



JR Sales & Letting

**Jones Road
Goffs Oak**



**£749,950
Freehold**

Offered chain free, this attractive and spacious two double bedroom detached bungalow features a double garage and three reception rooms, offering versatile and well-proportioned accommodation throughout.

The property includes a quality oak-fronted kitchen with granite worktops, a utility room, a family bathroom with both bath and shower, and a separate WC. Outside, there is a large carriage driveway providing parking for multiple vehicles, together with a south-east facing garden.

Ideally situated close to Goffs Oak's shops, amenities, and well-regarded local schools, the bungalow also benefits from being near Cuffley mainline station. Despite its convenient location, it enjoys a semi-rural setting with lovely country walks towards Crews Hill close by.

With significant potential to extend or redevelop subject to the usual planning consents, this is an excellent opportunity for buyers seeking single-storey living in a highly desirable village location, combining everyday convenience with countryside charm.

- **Chain free two double bedroom detached bungalow**
 - **Double garage with additional large carriage driveway**
 - **Parking for multiple vehicles**
 - **Three spacious and versatile reception rooms**
 - **Quality oak-fronted kitchen with granite worktops**
 - **Utility room for added convenience**
 - **Family bathroom with separate bath and shower, plus additional WC**
 - **South-east facing garden ideal for outdoor enjoyment**
 - **Excellent potential to extend or redevelop (STPP)**
 - **Desirable semi-rural location near Goffs Oak amenities and Cuffley station**

Front

Block paved carriage driveway. Shrub and flower borders. Laid lawn.

Entrance

Opaque glazed hardwood covered entrance door to the:-

Hallway

Wooden flooring. Double radiator. Coving to ceiling. Fitted cupboards housing the meters. Built in cloaks cupboards and shelving. Door into:-

W.C.

Opaque double glazed window to the front. Radiator. Low flush W.C. with push button flush. Corner wash hand basin. Part tiled walls. Fitted mirror.

Living Room

19'4 x 19' narrowing too 11'5
Dual aspect room with double glazed bow window to the front. Double glazed window to the side. Two double radiators. Coving to ceiling. Dado rail. Door to an inner hallway. Double doors to:-

Dining Room/Sitting Room

22'5 x 11'5
Radiator. Coving to ceiling. Inset spotlights. Part vaulted ceiling with Velux window. Exposed oak beams. Double glazed sliding door to the garden. Double glazed window to the side. Radiator. Glazed hardwood oak door to the:-

Kitchen

16'6 x 10'
Double glazed window to the rear. Double glazed Velux window. Part vaulted ceiling with exposed beams. Inset spotlights. Coving to ceiling. Range of wall and base fitted units in oak shaker style with granite worktops over, upstands and tiled splash backs. incorporating a stainless steel sink with mixer tap and drainer. Four ring Neff hob with extractor fan over. Eye level Neff double oven. Integrated fridge freezer. Integrated dishwasher. Ceramic tiled floor. Radiator. Glass display cabinets. Glazed oak hardwood door to the:-

Utility Room

8' x 4'9
Double glazed door to the side. Radiator. Wall mounted Valliant boiler. Wall and base fitted units with rolled edge worksurfaces over with granite upstands and tiled splash backs. Space and plumbing for washing machine and tumble drier. Under counter fridge. Built in cupboard and shelving. Ceramic tiled floor.

Inner Hallway

Access to loft space. Coving to ceiling. Built in airing cupboard with Megaflo hot water storage. Doors to:-

Bedroom One

11'11 x 13'4
Double glazed window to the front. Double radiator. Coving to the ceiling. Built in fitted wardrobes with shelving.

Bedroom Two

12'11 x 11'8
Double glazed window to the rear. Radiator. Coving to ceiling. Range of fitted wardrobes.

Bathroom

8'2 x 7'4
Opaque double glazed window to the side. Radiator. Inset spotlights. Extractor fan. Suite comprising of low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap and shower attachment. Tile enclosed shower cubicle with mixer valve. Part tiled walls. Inset spotlights to the ceiling. Radiator.

Outside

Driveway from the side of the property to the garage

Garden

33' approx
Patio paved area. Side access. Shrub and flower borders. Mainly laid to lawn. Water tap. Courtesy door to the:

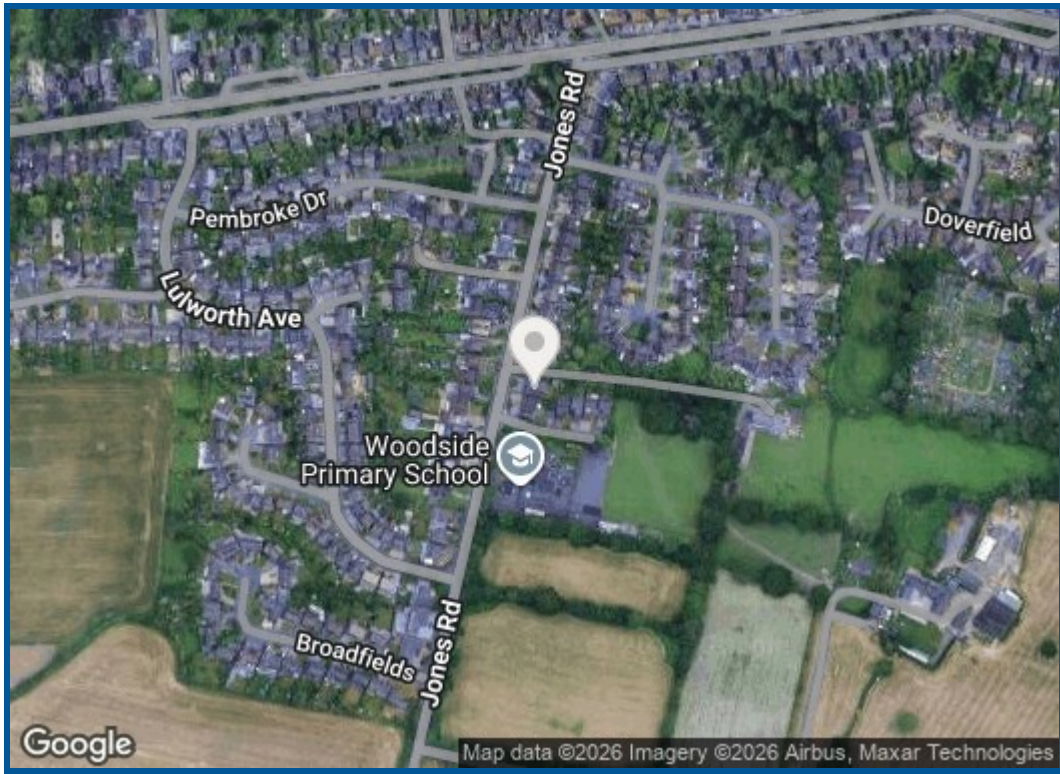
Garage

16'4 x 17'11
Up and over door. Double glazed door. Double glazed window to the side. Power and lighting.









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		
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	



Jones Road, Goffs Oak, EN7 5JS

Total Area: 155.5 m² ... 1674 ft² (excluding garden)

All measurements are approximate and for display purposes only