



JR Sales & Letting

**Broadfields
Goffs Oak**



**£749,950
Freehold**

Rarely available on the market, this truly charming three-bedroom fully detached bungalow occupies a generous corner plot within a sought-after cul-de-sac at the end of Jones Road, just moments from open countryside. The location offers convenient access to local shops and schools, with Cuffley Main Line Station also within easy reach for commuters.

The property features both a private driveway and an additional gated driveway, providing ample off-street parking. A spacious double garage—currently used as a workshop—also includes extended dry storage areas, making it an excellent space for car enthusiasts or hobbyists.

Thoughtfully designed and exceptionally well-proportioned, the three-bedroom bungalow offers larger-than-average accommodation that must be viewed in person to be truly appreciated.

- **Rarely available fully detached three-bedroom bungalow**
- **Situated on a generous corner plot in a popular cul-de-sac**
 - **Peaceful location near open countryside**
- **Easy access to local shops, schools, and Cuffley Main Line Station**
- **Spacious private driveway plus additional gated parking**
- **Large double garage currently used as a workshop**
- **Extended dry storage areas – ideal for hobbyists or car enthusiasts**
- **Well-designed layout offering larger-than-average accommodation**
 - **Bright and airy living spaces throughout**
- **Viewing highly recommended to fully appreciate the space and potential**

Porch:-

Double glazed entrance door with side windows, Georgian styled double glazed arched window to the side. LVT flooring. Opening to:-

Reception Hallway:-

Coving to the ceiling. Built in airing cupboard. Coving to Ceiling. Archway to inner Hall with built in coats cupboard. Traditional style radiator. Oak flooring.

Lounge:-

23'6 x 14'1

Georgian styled double glazed bow window to the front. Traditional style radiators. Feature beamed ceiling. Feature brick fireplace with wooden mantle. Oak wooden flooring. Wall lights Open planned to:-

Dining Room:-

17'2 x 8'4

Dual aspect room with Georgian styled double glazed windows to the side and Georgian styled double glazed window and door to the side. Oak wooden flooring. Feature beamed ceiling and lighting. Traditional style radiator. Opening to:-

Kitchen/Breakfast Room:-

20'1 x 10'3 widening to 12'7

Inset bowl and a half sink unit with mixer tap and storage cupboard under. Attractive range of shaker style floor and wall storage cupboards with granite work tops over incorporating ceramic sink with mixer tap and drainer. Glass display cabinets. Coving to the ceiling and inset lighting. Eye level double oven. Space for Range style cooker with extractor fan over. Space for American fridge freezer. Double radiator. Fitted dish washer. Double glazed window to the garden. Door to:-

Utility Room:-

Coving to the ceiling. Georgian styled double glazed window. Opaque double glazed window to the side, 'Ideal' wall mounted gas fired boiler. Formally WC

Bedroom 1:-

14'8 x 11'

Georgian styled double glazed window. Extensive range of fitted wardrobes, bedside cabinets dressing table and chest of drawers. Radiator.

Bedroom 2:-

14'7 x 9'5

Coving to the ceiling. Leaded light style double glazed window. Double radiator.

Bedroom 3:-

11'5 x 9'

Double radiator. Leaded light style double glazed windows.

Tiled Shower Room:-

Wall hung wash hand basin with mixer tap and storage under. Low flush wc with push button flush. Large walk in shower area. Inset lighting. Extractor fan. Towel radiator. Opaque double glazed window to the side. Storage cupboard.

