

## Robinson Avenue, Goffs Oak

**£635,000 Freehold**

Extended 3 Bedroom Family House • CHAIN FREE • Fully Refurbished Throughout • Kitchen with Integrated German Appliances • 4-Piece Family Bathroom • Outside Shower Room with Water Softener in 2nd Utility Area • Ample Parking • 0.8 Miles - Cuffley Station



## Accommodation Comprises:

### Entrance Hall

### Lounge

9' 7" x 10' 2" (2.93m x 3.10m)

### Utility Room 1

4' 10" x 4' 2" (1.47m x 1.27m)

### W/C

3' 8" x 4' 10" (1.13m x 1.47m)

### Kitchen/Diner

19' 4" x 12' 1" (5.89m x 3.68m)

### Lounge 2

10' 11" x 10' 10" (3.33m x 3.30m)

### Outside Utility Room & Shower Room

7' 5" x 10' 5" (2.26m x 3.18m)

### Landing

### Bedroom 1

9' 9" x 12' 2" (2.97m x 3.71m)

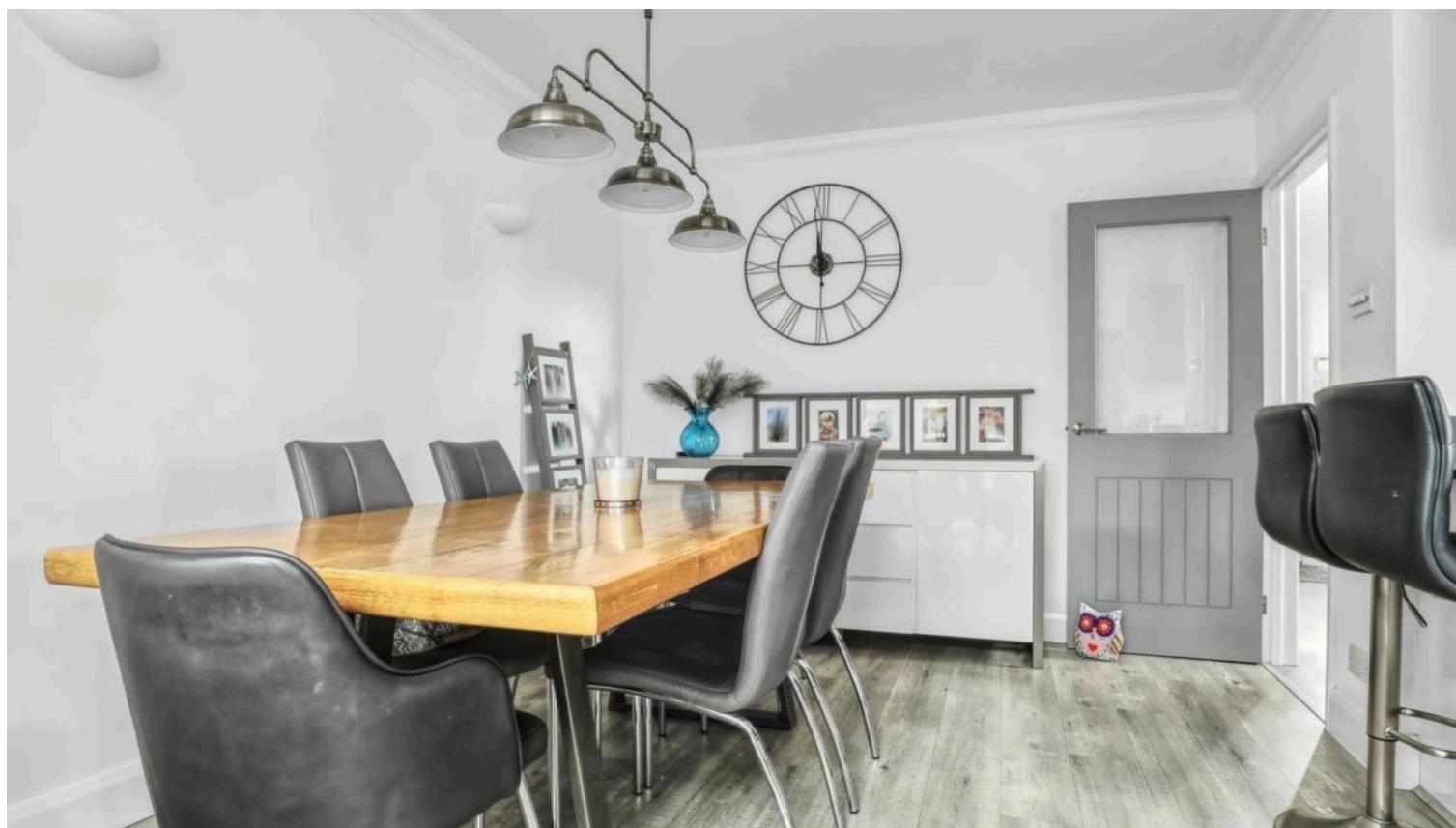
### Bedroom 2

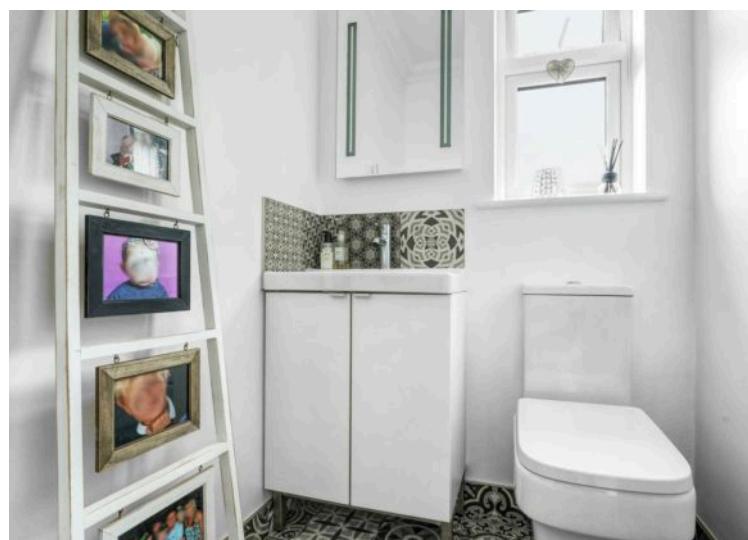
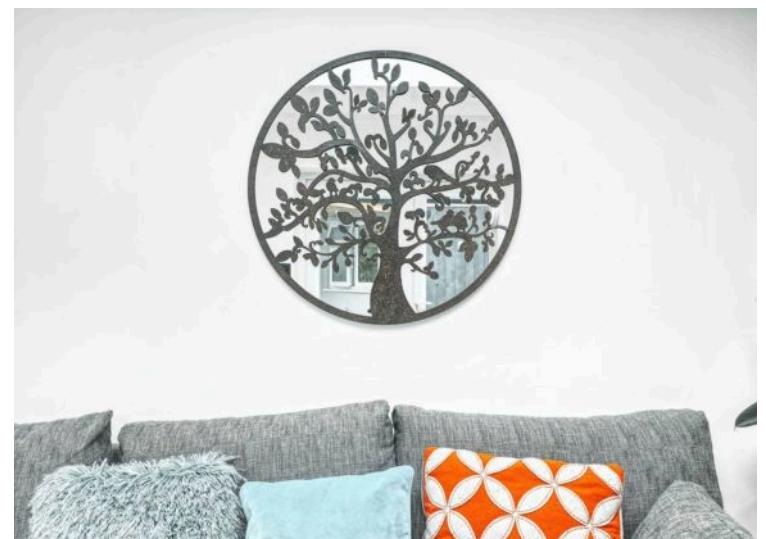
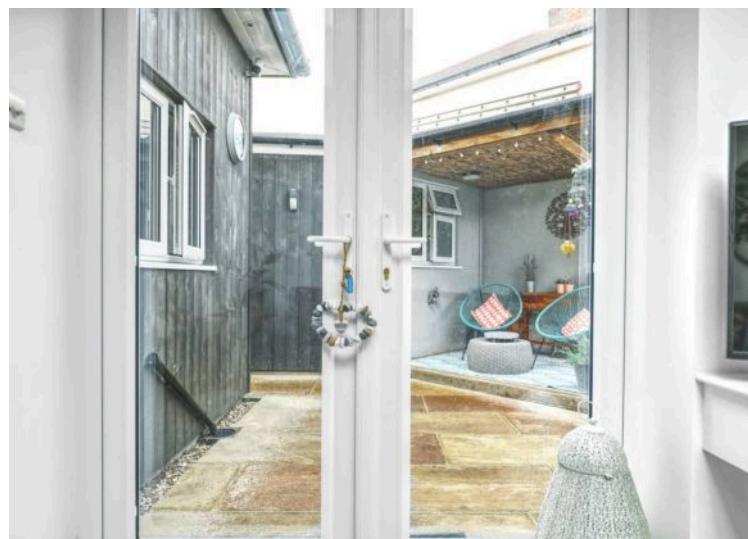
8' 9" x 9' 9" (2.67m x 2.97m)

