



Old Oak Avenue
Goffs Oak EN7

10 Old Oak Avenue, Goffs Oak EN7 6EW

Nestled in the highly desirable village of Goffs Oak, this attractive modern semi-detached home offers an excellent balance of contemporary living, generous accommodation and a wonderful private garden.

Approaching approximately 1,087 sq ft of internal accommodation, the property is thoughtfully arranged over two floors and provides a comfortable and practical layout for modern family life.

The ground floor features a welcoming entrance hall, a bright and well-proportioned living room, together with an impressive open-plan kitchen/dining room — an ideal space for everyday family life and entertaining. A convenient cloakroom/WC and useful storage further enhance the practicality of this floor. To the side, the property benefits from a single garage plus a driveway, providing excellent storage or secure parking.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with its own en-suite shower room, complemented by a separate family bathroom. The accommodation offers flexibility for a growing family, guests or those working from home.

Situated within a sought-after residential setting, this home combines the advantages of a welcoming community with well-planned accommodation and excellent outdoor space. Its modern presentation, three bedrooms, two bathrooms, garage and substantial garden make it an appealing choice for families and buyers looking for a comfortable home in this desirable part of Goffs Oak.



























Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Welwyn & Hatfield
Council Tax Band: D
Tenure: FREEHOLD



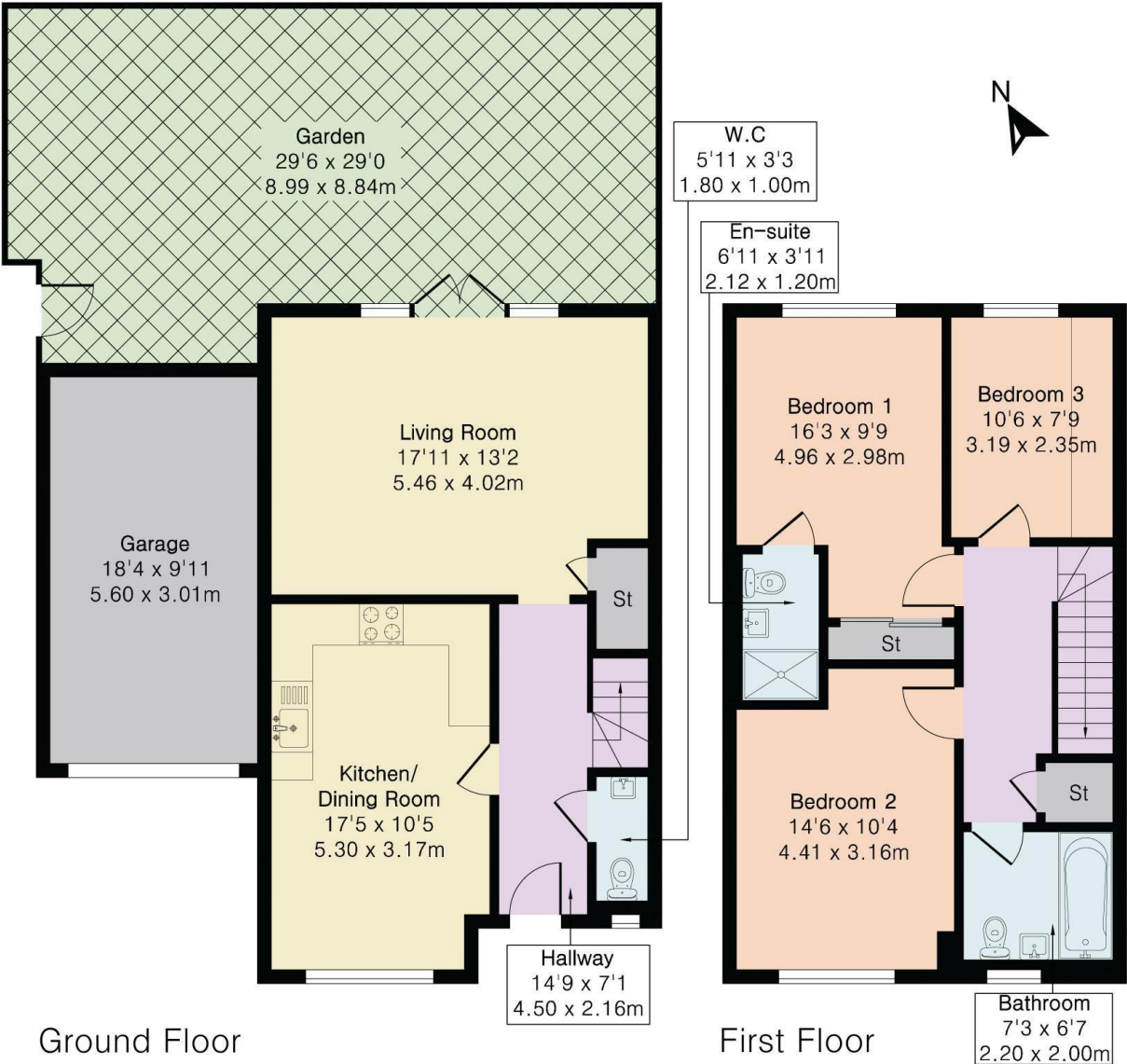
DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

**Approximate Gross Internal Area 1087 sq ft - 101 sq m
(Excluding Garage)**

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 555 sq ft – 52 sq m

Garage Area 181 sq ft – 17 sq m





**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com