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2A Goffs Lane, Goffs Oak, Waltham Cross, EN7 5EF

£375,000

Lanes are pleased to offer this two bedroom semi detached property situated in West Cheshunt. The property benefits from double glazing, gas central heating, fitted kitchen, ground floor W.C, first floor bathroom, off street parking and much more

Call now to view!



Door to
W.C

Kitchen
10'0 x 7'6 (3.05m x 2.29m)

Lounge
17'3 x 10'0 (5.26m x 3.05m)

First Floor Landing

Bedroom One
13'6 x 9'8 to widest point (4.11m x 2.95m to widest point)

Bedroom Two
13'9 x 7'3 (4.19m x 2.21m)

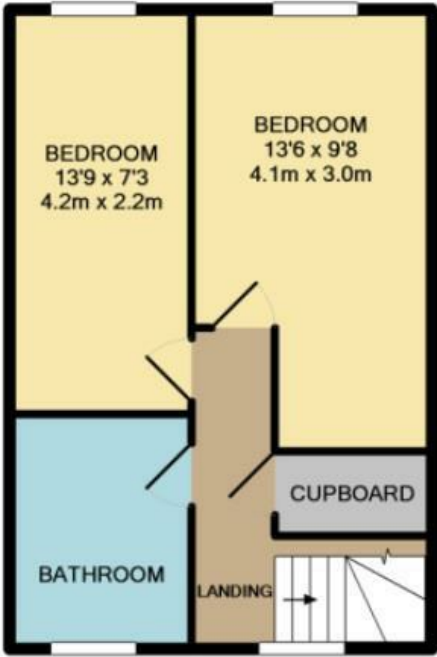
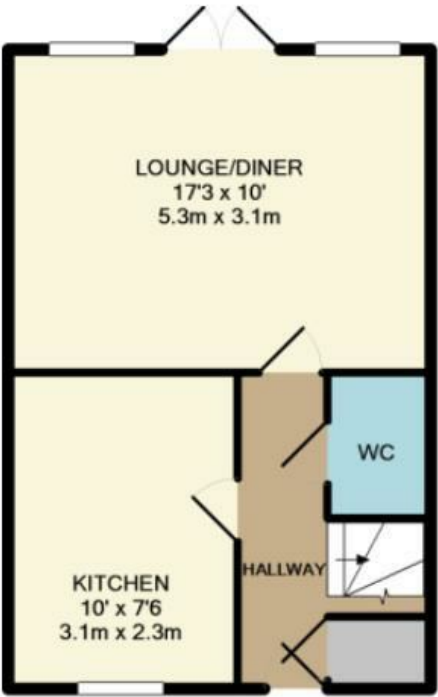
Bathroom

Front
Parking

Rear
Laid lawn and shrubs

Reference
CH6605/PL/05/11/2025 - Cheshunt Estate Agent

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		79	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

