIRST FLOOR BATHROOM, DINING ROOM, LOUNGE. TWO parking spaces.



 paulwallace



 paulwallace



Entrance

The property is entered via front door to:

Lounge

Windows to front and side, radiator, t.v aerial point, fireplace, door to:

Inner Hallway

Stairs to first floor.

Dining Room

Window to side, radiator, fireplace, under stairs storage cupboard, fitted dresser, door to:

Re-Fitted Kitchen

Window to rear and door to rear porch. Fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, oven and hob with extractor hood.

Rear Porch

Washing machine, door to garden and:

Ground Floor Shower Room / W.C

Window to rear, low flush w.c, vanity wash hand basin with cupboard below and mixer taps, shower cubicle, wall mounted heater.

First Floor Landing

Decorative fireplace.

Bedroom One

Window to front and side, fireplace, built in cupboard.

Bedroom Two

Window to side, radiator, two built in cupboards, one large walk in cupboard housing central heating boiler.

Bathroom/ W.C

Window to rear, low flush w.c, pedestal wash hand basin, panel enclosed bath with mixer taps and shower above, heated towel rail.

Exterior

West Facing Rear Garden

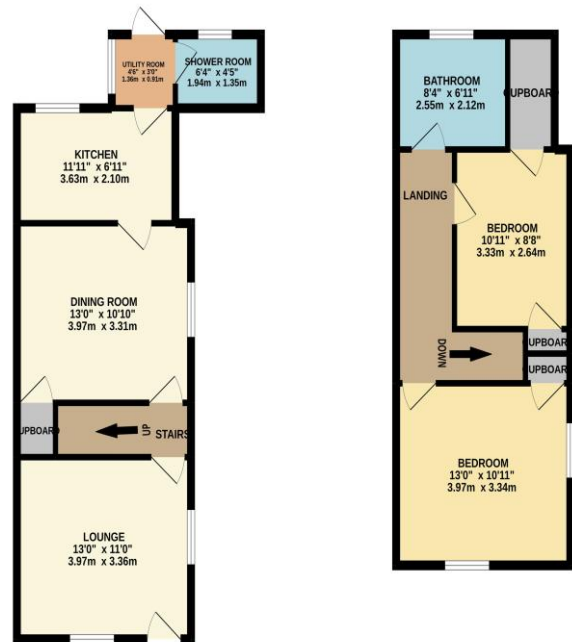
Pastio, extending to side, laid to lawn with flower and shrub beds.

Parking

Two allocated parking spaces.

GROUND FLOOR
460 sq ft (42.7 sq m) approx.

1ST FLOOR
410 sq ft (38.1 sq m) approx.



TOTAL FLOOR AREA: 870 sq ft (80.8 sq m) approx.

While every attempt has been made to ensure the accuracy of the Sample provided here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should not be used as such for any professional purposes. The architect, engineer and applicable laws have not been used and no guarantee as to their applicability or efficiency can be given.
Markwell Images 01222

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



paulwallace

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.