

4 The Orchard Goffs Lane, Goffs Oak, Hertfordshire. EN7 5EN

£585,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

**** SPECIAL OFFER - VENDOR TO COVER YOUR STAMP DUTY & LEGAL FEES **** Call us to go through what this will mean for you!

Set in an exclusive small and gated development, Woodhouse are pleased to offer this immaculate 3-Bedroom Family Home in Goffs Oak. Being a new-build it's ready to move in and comes with a 10-year guarantee.

The house is set over 3 floors. To the ground floor is the front lounge, modern-fitted kitchen / diner (with integrated brand-new appliances) & ground floor WC.

The 2nd floor has two double bedrooms and the family bathroom, and to the top floor is the 3rd double bedroom. Externally there is allocated parking to the front and a lawned garden to the rear.

The Orchard is an exclusive cul-de-sac situated on Goffs Lane, which connects the desirable areas of Cuffley, Goffs Oak and West Cheshunt. Its close proximity with London with its rural features strikes a chord with any young families or professionals. Contact Woodhouse today to discuss further and to arrange a viewing 7 days a week.

Have you seen the Virtual Tour yet? Walk through the house interactively for a better understanding in addition to the photos! Contact Woodhouse today to arrange a viewing including Saturday & Sundays.

FEATURES

- VENDOR PAYS YOUR STAMP DUTY & LEGAL FEES
- 3 Bedrooms
- Gated cul-de-sac of only 7 houses
- 3 Floors
- 2 x Allocated parking
- Garden
- Ground Floor WC
- Desirable Goffs Oak neighbourhood
- 10 year guarantee
- Check out the Virtual Tour



ROOM DESCRIPTIONS

ROOM DIMENSIONS

Lounge

4.3m x 2.8m (14' 1" x 9' 2")

Kitchen / Diner

5.5m x 4.3m (18' 1" x 14' 1")

WC

2-piece

Bedroom 1 (1st Floor)

5.5m x 3.4m (17' 1" x 11' 2")

Bedroom 2 (1st Floor)

4.6m x 2.8m (15' 1" x 9' 2")

Family Bathroom (1st Floor)

2.5m x 2.1m (8' 2" x 6' 11")

Bedroom 3 (Top Floor)

4.6m x 2.8m (15' 1" x 9' 2")

EXTERNALLY

Garden to the rear, 2 x allocated parking spaces to the front



