



Bonney Grove, Goffs Oak

£500,000 Freehold

CHAIN-FREE • Integral Garage • Spacious Rear Garden • Potential for Extension (STPP) • French Doors with Garden Access • Walk-In Shower • Downstairs W/C • West Cheshunt



Accommodation Comprises:

Hallway

Lounge / Diner

9' 11" x 24' 11" (3.02m x 7.60m)

Kitchen

6' 8" x 9' 11" (2.04m x 3.03m)

Utility Room

8' 8" x 8' 9" (2.65m x 2.67m)

W/C

Landing

Bedroom 1

9' 8" x 12' 10" (2.95m x 3.91m)

Bedroom 2

9' 8" x 11' 11" (2.95m x 3.62m)

Bedroom 3

5' 11" x 6' 10" (1.81m x 2.09m)

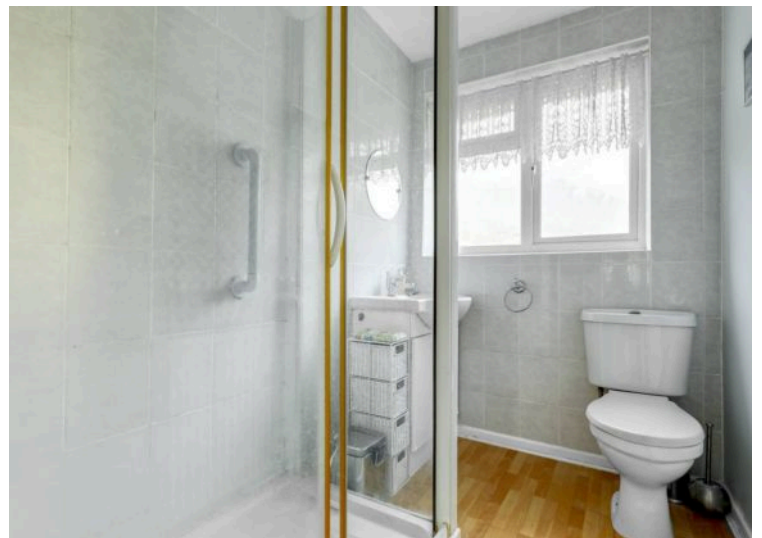
Shower Room

5' 2" x 7' 3" (1.57m x 2.20m)

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are pleased to present this **CHAIN-FREE**, three-bedroom semi-detached house, offering well-balanced accommodation arranged over two floors. The property benefits from a spacious reception room, a modern kitchen with adjoining utility space, a ground-floor W/C, off-road parking, an integral garage, and a generous rear garden. Well maintained throughout, the home provides practical living space with good natural light and a layout suited to families or professionals, with further potential to extend subject to the necessary planning permissions.

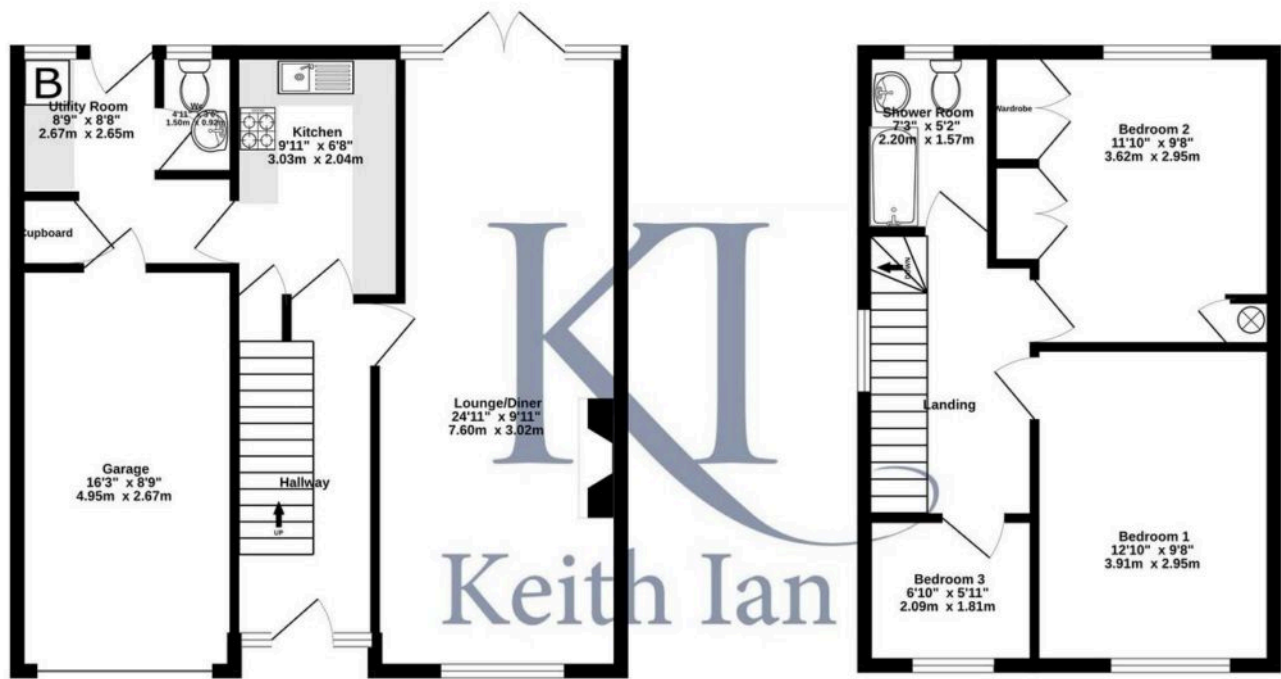
The ground floor is arranged to maximise usability, with a large lounge/diner providing defined areas for seating and dining. A bay window to the front and French doors to the rear allow plenty of natural light and provide direct access to the garden. The kitchen is fitted with modern units and offers good storage and worktop space, while the separate utility room adds further convenience with additional appliances and garden access. A ground-floor W/C completes the downstairs accommodation.

Upstairs, there are three bedrooms, including two doubles and a single, all benefiting from good natural light and neutral décor. Built-in storage is provided in selected rooms. The bathroom is fitted with a walk-in shower and tiled finishes, designed for straightforward day-to-day use.

Externally, the property features off-road parking to the front along with access to the integral garage. The rear garden is a notable feature, offering a combination of lawn and patio areas, mature planting for privacy, and a wooden shed for storage. The size of the plot also supports the property's potential for extension, subject to the necessary planning consents. Conveniently located within easy reach of local amenities and services, this property offers a practical and flexible home with scope for future improvement.

Council Tax band: E

Tenure: Freehold



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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