







- 2 BEDROOMS
- SUPER ROOM
- BESPOKE FITTED
  KITCHEN
- EN-SUITE SHOWER
  ROOM
- BESPOKE FITTED WALK
  IN WARDROBES



Tel: 01707 877781



- IMMACULATE
  CONDITION
- CLOSE TO WOODSIDE
  JMI



1 Station Road Cuffley Hertfordshire EN6 4HU

## **Jones Road** Goffs Oak EN7 5JS

\*\*CHAIN FREE\*\* SUPER ROOM\*\* SCOPE FOR LOFT CONVERSION STPP\*\*CLOSE TO WOODSIDE PRIMARY SCHOOL\*\* Rare to the market is this 2-bedroom luxury bungalow situated on a quiet, popular road in Goffs Oak. It's perfect for a downsizer looking for a flat location close to all amenities or a young couple who wish to convert the huge boarded loft into further accommodation stpp. The accommodation consists of a super room with bespoke fitted kitchen, lantern skylight with bi-folding door with internal built blinds which lead to the rear terrace. Master bedroom with bespoke fitted walk-in wardrobes, luxury en-suite shower room, luxury family bathroom. Bedroom 2 with built in wardrobe. Paved patio, mature south facing rear garden, garage and off street parking.

The area of Cuffley and Goffs Oak is popular with commuters as it is surrounded by Hertfordshire countryside, yet very conveniently placed for transport links into London, just a few miles from the M25/A10 and just a few minutes' drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate. The area has a good selection of local shops for daily conveniences, including local eateries and there are further shops at the Brookfield Shopping Centre. Positioned ideally for families with local schooling in mind. An extremely short walk to the ever-popular Woodside Primary school and within reach of some very good state and private schools.











(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

England, Scotland & Wales		U Directive 002/91/EC	10
Not environmentally friendly - higher	CO <sub>2</sub> emissions		
	G		
(21-38)	F		



Jones Road, Goffs Oak, EN7 5JS

Total Area: 88.1 m<sup>2</sup> ... 949 ft<sup>2</sup> (excluding garden)

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## www.bancproperty.com

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