



**Jones Road  
Goffs Oak**



**£549,950  
Freehold**

An extended two bedroom semi-detached bungalow pleasantly situated on a popular residential road in Goffs Oak, benefiting from attractive front and rear gardens, a detached garage, and scope for additional parking to the front.

The well-presented accommodation comprises a fitted kitchen with integrated appliances, a spacious living room opening into a dining room extension, with French doors overlooking the rear garden, creating a bright and sociable living space. There are two good-sized bedrooms, a tiled shower room, and a feature reception hallway with large storage cupboards.

The property further benefits from double glazing and gas central heating.

Ideally located close to Goffs Oak's shops, amenities and local schooling, with Cuffley mainline station nearby, while also enjoying a semi-rural setting with country walks towards Crews Hill.

An excellent opportunity for those seeking single-level living in a desirable village location with both convenience and countryside on the doorstep.

- **Extended two bedroom semi-detached bungalow**
- **Situated on a popular residential road in Goffs Oak**
  - **Attractive front and rear gardens**
    - **Detached garage**
    - **Fitted kitchen with integrated appliances**
  - **Living room with dining room extension and French doors to the garden**
    - **Two good-sized bedrooms**
  - **Tiled shower room and feature reception hallway with storage**
    - **Double glazing and gas central heating**
  - **Close to local shops, schooling, Cuffley train station and countryside walks towards Crews Hill**

### **Front**

Laid lawn. Shrub and flower borders. Shared driveway that leads to a garage. To the side is a carriage light. UPVC leaded light double glazed entrance door to the:-

### **Hallway**

Coving to ceiling. Inset spotlights. Built in cupboards, one housing the meters and consumer unit and one housing a gas fired wall mounted boiler. Radiator with decorative cover. Built in cloaks and shoe storage cupboard. Doors to:-

### **Living Room**

Double glazed French doors and windows to the garden. Opaque double glazed window to the side. Two radiators with decorative covers. Coving to ceiling. Serving hatch through to the:-

### **Kitchen**

Double glazed window and door to the garden. Radiator. Range of wall and base fitted units in Oak Shaker style with rolled edge worksurfaces over incorporating a stainless steel kitchen sink with mixer tap and drainer. Plumbing for washing machine. Four ring hob with extractor fan over. Eye level oven. Integrated fridge. Integrated freezer. Tiled splash backs. Inset spotlights to ceiling. Tile effect vinyl flooring.

### **Bedroom One**

Leaded light double glazed windows to the front. Radiator. Fitted wardrobe.

### **Bedroom Two**

Leaded light double glazed window to the front. Radiator.

### **Shower Room**

Opaque double glazed window to the side. Quadrant shower cubicle with mixer valve and raiser rail. Vanity wash hand basin with mixer tap and cupboard under. Low flush W.C with concealed cistern and push button flush. Chrome towel radiator. Extensively tiled walls and flooring. Inset spotlights. Extractor fan.

