



Chiltern Close, Goffs oak



- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- BACKING ONTO FIELDS
- NEWLY COMPLETED TO EXACTING STANDARDS
- OPEN PLAN LIVING



- BRAND NEW FITTED KITCHEN AND INTEGRATED APPLIANCES
- QUIET NO THROUGH ROAD
- SECLUDED REAR GARDEN
- BI FOLDING DOORS

# Chiltern Close

Goffs oak EN7 5SP

**\*\*CHAIN FREE\*\*** A beautifully presented 3 double bedroom detached bungalow situated within a popular location in Goffs Oak. This modern and attractive home has been recently renovated to the highest exacting standards offering thoughtfully designed accommodation with a bright and airy open-plan kitchen & dining area and rolling countryside views to the rear. The accommodation comprises: entrance hallway, large lounge/diner with bi-folding doors to the garden, kitchen with integrated appliances and a utility room. Three double bedrooms and a spacious family bathroom. The rear garden backs onto fields and is mainly laid to lawn, with a patio area. The property provides off street parking for several vehicles. **\*\*CHAIN FREE\*\***

The villages of Cuffley and Goffs Oak are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. The property is just a short walk from Cuffley station with regular trains to London, Finsbury Park, Kings Cross and Moorgate. The area has a very good variety of local shops and restaurants, and there is a large shopping centre at Brookfield Farm, just a short drive away. The property is in walking distance of two highly regarded primary schools; Woodside Primary and Goffs Oak Primary, and within reach of several excellent state and private schools.



## Chiltern Close, Hertfordshire EN7

Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |