



Shepherds
Property Sales & Lettings



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Bonney Grove | Goffs Oak | EN7 5LS | £430,000



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This charming two bedroom semi detached bungalow is situated on a sought-after road in Goffs Oak, offering spacious and versatile accommodation throughout. Upon entering, you are welcomed by an entrance hall leading into a generous lounge diner, providing a comfortable and versatile space ideal for both relaxing and entertaining. The property further benefits from a spacious kitchen, a family bathroom, and two well proportioned double bedrooms located to the rear, with the 2nd bedroom offering direct access into the rear garden. Externally, the bungalow boasts a spacious rear garden, perfect for outdoor enjoyment and entertaining whilst to the front, a driveway offers convenient off road parking for multiple vehicles, with the additional benefit of a carport providing further parking or storage space. Ideally positioned, the property is within easy reach of local shops, highly regarded schools, excellent transport links, and a range of everyday amenities. This delightful bungalow presents a fantastic opportunity for a variety of buyers seeking a comfortable home in a desirable and convenient location. To be sold CHAIN FREE.

- Chain Free
- Semi Detached Bungalow
- Spacious Lounge Diner
- Two Well Proportioned Double Bedrooms
- Family Bathroom
- Sizeable Rear Garden
- Driveway For Multiple Vehicles & Carport
- Sought After Road In Goffs Oak
- Close By To Amenities



Front Door	Bathroom
Entrance Hall	6'4 x 5'6
Lounge Diner	External
17'2 x 12'	Rear Garden
Kitchen	Front Driveway
10'7 x 8'1	Carport
Hallway	Chain Free
Bedroom One	
14'1 x 10'4	
Bedroom Two	
9'9 x 9'6	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Freehold
Broxbourne
D

Bonney Grove, West Cheshunt, EN7



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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