



46, Jones Road, Goffs Oak

EN7 5JS

Asking Price £699,995



stevenoates.com



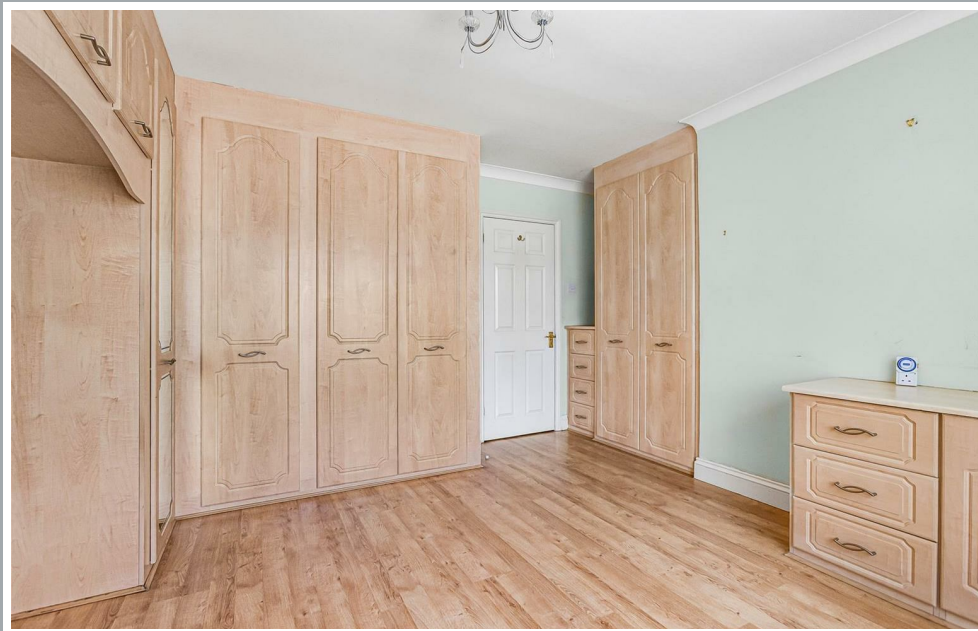
46 Jones Road, Goffs Oak, Herts, EN7 5JS

****CHAIN FREE**** Situated in the highly desirable village of Goffs Oak, this spacious detached bungalow offers approximately 2,383 sq of versatile accommodation (excluding the detached garage). The entrance leads through to a generously proportioned 20ft living room. To the rear of the property you will find the kitchen/breakfast room, offering ample space for dining and family life, with direct access to the garden. The ground floor provides two well-proportioned double bedrooms, both benefiting from built-in storage, with the principal bedroom measuring over 13ft. The accommodation is served by a family bathroom, a separate WC, and an additional cloakroom. A ladder leads to a substantial 1,074 sq ft loft area, currently arranged as one expansive open-plan space measuring approximately 34ft x 31ft. Externally, the property benefits from a detached garage.,

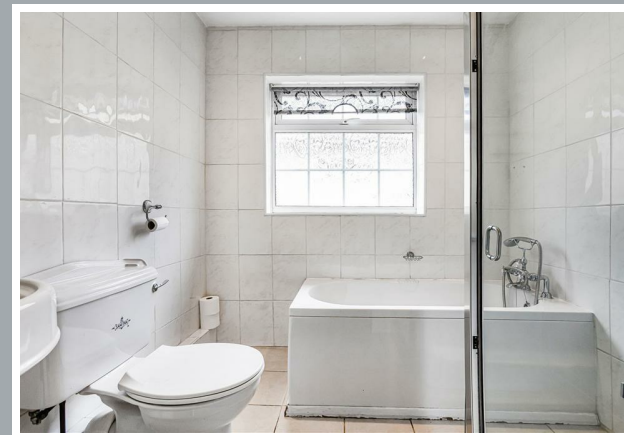
Located within easy reach of Goffs Oak's local shops, cafés and amenities, the property is also conveniently positioned for excellent schools, transport links and nearby countryside walks, combining village charm with everyday convenience.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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**Approximate Gross Internal Area 2383 sq ft - 222 sq m
(Excluding Garage)**

Ground Floor Area 1309 sq ft – 122 sq m

Loft Area 1074 sq ft – 100 sq m

Garage Area 262 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

