



JR Sales & Lettings

**Pollards Close  
Goffs Oak**



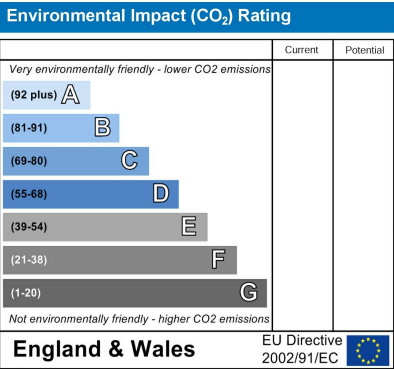
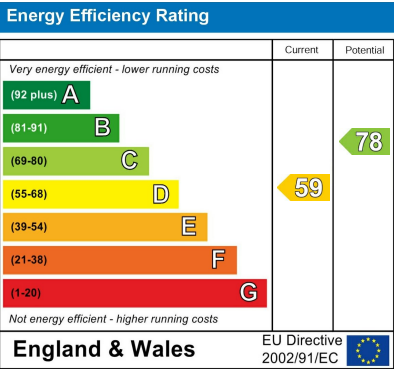
**£619,950  
Freehold**



Situated at the end of a pleasant and sought-after cul-de-sac in Goffs Oak, this versatile two/three-bedroom semi-detached bungalow offers a fantastic opportunity for buyers. The property boasts a beautiful south-east facing garden, perfect for outdoor enjoyment, along with ample parking and a detached garage. Inside, the home features two bathrooms and flexible living space to suit a variety of needs. Ideally located close to schools, open countryside, and within a mile of Cuffley British Rail Station, this bungalow provides both convenience and a tranquil setting. Additionally, conditional approval for a side extension was granted in 2022, offering exciting potential for further development.

Viewing highly recommended to fully appreciate all that this property has to offer!

- **Versatile Two/Three-Bedroom Semi-Detached Bungalow – Offering flexible living space to suit various needs.**
- **Located in a Sought-After Cul-De-Sac – Positioned in a peaceful and desirable area of Goffs Oak**
- **Beautiful South-East Facing Garden – Perfect for outdoor relaxation and enjoyment.**
- **Ample Parking & Detached Garage – Providing convenience and additional storage.**
  - **Two Bathrooms – Ensuring comfort and practicality for residents.**
  - **Close to Schools & Open Countryside – Ideal for families and nature lovers.**
- **Within a Mile of Cuffley British Rail Station – Offering excellent transport links to London.**
- **Conditional Approval for Side Extension (2022) – Presenting an opportunity for future development.**
- **Tranquil Yet Convenient Location – Combining peaceful surroundings with easy access to amenities.**
- **Viewing Highly Recommended! – A fantastic opportunity not to be missed.**



Front

Laid lawn with shrub and flower borders.  
Block paved driveway up to the front door.

Porch Covered Entrance

Composite opaque leaded light double glazed entrance door to the:-

Hallway

Opaque leaded light double glazed window to the side. Radiator with decorative cover.  
Laminate wooden floor. Access to loft space.  
Doors to:-

Shower Room

Opaque double glazed window to the side.  
Vanity wash hand basin with mixer tap. Low flush W.C. with push button flush. Shower cubicle with mixer valve. Chrome towel radiator. Extractor fan and fan heater.  
Extensively tiled walls.

Bathroom

Dual aspect with opaque double glazed windows to the front and side. Low flush W.C. Vanity wash hand basin with mixer tap. Panel bath with mixer tap and shower attachment. Radiator. Extensively tiled walls. LVT flooring. Extractor fan. Fan heater.

Bedroom 2

9'9 x 8'11  
Leaded light double glazed window to the rear. Coving to ceiling. Plinth radiator.

Dining Room/Playroom

10'7 x 7'5  
Double glazed sliding door to the garden. LVT flooring. Radiator.

Bedroom 1

9'9 x 17'8  
Leaded light double glazed window to the rear. Radiator. Coving to ceiling. Fitted wardrobe.

