



JR Sales & Lettings

**Doverfield
Goffs Oak**



**£725,000
Freehold**

Situated in a quiet and sought-after cul-de-sac in Goffs Oak, this well-presented three-bedroom detached bungalow offers spacious and versatile single-level living, within a short walk of a local parade of shops, amenities, doctors' surgery, and a nearby park. Cuffley mainline station, providing direct links into Moorgate, is conveniently located just under a mile away.

The accommodation comprises a bright living room, an open-plan fitted kitchen/dining room, a modern shower room with separate WC, and a conservatory/utility room which connects the bungalow to the spacious double garage. There are two generous double bedrooms, along with a third bedroom currently arranged as a study.

Externally, the property benefits from a private driveway providing ample off-street parking. A particular highlight is the spacious and well-maintained south-facing rear garden, featuring a brick-built potting shed, workshop, and summer house, ideal for both gardening enthusiasts and outdoor entertaining.

Offered chain free, this is a superb opportunity to acquire a quality bungalow in a highly desirable Goffs Oak location. Early viewing is strongly recommended.

- **Quiet and sought-after cul-de-sac location in Goffs Oak**
- **Well-presented three-bedroom detached bungalow**
- **Spacious single-level accommodation throughout**
 - **Open-plan fitted kitchen and dining room**
 - **Bright and comfortable living room**
 - **Two double bedrooms plus third bedroom/study**
- **Conservatory/utility room linking to a double garage**
- **Private driveway providing ample off-street parking**
- **Spacious, well-maintained south-facing rear garden with outbuildings**
- **Offered chain free and within walking distance of shops, amenities, park, and doctors**

Front

Paved driveway parking for multiple vehicles. Shrub and flower borders. Water tap. Carriage light.

Entrance

Double glazed French doors with side windows to the:-

Porch

Ceramic tiled floor. Coving to ceiling. Wall light. Door to Hallway. Door to:-

Utility/Conservatory

Double glazed window and door to the garden. Base units. Plumbing and spaces for washing machine and tumble dryer. Ceramic tiled floor. Door to the garage.

Hallway

Radiator. Coving to ceiling. Built in storage cupboard housing electric consumer unit. Access to loft space. Built in airing cupboard housing the immersion cylinder and shower pump. Doors to:-

Open Plan Kitchen/Dining Room,

Double glazed patio doors to the rear. Window to the side. Coving to ceiling. Inset spotlights. Range of wall and base fitted cream units with rolled edge wood laminate worktops over incorporating a stainless steel 1 1/2 bowl stainless steel sink with mixer tap and drainer. Plumbing and space for washing machine and dishwasher. Space for fridge freezer and cooker. Integrated eye level Bosch microwave. Under counter lighting. Ceramic tiled floor in kitchen area. Carpet to the rest. Double Radiator. Open planned to the:-

Living Room

Double glazed Georgian style bow window to the rear. Coving to ceiling. Double radiator.

Bedroom 1

Georgian style double glazed bow window to the front. Double radiator. Coving to ceiling. Fitted mirror. Wall lights. Range of fitted

wardrobes, dressing table and chest of drawers.

Bedroom 2

Georgian style double glazed window to the front. Radiator. Extensive range of fitted wardrobes, chest of drawers and mirrors.

Bedroom 3

Currently used as an office. Double glazed window to the side. Radiator. Laminate wooden floor. Extensive range of fitted cupboards, wardrobes, chest of drawers, desk, shelving.

Shower Room

Opaque double glazed window to the side. Suite comprising of low flush W.C. with push button flush. Double shower cubicle with mixer valve and shower attachment. Vanity semi-countered wash hand basin with cupboards under and mixer tap. Radiator. Fitted mirror. Extractor fan. Extensively tiled walls and flooring in complimentary ceramics.

Separate W.C.

Opaque double glazed window to the side. Low flush W.C. with a push button flush. Ceramic tiled floor. Extensively tiled walls in complimentary ceramics. Radiator.

Garden

Large patio paved area which extends the whole width of the garden. Lighting. Glazed potting shed. Glazed timber workshop with power and lighting and workbench. Laid lawn with attractive landscaped shrub and flower borders. Timber glazed summer house/shed. Sun Canopy above the back door. Side access via two timber gates.

Double Garage

Up and over door. Electric opener. Double glazed window and door to the rear. Power and lighting. Fitted shelving. UPVC double glazed Georgian style door to the:-







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| 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 | | |
| | 68 | 77 |
| 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 | |



Doverfield, Goffs Oak, EN7 5EL

Total Area: 125.3 m² ... 1349 ft²

All measurements are approximate and for display purposes only

