



Valley View, Goffs Oak
Monthly rental £1,150 pcm



- SHARE OF FREEHOLD
- 2 BEDROOMS
- OPEN PLAN
- CENTRAL VILLAGE LOCATION
- CLOSE PROXIMITY TO SCHOOLS
- GARAGE
- BEAUTIFUL VIEWS
- EXCELLENT CONDITION

Tel: 01707 877781

www.bancproperty.com

1 Station Road, Cuffley, Hertfordshire EN6 4HU

info@bancproperty.com

Valley View
Goffs Oak EN7 5HL

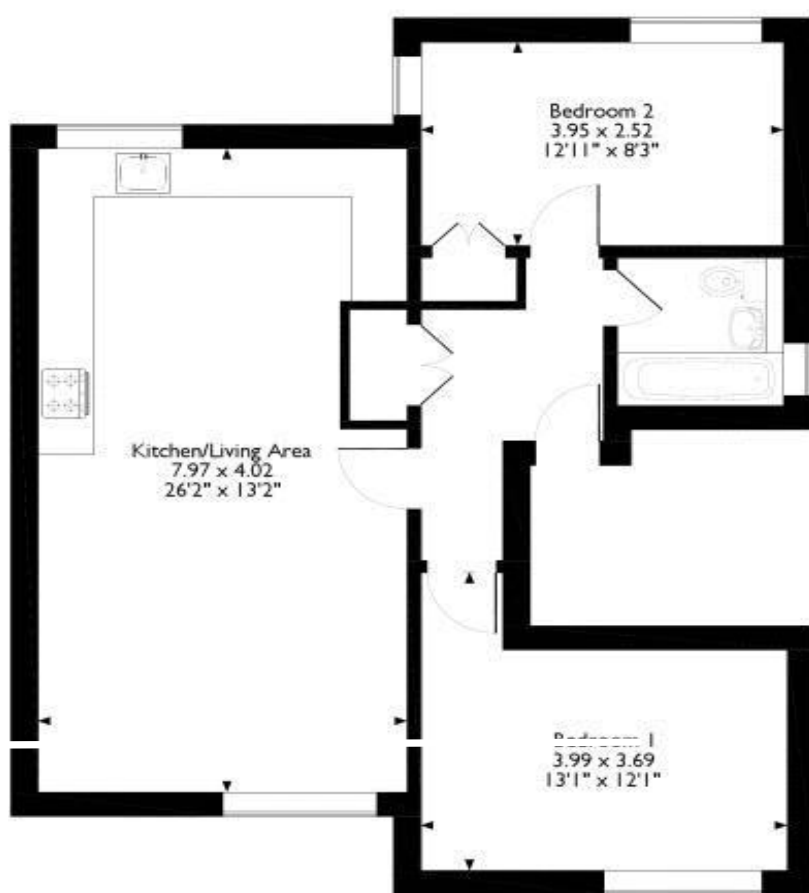
Monthly rental £1,150 pcm

Rare to the market this 2 bedrooms FIRST floor flat can be found. Benefiting from SHARE OF FREEHOLD, allocated PARKING a large OPEN plan kitchen / living area, bathroom, CENTRAL village LOCATION and BEAUTIFUL views over fields and beyond. Situated in a central location in the leafy village of Goffs Oak. There is a village pub and many different shops which include a co-op, Indian restaurant and hair dressers. There is good access to road networks including the A10 and M25. Cuffley over ground station is a short distance away which services London's King Cross and Moorgate.

Situated in a central location in the leafy village of Goffs Oak. There is a village pub and many different shops which include a co-op, Indian restaurant and hair dressers. There is good access to road networks including the A10 and M25. Cuffley over ground station is a short distance away which services London's King Cross and Moorgate.



Valley View, Waltham Cross



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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, Scotland & Wales		66	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		54	64
		EU Directive 2002/91/EC	