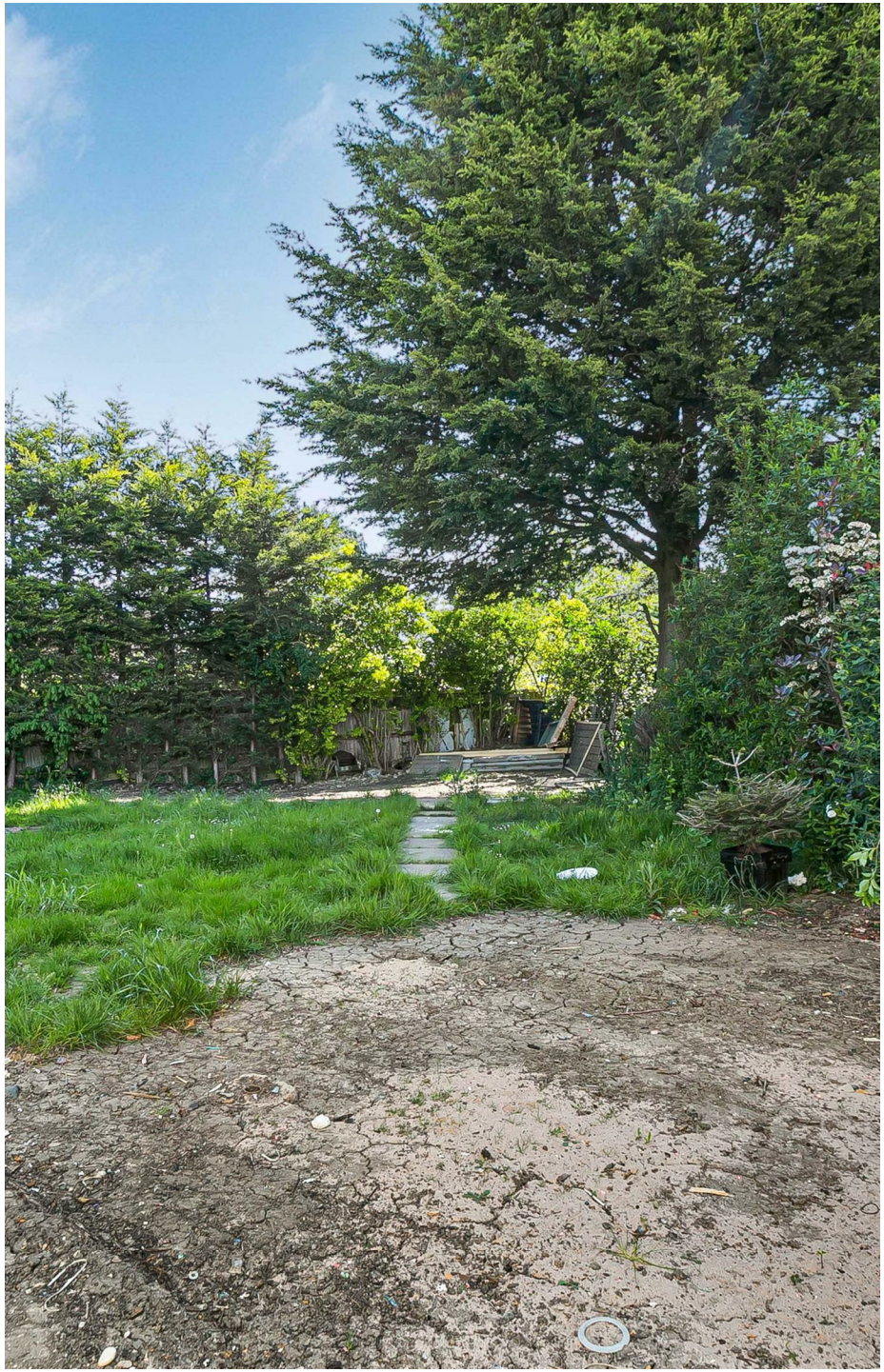


Goffs Oak Avenue, Goffs Oak, Waltham Cross

Available

Offers in excess of £450,000 (Freehold)

BAKER AND CHASE



A fantastic opportunity to acquire a spacious family home in a sought-after residential location, offering excellent potential to extend and add value (subject to the necessary consents).

Tucked away in a desirable cul-de-sac on Goffs Oak Avenue, this three-bedroom end-of-terrace home occupies a generous plot and presents an exciting opportunity for buyers looking to create their ideal family home. Offering well-proportioned accommodation throughout, the property features a bright reception room, three good-sized bedrooms, a family bathroom, and off-street parking for two vehicles.

