



Claremont, Goffs Oak | EN7 5QR

Offers in Excess of £420,000 | Freehold



WELL PRESENTED & SPACIOUS THREE BEDROOM FAMILY HOME WITH CONSERVATORY & ATTRACTIVE KITCHEN with integrated appliances. The property also benefits from a spacious lounge with french doors leading to the conservatory, ground floor WC, generous sized bedrooms, as well as off street parking for three vehicles & GARAGE en bloc. The garden is enclosed and offers a pleasant decking area.





Lounge 15' 9" x 13' 10" (4.80m x 4.21m)

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.

Conservatory 15' 9" x 9' 6" (4.80m x 2.89m)

Kitchen 11' 6" x 6' 9" (3.50m x 2.06m)

Ground Floor WC

Bedroom One 13' 10" x 9' 5" (4.21m x 2.87m)

Bedroom Two 11' 9" x 9' 5" (3.58m x 2.87m)

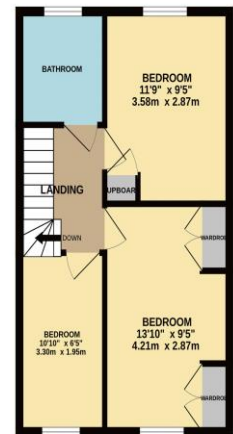
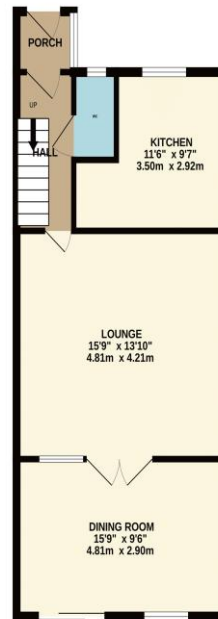
Bedroom Three 10' 10" x 6' 8" (3.30m x 2.03m)

Bathroom/WC 6' 5" x 5' 5" (1.95m x 1.65m)

Rear Garden

Garage En Bloc

Driveway



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall and ceiling areas and other dimensions are not guaranteed to be 100% accurate. The plan is for illustrative purposes only and should not be used as a basis for any property purchase. The actual layout and appearance of the property may differ from the floorplan and is guaranteed as to their accuracy by the seller.

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	D
EPC Rating	F

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



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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.