



Goffs Lane, EN7 5EG  
Waltham Cross





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# Goffs Lane, EN7 5EG

Kings Group are delighted to present this SPACIOUS THREE BEDROOM SEMI DETACHED HOME, being sold as CHAIN FREE !!.

Situated in a desirable residential location, this well-proportioned three-bedroom semi-detached home offers generous living space and excellent potential for family living.

To the front of the property, a neatly presented garden leads to a welcoming porch entrance, opening into the entrance hallway. To the left, the bright and airy lounge features a charming bay window overlooking the front aspect, allowing for plenty of natural light. Continuing down the hall, leads into the extended dining room, providing an ideal space for entertaining, with sliding doors offering direct access to the rear garden. Straight ahead from the hallway, the property benefits from an extended kitchen, thoughtfully designed to maximise space and functionality, with convenient access to the rear garden.

The first floor comprises three bedrooms, including two well-proportioned double rooms—one of which benefits from a bay window—and a comfortable single bedroom. A family bathroom serves the accommodation, complemented by a separate WC for added convenience.

Externally, the rear garden offers a low-maintenance outdoor space, perfect for relaxing or entertaining, with both side and rear access. To the rear of the property, there is a garage along with private parking for two vehicles. This property presents a fantastic opportunity for buyers seeking a spacious home with practical living arrangements in a sought-after setting.

£495,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **FREEHOLD**
- **TWO RECEPTION ROOMS**
- **POTENTIAL TO EXTENDED (STPP)**
- **EASY ACCESS TO A10 AND M25**

- **CHAIN FREE**
- **GARAGE AND PARKING SPACES TO REAR OF PROPERTY**
- **SPACIOUS BEDROOMS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **IDEAL FAMILY HOME**

### Location

Goffs Lane is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes and many more high street shops and business, a new owner would struggle to find a better situated property for day to day life needs. With the property being in West Cheshunt you will also benefit from being close to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

### Travel Links

Goffs Lane also offers fantastic commute links, with Cheshunt Station being a short drive away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a short drive away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

### Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Goffs Lane offers, you also have some of the areas most sought after and popular schools such as Goffs Academy, Bonneygrove Primary School, Flamstead End School, St Paul's Catholic Primary School, Goffs - Churchgate Academy and many more all within a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

EPC - Awaiting Up to Date Rating







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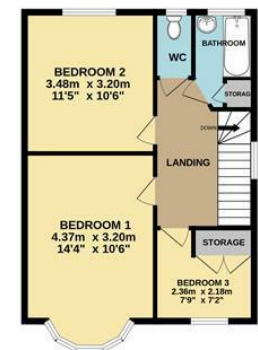
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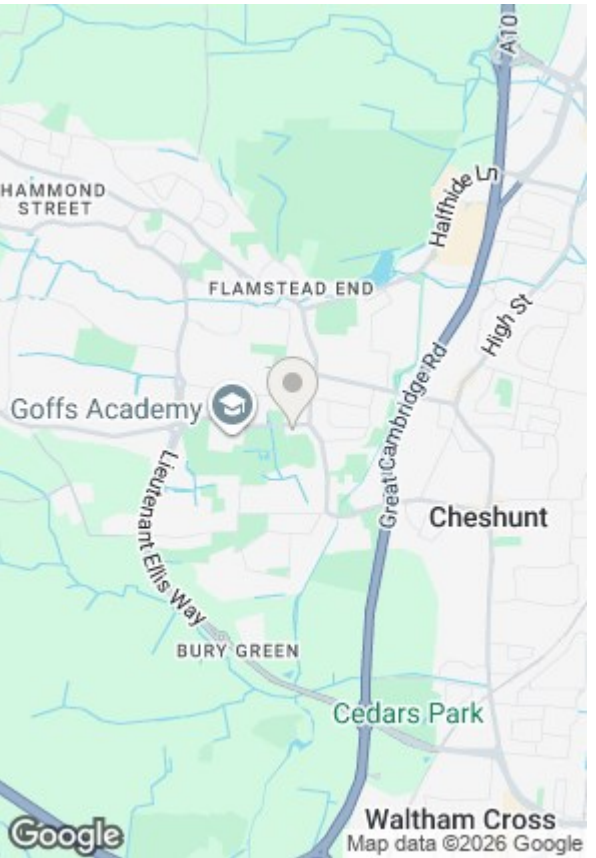




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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