



JR Sales & Letting

**Broadfields
Goffs Oak**



**£775,000
Freehold**

Offered chain free is this superb Three Bedroom Fully Detached Bungalow enjoying a generous plot with a South Facing Garden with incredible views over towards Farmland & Cuffley. The property has fantastic potential for modernisation & for the new owner to create or develop to their own taste in a great location, situated in this sought after turning just off Jones Road. Viewing highly recommended!

- **ATTRACTIVE FULLY DETACHED BUNGALOW**
- **SOUGHT AFTER RESIDENTIAL AREA**
 - **GARAGE**
 - **SOUTH FACING REAR GARDEN**
- **BACKING ONTO GREENBELT WITH FANTASTIC VIEWS**
- **WALKING DISTANCE TO VILLAGE**
 - **CHAIN FREE**
- **EARLY VIEWING RECOMMENDED**
 - **THREE BEDROOMS**
- **CUFFLEY BR MAIN LINE STATION NEAR BY**

Entrance

Opaque double glazed aluminium entrance door with side windows to the entrance:-

Porch

Ceramic tiled floor. Fluted opaque glass glazed door. Side window to the:-

Hallway

Parquet wooden flooring. Coving to ceiling. Double radiator. Built in airing cupboard housing recently fitted boiler. Built in cupboard housing the meters. Doors to:-

Living Room

24' x 14'5
3 double radiators. Fireplace. Parquet wooden flooring. Dual aspect with double glazed windows to the front and rear. Door to the garden.

Kitchen

11'4 x 10'1
Double glazed window to the rear. Double glazed door to the garden. Range of wall and base fitted units with roll edge work surfaces over. Stainless steel sink with mixer tap and drainer. Built in double oven. 4 ring gas hob. Extractor fan over. Plumbing for washing machine. Spaces for fridge and freezer. Radiator. Tiled splash backs. Ceramic tiled floor.

Bedroom 1

11' x 14'2
Double glazed window to the rear. Double radiator. Parquet wooden flooring. Coving to ceiling.

Bedroom 2

11' x 11'9
Double glazed window to the front. Double radiator. Coving to ceiling. Built in fitted wardrobe.

Bedroom 3

14'4 x 9'1
Double glazed window to the side. Double radiator. Parquet wooden flooring. Coving to ceiling.

Bathroom

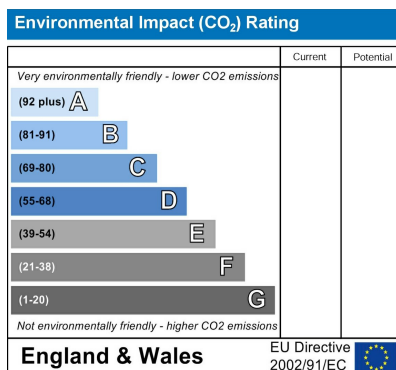
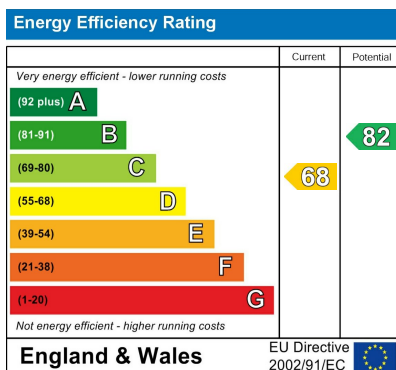
Opaque double glazed window to the side. Low flush W.C. pedestal wash hand basin. Panel bath with mixer tap and shower attachment. Extensively tiled walls. Fan radiator.

Garage

17'6 x 8'1
Electric up and over door. Glazed window and door. Power connected.

Garden

Incredible views. Mainly laid to lawn. Mature shrub and flower borders. Outside water tap. Lighting. Side access. Brick built shed. Outside WC with opaque glazed window to the side.







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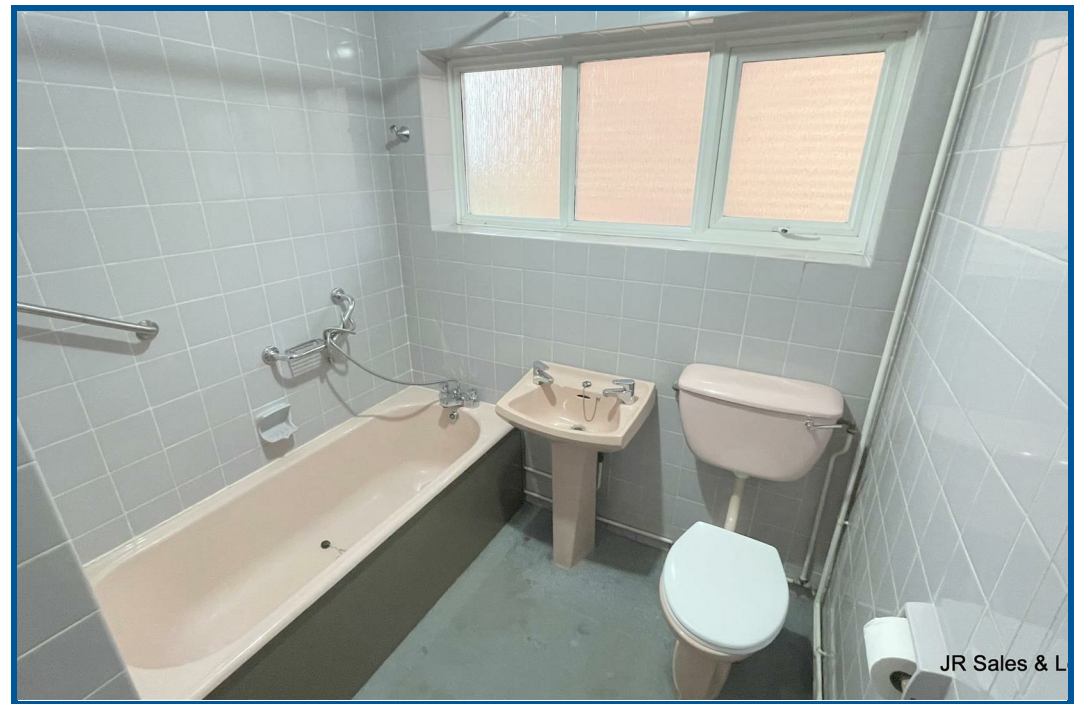
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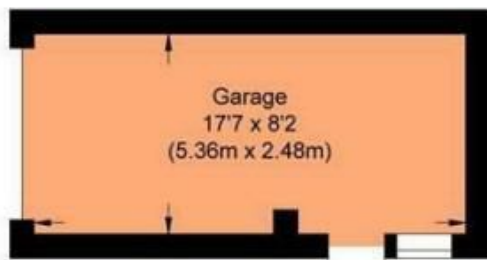
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Broadfields Goffs Oak EN7 5JU

Approximate Gross Internal Floor Area : 104.80 sq m / 1128.05 sq ft (Excluding Garage)

Garage Area : 13.30 sq m / 143.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.