The property has previously benefited from planning permission for a double-story extension, highlighting the scope to significantly increase the living space and tailor the home to modern family requirements. While some updating is required, this provides the perfect blank canvas for purchasers to put their own stamp on the property.

Ideally positioned for everyday convenience, the property is within easy reach of local shops, supermarkets and amenities, including Co-op Food, as well as a selection of cafés, pubs and restaurants.

Families will appreciate the proximity to well-regarded local schools, nearby parks and open green spaces, while commuters benefit from access to transport links via Cuffley and Cheshunt stations, providing services into London. The popular Goffs Oak village centre is also close by, offering a welcoming community atmosphere and a variety of independent local businesses.

Offered to the market chain-free, this is a superb opportunity to secure a home with excellent potential in a highly desirable location.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: D

Front
Driveway for multiple vehicles

Hallway
Tiled flooring, skirting boards, staircase, doors to

Bathroom
Tiled flooring, vanity sink with mixer tap, bath with shower attachment, wc low flush, heated towel rail, double glazed windows to front aspect

Reception Room
Tiled flooring, skirting boards, radiator, double glazed windows to side aspect, door to

Kitchen
Tiled flooring, skirting boards, matching wall and base units, gas hob, fan oven, tiled surround, double glazed windows and door to rear aspect

First Floor Landing
Laminate flooring, skirting boards, loft hatch, doors to

Bedroom 1
Laminate flooring, skirting boards, radiator, double glazed windows to rear aspect

Bedroom 2
Laminate flooring, skirting, radiator, double glazed windows to front aspect

Bedroom 3
Laminate flooring, skirting boards, radiator, double glazed windows to front aspect

Garden
Patioed, laid to lawn with shrub borders





















Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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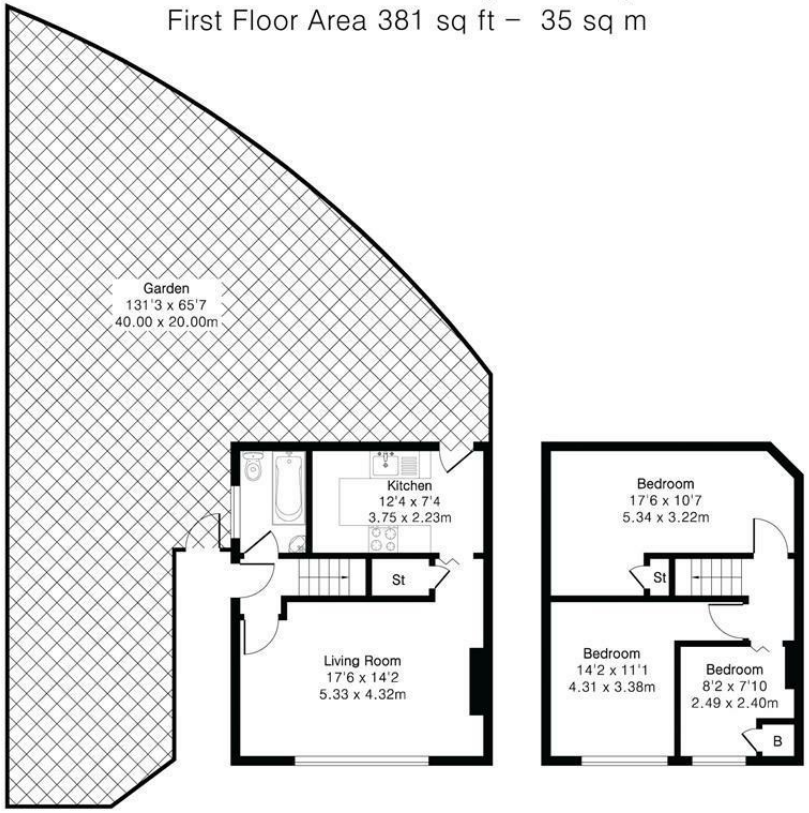
Additional Disclaimer

Please note that this sale is being handled by a solicitor, and as a result, the information currently available for this property is limited.

Approximate Gross Internal Area 764 sq ft - 71 sq m

Ground Floor Area 383 sq ft – 36 sq m

First Floor Area 381 sq ft – 35 sq m



Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

BAKER AND CHASE

EPC Rating D / Local Authority: Borough of Broxbourne / Council Tax Band: D

161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

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