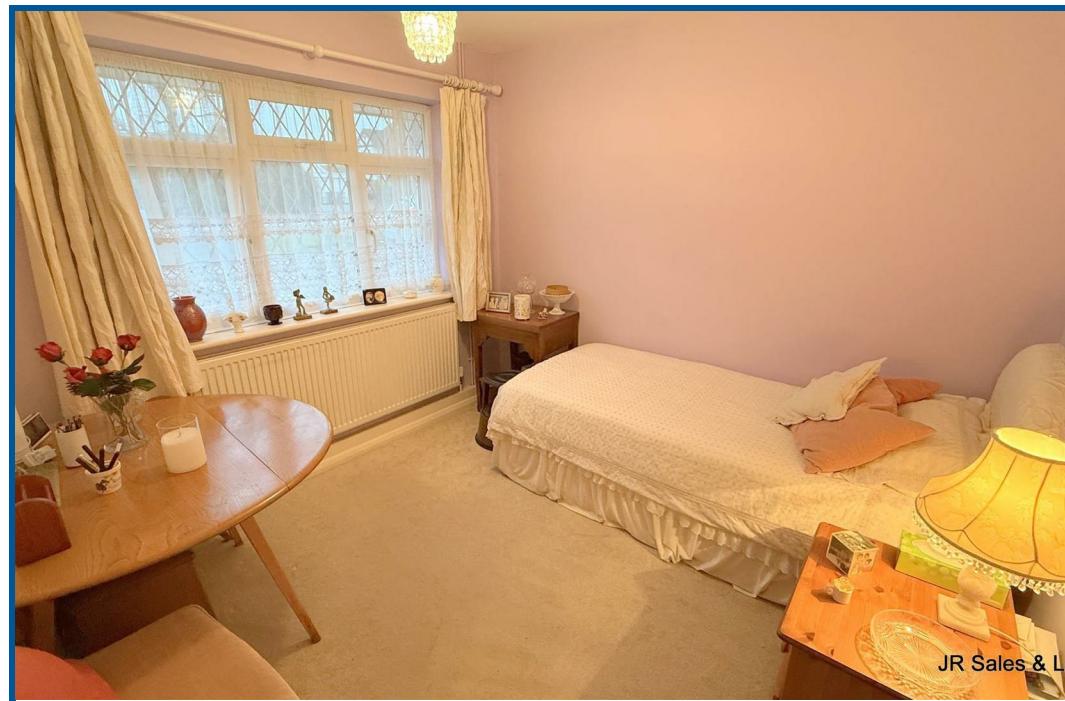
### **Garden**

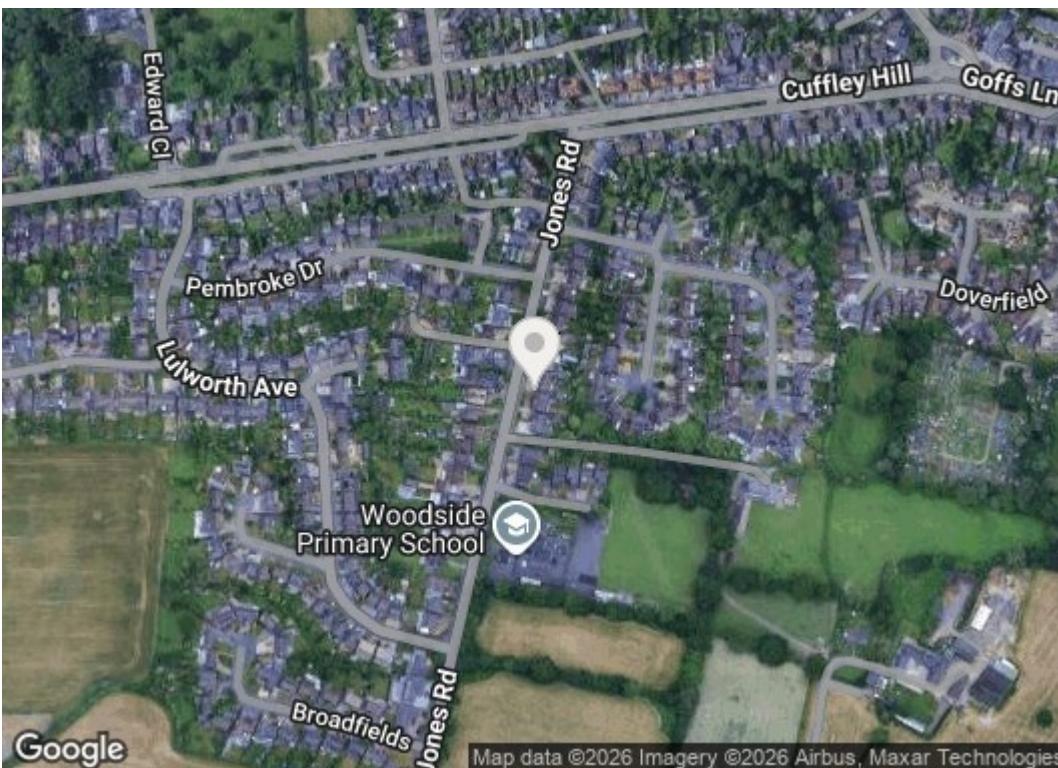
Patio paved area. Water tap. Wall lights. Attractive shrub and flower borders. Laid lawn with stepping stones to the rear sun patio. Timber Shed

### **Garage**

Up and over door.





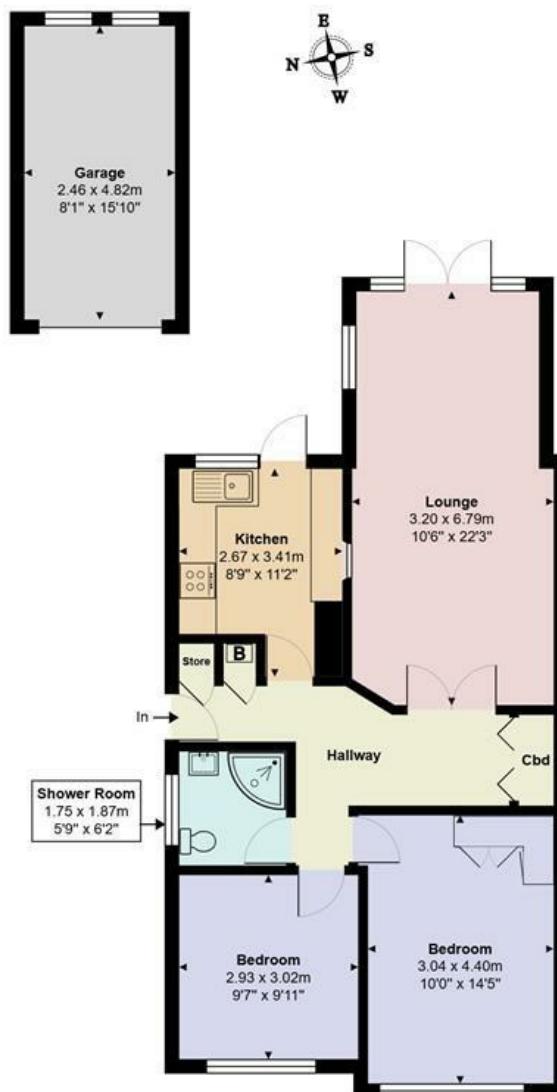


#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>

All measurements are approximate and for display purposes only