



JR Sales & Letting

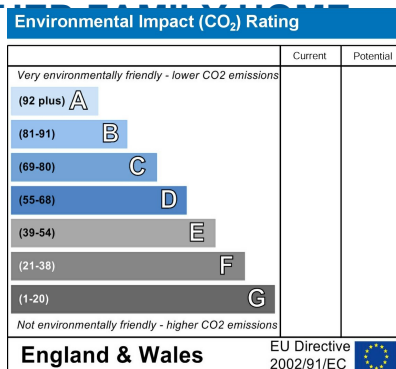
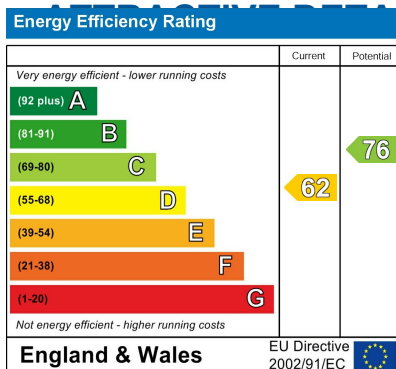
**Pollards Close
Goffs Oak**



**£649,995
Freehold**

Offered Chain Free is this extended Four Bedroom Detached House offering good sized family accommodation. Situated in this popular & sought after road in Goff Oak. The property features Two good sized reception rooms, Ground floor WC, Double Length Garage. Extended Main Bedroom and attractive rear gardens. There is a parade of local shops in Goffs Oak with Good schools & Cuffley Main Line station within easy reach. There is potential for further extension subject to planning, an early viewing would be recommended to appreciate all that this property has to offer.

- **CHAIN FREE**
- **WALKING DISTANCE TO VILLAGE FOR LOCAL AMENITIES**
- **CUFFLEY BR MAIN LINE STATION NEAR BY**
 - **EXCELLENT LOCAL SCHOOLS**
 - **WELL MAINTAINED REAR GARDEN**
 - **LONG OWN DRIVEWAY**
 - **TWO RECEPTION ROOMS**
- **SOUGHT AFTER RESIDENTIAL AREA**
 - **FOUR BEDROOMS**



Own Driveway

Entrance

Leaded light opaque double glazed composite entrance door to the:-

Hallway

Radiator. Ceramic tiled floor. Door to:-

Downstairs Cloakroom

Low flush W.C. Leaded light opaque double glazed window to the side. Wall hung wash hand basin. Part wooden panelled. Part tiled.

Lounge

18'10 x 10'11

Leaded light double glazed window to the front and side. 2 radiator. Feature brick built fireplace with a gas fire. Faux wooden beam ceiling.

Dining Room/Reception 2

20' x 9'1'

Double glazed window to the side. Double glazed patio doors to the rear. 2 double radiators. Faux wooden beam ceiling.

Kitchen

10'5 x 9'1

Double radiator. Double glazed window to the rear. Double glazed door to the side. Range of wall and base fitted units with roll edge work surfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Built in oven. 4 ring gas hob. Integrated fridge freezer.

First Floor Accommodation

Landing

Cupboard under stairs leading to first floor. Leaded light double glazed window to the side. Timber balastrade. Access to loft space. Doors to:-

Bedroom 1

20' x 9'1

Double glazed window to the rear and side. Radiator. Fitted wardrobes. Laminate wooden floor.

Bedroom 2

11'1 x 9'4

Leaded light double glazed window to the front. Radiator. Coving to ceiling. Fitted wardrobe and book Shelf.

Bedroom 3

10'6 x 8'8

Leaded light double glazed window to the front. Radiator. Built in wardrobe.

Bedroom 4

11'5 x 9'1

Double glazed window to the rear. Fitted wardrobe. Built in airing cupboard housing immersion cylinder and Ideal Boiler.

Shower Room

Leaded light double glazed bow window to the side. Low flush W.C. with a push button flush. Pedestal wash hand basin. Shower cubicle with an electric shower with aqua panel wall. Towel radiator.

Exterior

Lean Too

Opaque double glazed door to the front. Double glazed windows and door to the garden. Plumbing for washing machine. Space for tumble drier. Double glazed door to:-

Double Length Garage

30'6 x 8'2

Electric roller door. Double glazed window to the rear. Power and lighting.

