

**FOR SALE**



**Pollards Close, Goffs Oak, EN7**  
**£599,995 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Pollards Close, Goffs Oak, EN7

WANT VIEWS OVER HERTFORDSHIRES GREEN FIELDS? THEN THIS COULD BE THE BUNGALOW FOR YOU!

Two/Three bedrooms • Semi-detached • CHAIN FREE • Quiet cul-de-sac location • Good decorative order • Spacious living room • Fitted kitchen/diner • Spacious hallway • Two modern bath/shower rooms • Detached garage • Driveway for 2/3 cars • Double glazing • Gas central heating • Fantastic well maintained rear garden with Beautiful views over fields • Potential to Extend (sspp), Close to local amenities • Easy reach of Cuffley train station.

- Semi detached bungalow
- Two/three bedrooms
- Spacious living room
- Great views over fields
- Two bath/shower rooms
- Drive for 2/3 cars
- Spacious rear garden
- Detached garage



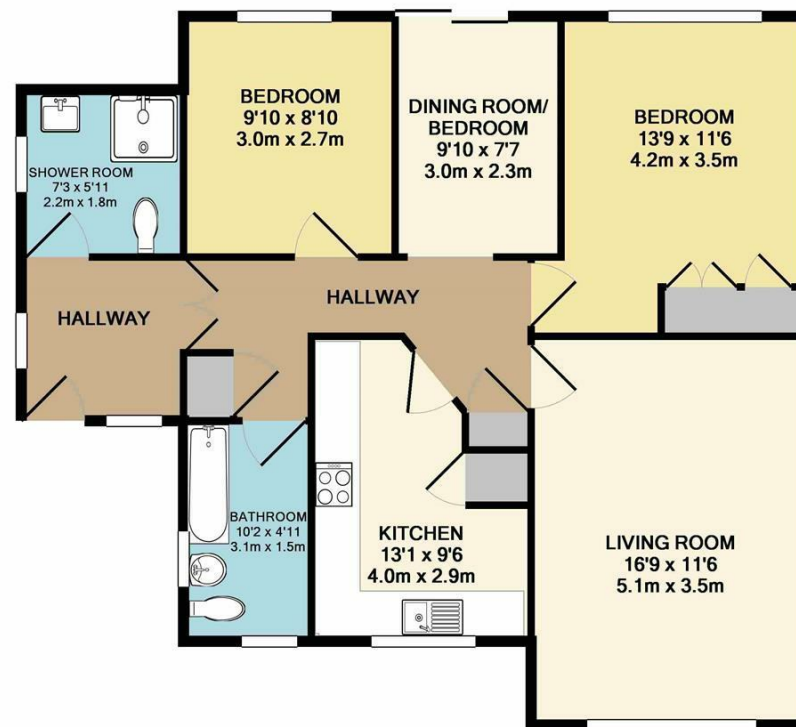


# Pollards Close Goffs Oak EN7 5JP

Tenure: Freehold  
Gross Internal Area: 883.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS