

FREEHOLD



House - Detached

**351 GOFFS LANE,
GOFFS OAK,
WALTHAM CROSS,
EN7 5QH**

Asking price

£900,000

FEATURES

- Five spacious bedrooms
- Open-plan kitchen/diner
- Expansive 236 ft garden
- Located on Goffs Lane
- Detached family home
- Large principal bedroom
- Off-street parking available
- Close to local schools



**Robert Adam
Estate Agents**

5 Bedroom House - Detached located in Waltham Cross

Nestled on the sought-after Goffs Lane in Goffs Oak, this substantial detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Spanning approximately 1,962 square feet, the property boasts five well-proportioned bedrooms and three reception rooms, providing ample space for both relaxation and entertaining.

The ground floor is designed with modern living in mind, featuring an impressive open-plan kitchen and dining area that seamlessly connects to the expansive rear garden. This area is perfect for family gatherings and social occasions. Additionally, the separate living room and formal dining room offer further flexibility, while a conveniently located ground floor bathroom enhances practicality.

Ascending to the first floor, you will find five generously sized bedrooms, including a large principal bedroom that promises comfort and tranquillity. The family bathroom on this level is well-appointed, and the overall layout allows for potential reconfiguration, enabling buyers to tailor the space to their personal preferences.

Externally, the property truly excels with its remarkable rear garden, extending approximately 236 feet. This outdoor space not only provides a serene retreat but also presents significant potential for

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Council Tax Band

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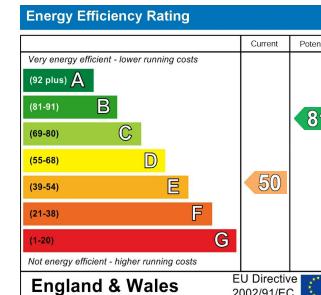
Approximate Gross Internal Area 1962 sq ft - 182 sq m

Ground Floor Area 1080 sq ft - 100 sq m
First Floor Area 882 sq ft - 82 sq m



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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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