

£500,000  
Goffs Crescent,



KI

## **Goffs Crescent, EN7 5JR**

*Keith Ian are pleased to bring to market this CHAIN FREE, three bedroom semi detached home situated in the ever popular Goffs Crescent. Accommodation comprises three well proportioned bedrooms, an upstairs family bathroom, a spacious lounge diner, and a single car garage. This property also benefits from gas central heating and double glazing throughout with planning permission passed for a rear extension and loft conversion. Early viewings are advised!*

*Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance. Early viewing recommended.*

### **ENTRANCE HALL**

### **LOUNGE DINER**

24'3 x 11'10 (7.39m x 3.61m)

### **KITCHEN**

11'3 x 7'9 (3.43m x 2.36m)

### **BEDROOM ONE**

12'6 x 11'0 (3.81m x 3.35m)

### **BEDROOM TWO**

11'6 x 10'11 (3.51m x 3.33m)

### **BEDROOM THREE**

7'6 x 7'0 (2.29m x 2.13m)

### **BATHROOM**

### **GARAGE**

16'3 x 8'2 (4.95m x 2.49m)

### **COUNCIL TAX**

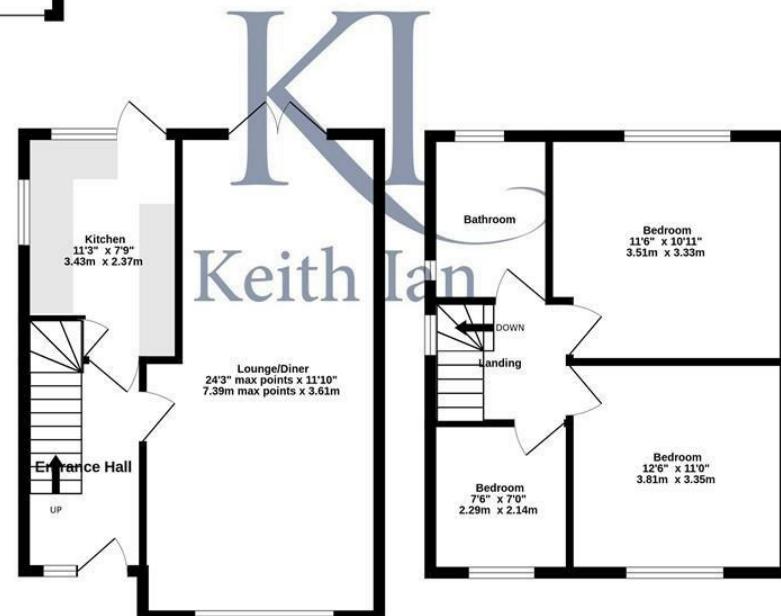
*Band E*





Ground Floor  
552 sq.ft. (51.3 sq.m.) approx.

1st Floor  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq ft. (87.8 sq m.) approx.

Whilst every attempt is made to ensure the accuracy of these details, no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Google

Map data ©2024

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford

Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202