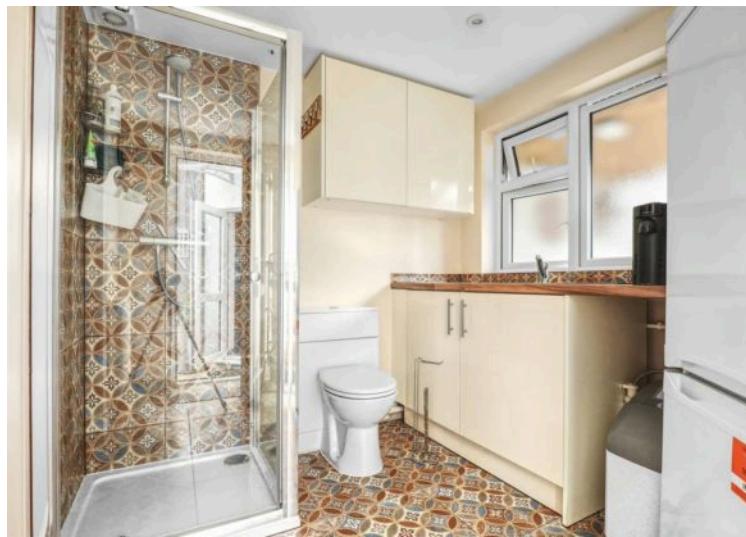
### Bedroom 3

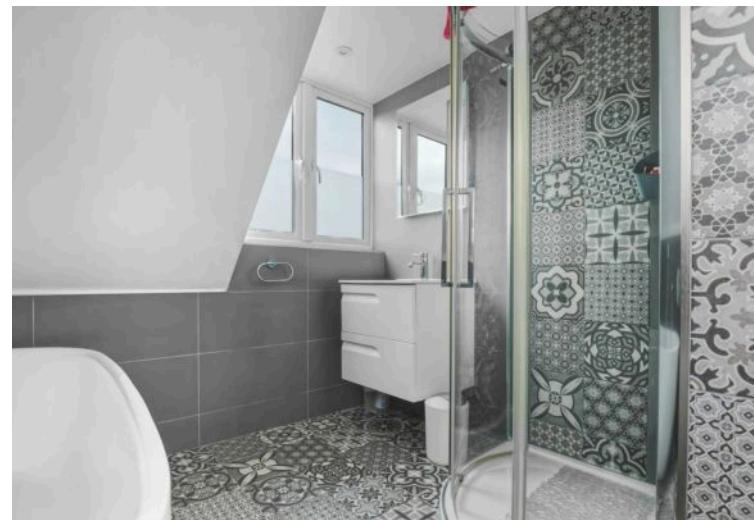
9' 4" x 9' 5" (2.84m x 2.86m)

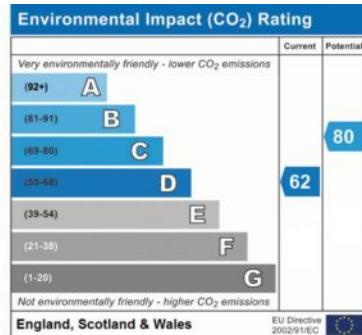
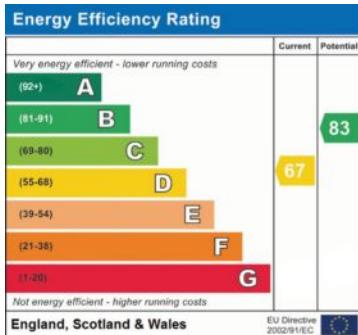
### Bathroom



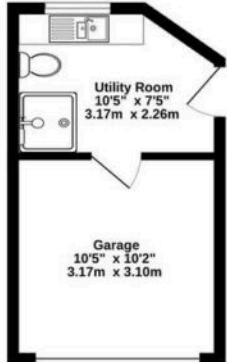




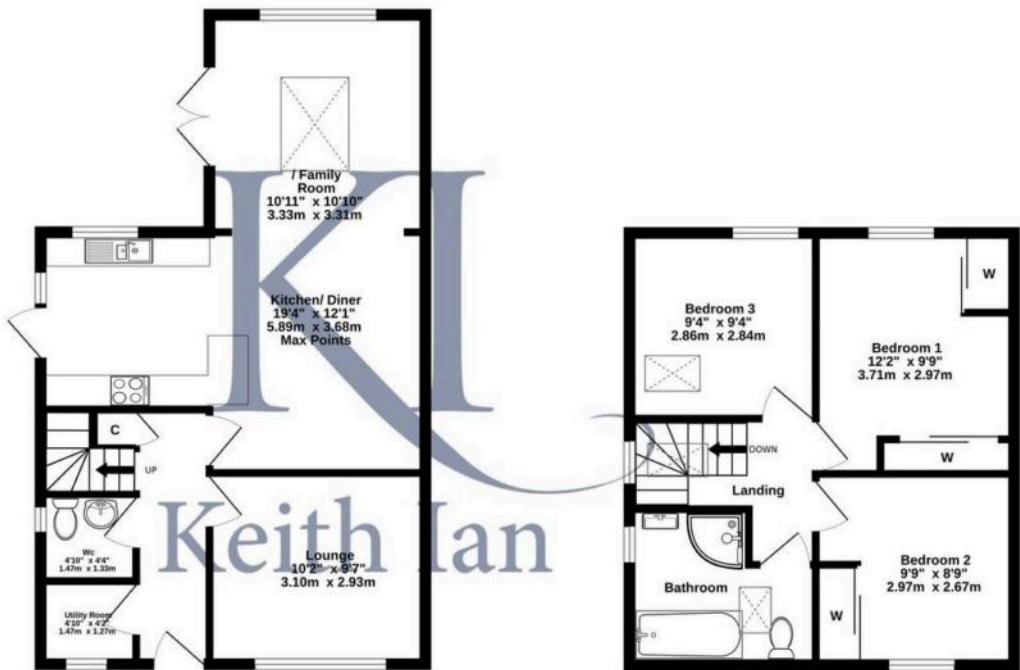




Ground Floor  
716 sq.ft. (66.5 sq.m.) approx.



1st Floor  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

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, symbols and accessories shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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