Rear Garden

Large wooden decking area. Mainly laid to lawn. Shrub and flower borders. Water tap. Lighting. Roller blind. Wooden shed to the side.



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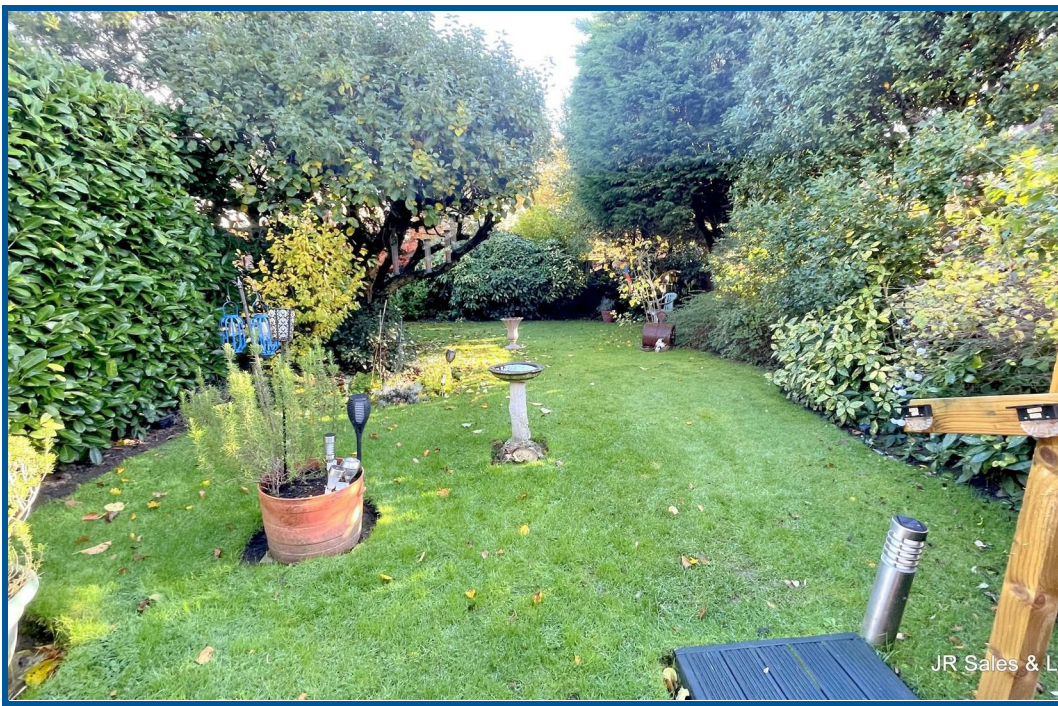
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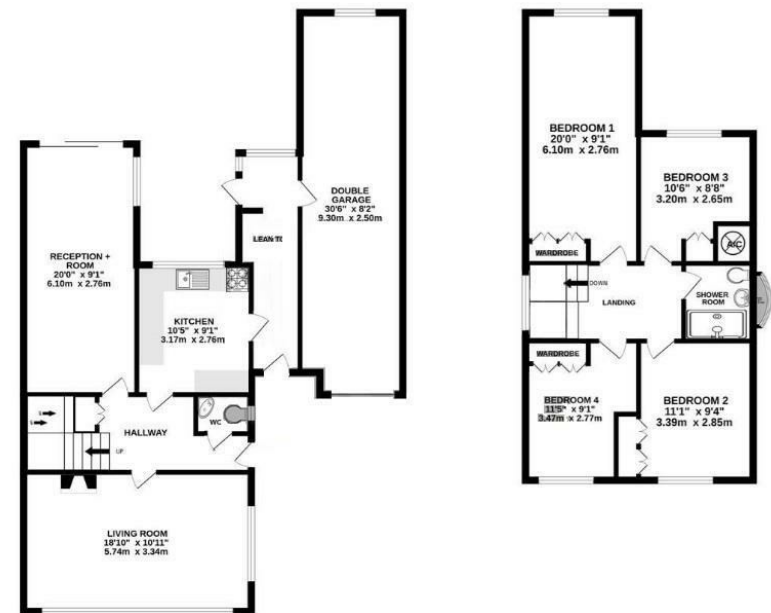






GROUND FLOOR
947 sq ft. (88.0 sq.m.) approx.

1ST FLOOR
624 sq ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.

Made with Lettago 10/2023