



Pollards Close, Goffs Oak



- VIEWS TO REAR OVER COUNTRYSIDE
- TWO/ THREE BEDROOM
- 2 BATHROOMS
- DETACHED GARAGE



- APPROVED PLANNING PERMISSION
- CUL DE SAC
- CLOSE TO AMENTIES AND SCHOOLS
- CHAIN FREE

Pollards Close
Goffs Oak EN7 5JP

A fabulous semi detached bungalow situated at the end of a quiet cul de sac with stunning views to the rear of rolling countryside. The property sits on a generous plot and benefits from a driveway, detached garage, and approved planning permission to extend and develop the property (please call the office for more details or check Broxbourne council planning number 07/21/0626/HF on their website). Loft has also been fully insulated to build above, which can be achieved without planning permission due to the recently approved award. The spacious accommodation allows flexible living and is maintained to a high standard throughout. It is well positioned and is walking distance to local shops and amenities. The property is offered chain free.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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