



**Chiltern Close  
Goffs Oak**



**£739,950  
Freehold**

Offered Chain free is this charming four-bedroom fully detached bungalow enjoying stunning countryside views, situated in a pleasant cul-de-sac.

This attractive home offers spacious and versatile accommodation and benefits from its own driveway parking, a detached garage, gas central heating and double glazing throughout.

The property has been thoughtfully extended to the rear and side, creating two additional bedrooms, one with an ensuite, along with a dining room and a study.

These additions provide flexible living space suitable for modern family living, working from home or guest accommodation.

Externally, the property enjoys a private setting with delightful views over open countryside, while still being conveniently located for local amenities.

Located just off Newgate Street Road. A selection of local shops and traditional pubs are within walking distance, while the village of Cuffley is only a short drive away. Cuffley offers a wider range of shops, restaurants and a mainline railway station with direct services to Kings Cross and Moorgate. Brookfield Farm shopping centre is also within easy driving distance.

- **Four bedroom fully detached bungalow**
- **Situated in a quiet and pleasant cul-de-sac**
- **Stunning views backing onto open countryside**
- **Own driveway providing off-street parking**
  - **Detached garage**
  - **Modern fitted kitchen**
- **Rear and side extensions creating additional living space**
  - **Principal bedroom with ensuite shower**
- **Additional dining room and study for flexible living**
  - **Gas central heating and double glazing throughout**

#### **Front**

Laid lawn with picket fence. Shrub and flower borders. Block paved path to the front door. Power point. Carriage light. Covered porch. Block paved private driveway.

#### **Entrance**

Composite double glazed entrance door with side window to the:-

#### **Hallway**

Laminate wooden floor. Access to loft space. Moulded coving to ceiling. Dado rail. Panelling. Radiator with decorative cover. Built in cupboard housing the boiler, immersion cylinder and shower pump. Doors to the:-

#### **Living Room**

Opaque double glazed window to the side. Double radiator. Laminate wooden floor. Feature electric fireplace with stone effect surround and quartz inset and hearth. Wall lights. Open planned to the:-

#### **Dining Area**

Double glazed sliding patio doors to the garden. Radiator with decorative wooden cover. Laminate wooden floor. Coving. Door to the:-

#### **Study**

Double glazed windows to the rear. Laminate wooden floor. Wall lights. Coving to ceiling. Door to:-

#### **Bedroom**

Leaded light double glazed window to the front. Double radiator. Laminate wooden flooring. Coving to ceiling. Built in wardrobe.

#### **Kitchen**

Double glazed window to the front. Double radiator. Coving to ceiling. Ceramic tiled floor. Inset spotlights. Range of wall and base fitted units in oak shaker style with rolled edge worksurfaces over incorporating a stainless steel round sink and drainer with mixer tap. Plumbing and space for washing machine. Built in fridge and freezer. Four ring ceramic hob with pull out extractor fan over. Eye level double oven. Tiled splash backs.

#### **Bathroom**

Opaque double glazed window to the side. Pedestal wash hand basin. Low flush W.C. Panel bath with Georgian style mixer tap and shower attachment. Shower valve with hand attachment. Shower screen. Extensively tiled walls and flooring. Double radiator. Coving. Inset spotlights.

#### **Bedroom**

Double glazed window to the side. Radiator with decorative cover. Laminate wooden floor. Coving to ceiling. Two built in double wardrobes.

#### **Bedroom**

Double glazed window to the side. Radiator. Coving to ceiling. Two built in double wardrobes.

#### **Bedroom**

Double glazed window to the rear. Radiator. coving to ceiling. Built in double wardrobe. Door to:-

#### **En-Suite**

Double glazed opaque window to the side. Low flush W.C. Pedestal wash hand basin. Tile enclosed shower cubicle with mixer valve and hand attachment. Radiator. Inset spotlights. Ceramic tiled floor. Part tiled walls. Coving to ceiling. Extractor fan.

#### **Garden**

Patio paved area. Timber shed. Mainly laid to lawn. Attractive shrub and flower borders. Wall lights. Side access. Electric power point. Water tap. Block paved side access to the front of the property with a gate to the driveway and courtesy door to the:-

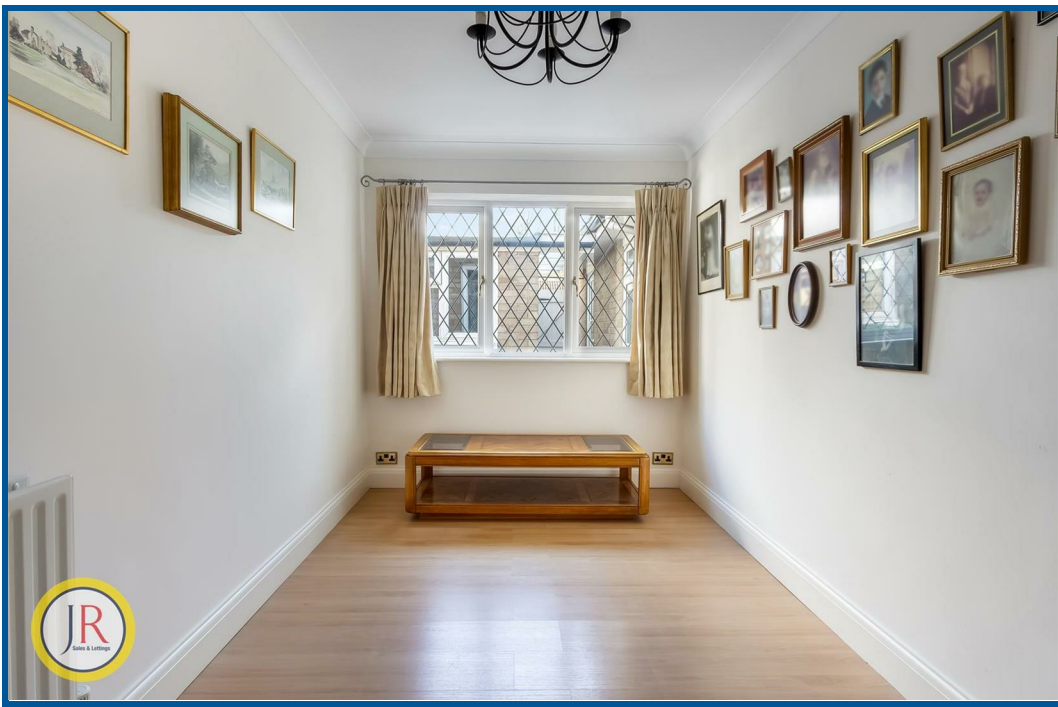
#### **Garage**

Double glazed window to the rear. Up and over door. Gas and electric meter. Wall mounted consumer unit. Water and power connected.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.















### Chiltern Close, Goffs Oak, EN7 5SP

Total Area: 130.1 m<sup>2</sup> ... 1400 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		