Double Width Garage:-

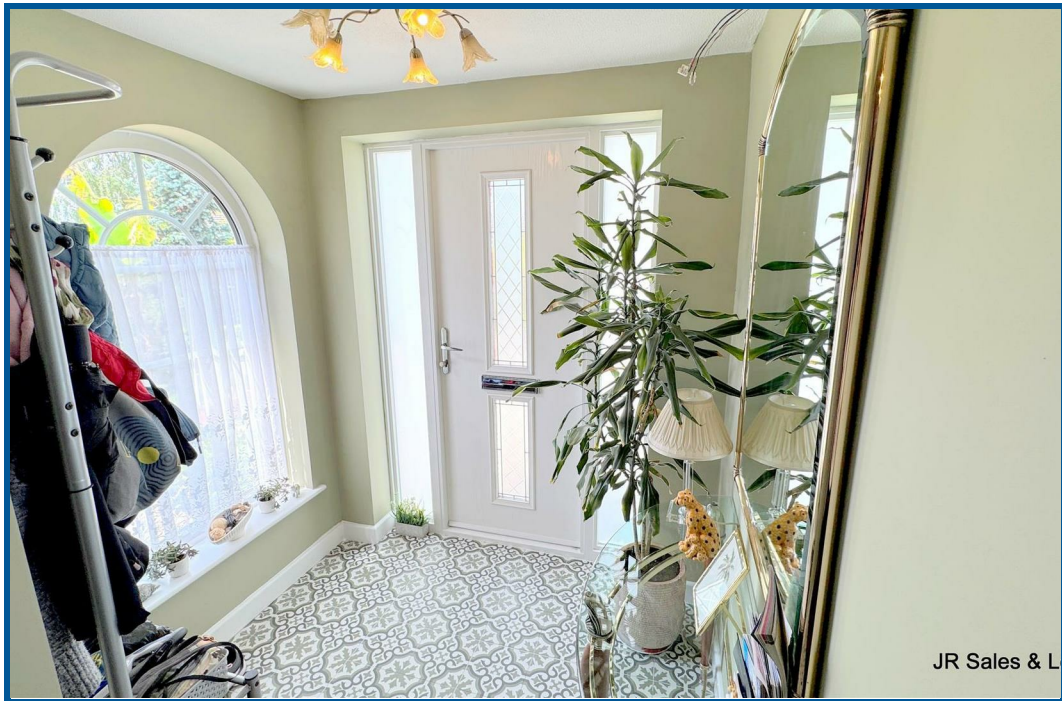
23'7 x 18'2

Good sized double garage currently used as workshop. Secluded brick block drive with additional electric gates. Electric light and power.

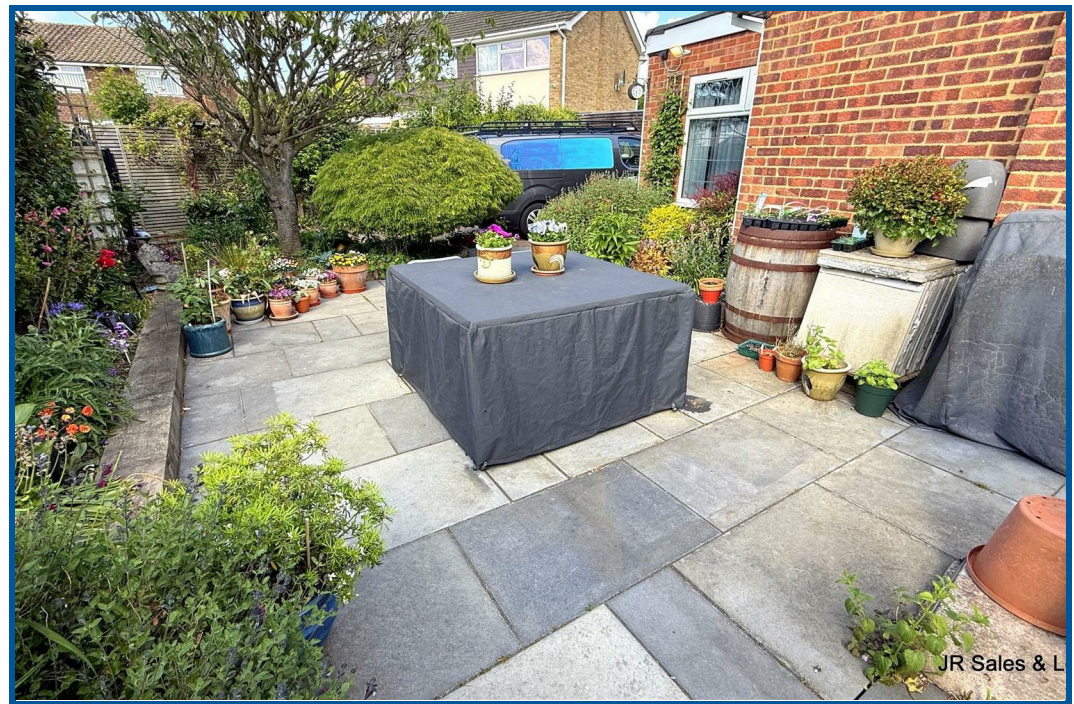
The Gardens:-

Attractive corner plot with superb range of shrubs and display flower borders and rockeries. Private side garden with paved terrace. Outside water connection. Wrought iron gate to the front garden. Off street parking for two cars.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	67	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	