



KI Keith Ian

Bonney Grove, Goffs Oak, EN7 5LS
£550,000

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Keith Ian are delighted to offer this beautiful two bedroom semi detached bungalow situated to the West of Cheshunt. The property has recently undergone extensive modernisation to include a refitted kitchen, a refitted bathroom/WC, double glazing and gas central heating. Further benefits include off street parking, garage which has been converted to a useable space and the property offers the potential to extend further (stpp).

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

LOUNGE

17'2 x 12'0 (5.23m x 3.66m)

KITCHEN

10'11 x 8'1 (3.33m x 2.46m)

BEDROOM ONE

14'1 x 10'6 (4.29m x 3.20m)

BEDROOM TWO

9'9 x 9'7 (2.97m x 2.92m)

BATHROOM/WC

6'4 x 5'5 (1.93m x 1.65m)

CONSERVATORY

20'4 x 7'8 (6.20m x 2.34m)

ENCLOSED REAR GARDEN

OFF STREET PARKING

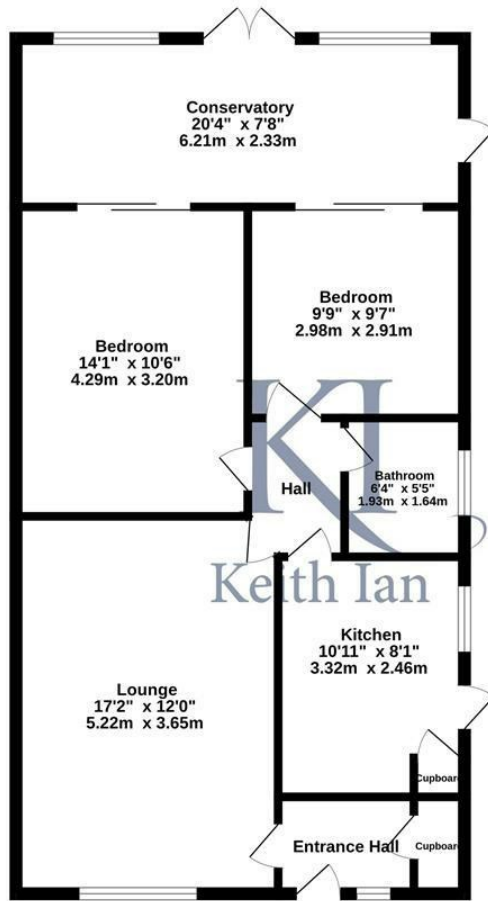
WHAT3WORDS

///tone.walks.bucked





Ground Floor
791 sq.ft. (73.5 sq.m.) approx.

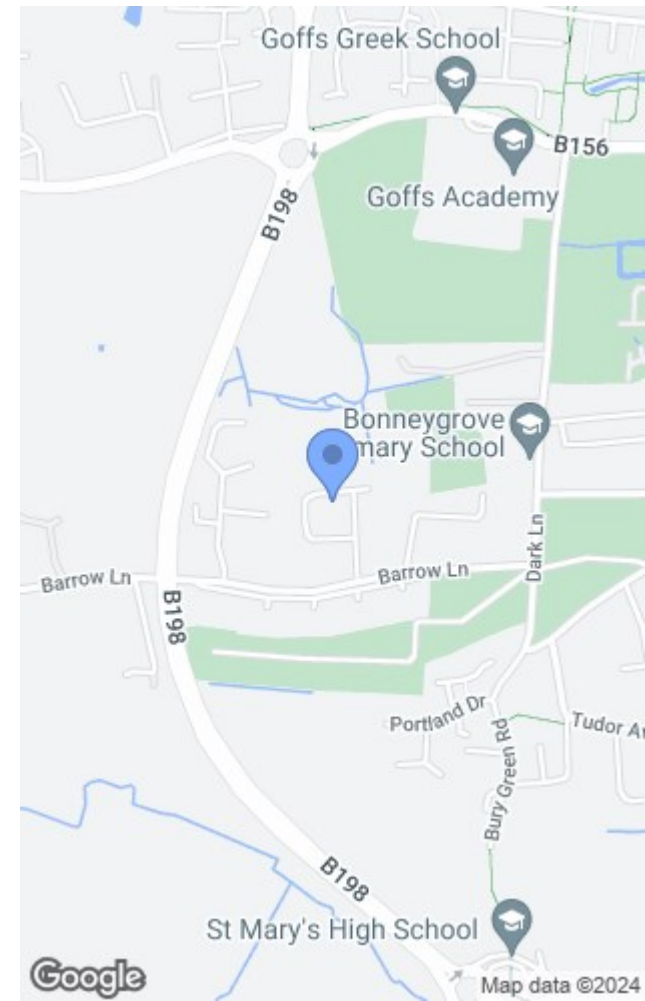


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TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		60	EU Directive 2002/91/EC

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