

FOR SALE
JR
Sales & Lettings
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JR Sales & Letting

**Colston Crescent
Goffs Oak**



**£749,995
Freehold**

Discover this immaculate and highly appealing two-bedroom detached bungalow offered Chain Free, ideally positioned to overlooking rolling countryside in a sought-after residential area. Conveniently located within walking distance to the village, this property offers easy access to local amenities and falls within the catchment area for the highly desirable Goffs Oak Primary School. Cuffley BR main line station is also in close proximity. The residence features two reception rooms, a conservatory, a double-length garage, and a carriage driveway, all complemented by a meticulously maintained 60 ft rear garden. With the potential for extension (subject to planning permission), early viewing is recommended to explore the full potential of this charming home.

- **CHAIN FREE**
- **IMMACULATE and MOST ATTRACTIVE DETACHED BUNGALOW**
- **CATCHMENT FOR GOFFS OAK PRIMARY SCHOOL**
- **CONSERVATORY**
- **WELL MAINTAINED 60 FT REAR GARDEN**
 - **TWO DOUBLE BEDROOMS**
- **WALKING DISTANCE TO VILLAGE FOR ALL AMENITIES**
 - **TWO RECEPTION ROOMS**
 - **DOUBLE LENGTH GARAGE/CARRIAGE DRIVEWAY**
- **CUFFLEY BR MAIN LINE STATION NEAR BY**

ENTRANCE

Front door leading to hallway.

HALLWAY

Wooden flooring, coving, radiator, power points, doors to accommodation.

LOUNGE

16'2 x 12'

Feature fireplace with decorative surround, two radiators, wooden flooring, coving, power points, double glazed window to side, door to kitchen, steps down to dining/reception 2.

DINING ROOM/RECEPTION 2

20'8 x 13'7

Two radiators, wooden flooring coving, power points, two double glazed windows and French doors to rear.

FITTED KITCHEN/BREAKFAST AREA

16'4 x 11'8

Range of wall and base units, work surfaces, one-and-a-half sink unit with mixer tap, plumbing for dishwasher, gas Rangemaster cooker with extractor above, storage cupboard housing boiler and water tank, radiator, tiled flooring, loft hatch, power points, double glazed window to side.

CONSERVATORY

37'6 x 10'8 x 7'7'

Fitted wall and base units, sink unit with mixer tap, plumbing for washing machine, power points, Bi-folding double glazed doors to side and window to rear, door to cloakroom.

CLOAKROOM

Comprising wash hand basin, low flush WC.

BEDROOM 1

13'4 x 11'6

Double glazed bay window to front, fitted wardrobes, wooden flooring, radiator, coving, power points.

BEDROOM 2

11'8 x 11'4

Double glazed bay window to front, fitted wardrobes, coving, wooden flooring, power points.

BATHROOM

White suite comprising roll top bath with mixer tap and hand shower attachment, shower cubicle, vanity wash hand basin with cupboard below, low flush WC, radiator, coving.

EXTERIOR

DOUBLE LENGTH GARAGE

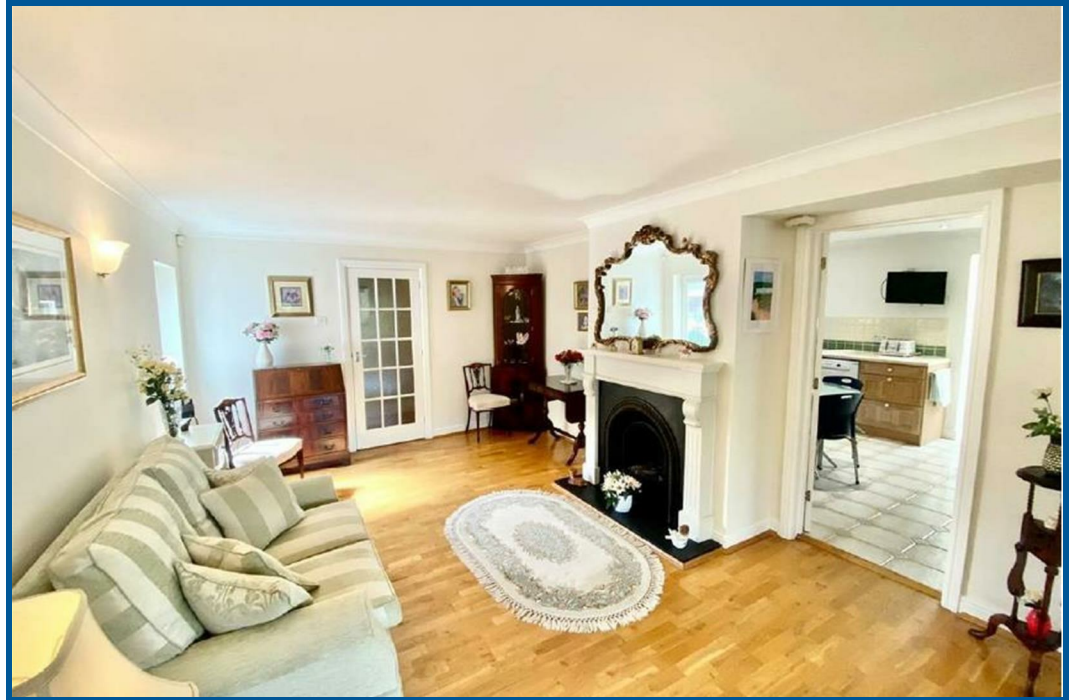
CARRIAGE DRIVEWAY

WELL MAINTAINED REAR GARDEN

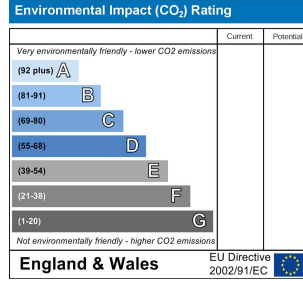
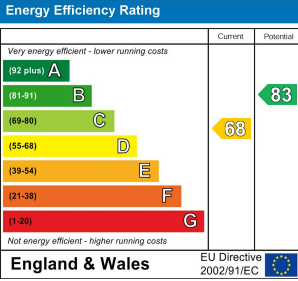
approx 60'

Laid to lawn, two patio areas with one at rear, mature trees and shrubs, outside light, tap and power, ornamental pond with bridge over, access to garage. Backing on to common land.

COUNCIL TAX BAND F







Total area: approx. 156.3 sq. metres (1682.4 sq. feet)