



JR Sales & Letting

**Bonney Grove
Goffs Oak**



**£479,950
Freehold**

This delightful semi-detached bungalow, situated in a popular location, offers two double bedrooms, a nicely decorated living room, and a fitted kitchen. The home benefits from gas heating, double glazing, and a south-facing rear garden complete with a conservatory for additional living space. A superb brick-built studio/office outbuilding, formerly the garage, provides versatile use, perfect for working from home. The property also boasts its own driveway with gated side access. Viewing is highly recommended to fully appreciate the charm and potential of this lovely bungalow!

- **Gas Heating & Double Glazing**
- **Own Driveway with gated side access**
- **Superb Brick Built Studio/Office outbuilding formally the Garage**
- **Nicely Decorated Living Room**
 - **Fitted Kitchen**
 - **Two Double Bedrooms**
 - **Popular Location**
 - **Rear Conservatory**
- **South Facing Rear Garden**
- **Viewing Highly Recommended!**

Front

Driveway parking. Side access. Covered entrance with a carriage light. Georgian style UPVC opaque double glazed entrance door to the:-

Entrance Lobby

Built in storage cupboard housing meter. Radiator. Laminate wooden. Door to:-

Living Room

Double glazed bay window to the front. Opaque down lights. Laminate wooden floor. Coving to ceiling. Radiator. Feature panel wall. Door to:-

Inner Lobby

Radiator. Access to loft space with pull down ladder.

Loft Space

Part boarded. Lighting.

Bathroom

Opaque double glazed window to the side. Suite comprising low flush W.C. with push button flush. Vanity wash hand basin with mixer taps and cupboard under. Panel bath with mixer tap and shower rain head over with shower hand attachment. Extensively tiled walls. Extractor fan. Chrome towel radiator. Laminate wooden floor.

Bedroom 1

Double glazed sliding door to the rear. Radiator. Laminate wooden floor.

Bedroom 2

Double glazed sliding door to the rear. Radiator. Laminate wooden floor.

Conservatory

Double glazed French doors to the garden. Double glazed windows to the rear. Double glazed door to the side. LVT herringbone grey flooring. Radiator.

Kitchen

Double glazed window to the side. Opaque glazed door to the garden. Range of wall and base fitted units with square edge work surfaces over incorporating a stainless steel 1 1/2 bowl with mixer tap and drainer. Plumbing and space for washing machine. Space for fridge freezer. Built in oven with induction hob. Stainless steel extractor fan over. Tiled splash backs. Inset spotlights. Radiator. Small breakfast bar.

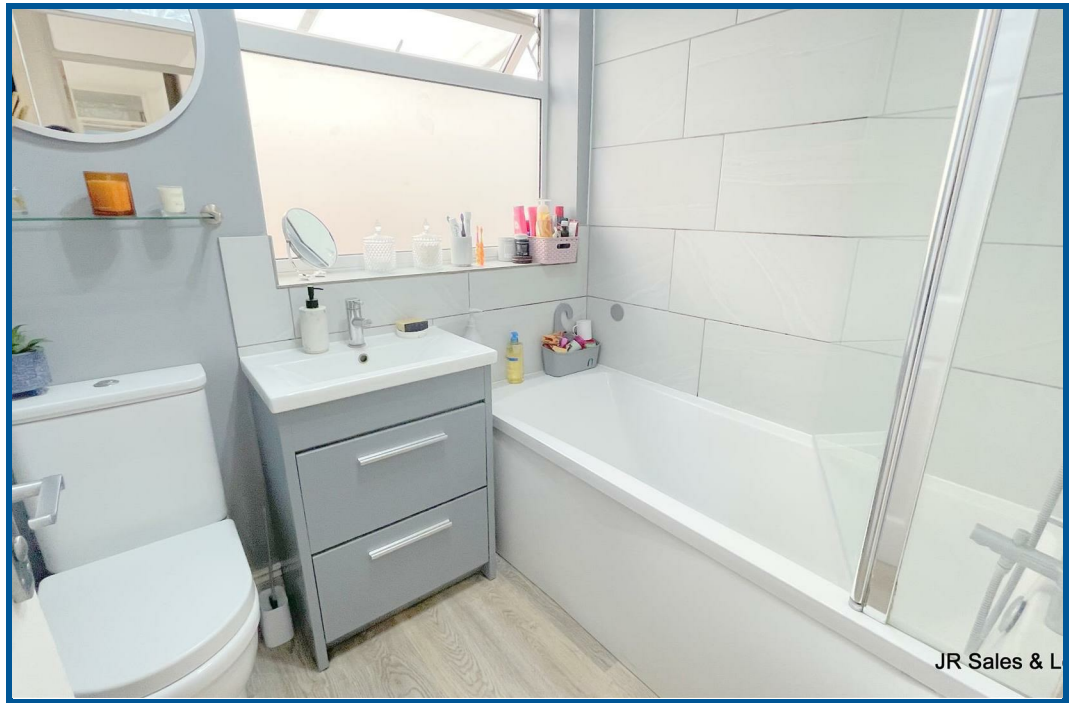
Garden


Mainly laid to lawn with shrub and flower borders. Side access. Door to:-

Garage/Converted Studio

Power and lighting. Hard wired internet connection. Ideal office space.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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