



Colston Crescent, Goffs Oak



- CHAIN FREE
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO VILLAGE
- SHORT WALK TO GOFFS OAK PRIMARY SCHOOL



- 2 BEDROOMS
- LARGE KITCHEN AND LOUNGE
- HUGE SCOPE FOR REDEVELOPMENT STPP
- BEAUTIFUL REAR GARDEN

Colston Crescent
Goffs Oak EN7 5RS

CHAIN FREE This charming two-bedroom detached bungalow is tucked away in a peaceful cul-de-sac, just a short walk from the heart of Goffs Oak village and Goffs Oak Primary School. Set on a generous plot that backs onto fields, the property offers excellent potential for redevelopment, subject to planning permission, making it an exciting opportunity for buyers looking to create their ideal home. Inside, the accommodation comprises a welcoming entrance hallway, a spacious kitchen/breakfast room, and a bright, open plan living and dining area. There are two well-proportioned bedrooms and a family shower room, all arranged to offer comfortable and practical living. Outside, the property boasts a fantastic rear garden backing onto fields beyond, providing a sense of space and privacy. Additional features include a garage with an adjoining lean to and ample off-street parking for several vehicles. This is a rare opportunity to acquire a home in a desirable location with scope to add value and tailor it to your own taste all offered with no onward chain.

The villages of Cuffley and Goffs Oak are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. The property is just a short walk from Cuffley station with regular trains to London, Finsbury Park, Kings Cross and Moorgate. The area has a very good variety of local shops and restaurants, and there is a large shopping centre at Brookfield Farm, just a short drive away. The property is in walking distance of two highly regarded primary schools; Woodside Primary and Cuffley, and within reach of several excellent state and private schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	71 C
39-54	E		
21-38	F		
1-20	G		



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Total Area: 123.3 m² ... 1327 ft²
All measurements are approximate and for display purposes only