Kitchen

12'11 x 9'5  
Double glazed window to the front. Wall mounted Potterton boiler. Built in larder cupboard. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for cooker. Space for fridge. Part panelling to the walls. Tile effect laminate flooring

Living Room

17'5 x 11'5  
Double glazed window to the front. Coving to ceiling. Feature fireplace with limestone surround and hearth. Plinth radiators.

Garden

Terraced patio with a balustrade. Steps down to a lower patio. Water tap. Laid lawn. Shrub and flower borders. Side access. Views to the rear over countryside. Courtesy door to:

Garage

19'7 x 9'4  
Dual aspect room with double glazed window to the side and rear. Power and lighting. Up and over door



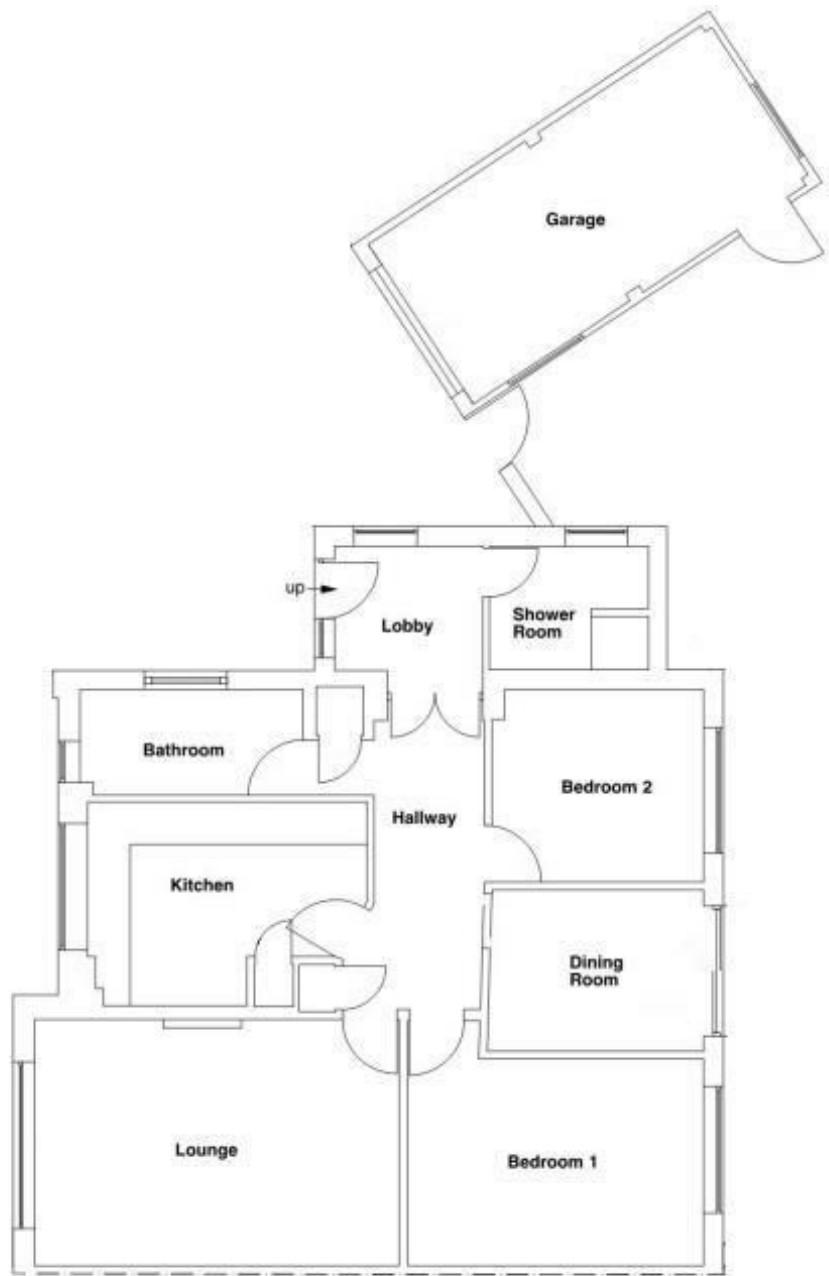












07/21/0626/HF  
CONDITIONAL APPROVAL

