

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



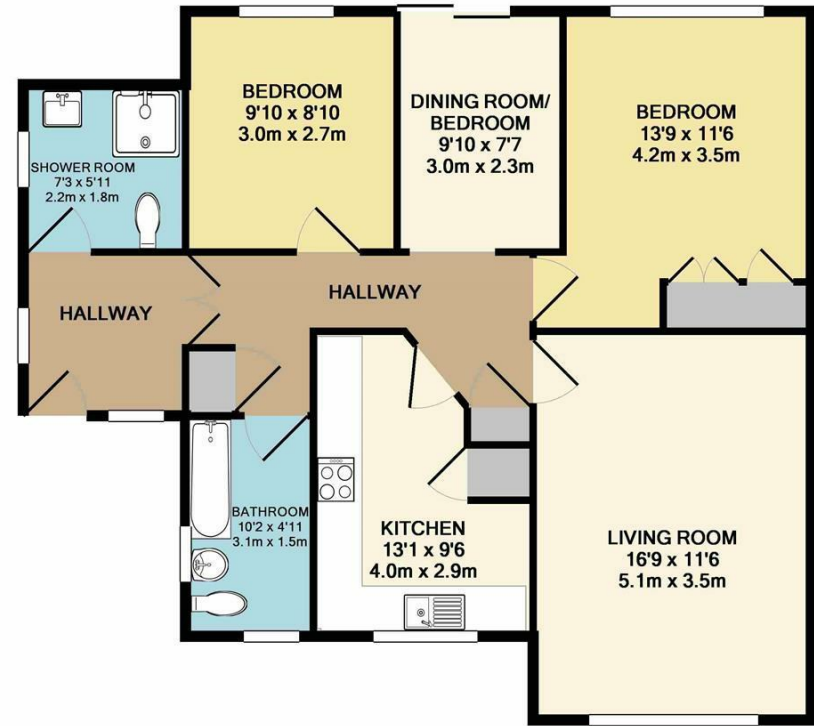


Pollards Close Goffs Oak EN7 5JP

Tenure: Freehold
Gross Internal Area: 883.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			78
(61-81) B			
(50-60) C			
(35-49) D		59	
(19-34) E			
(1-18) 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			
(82 plus) A			72
(61-81) B			
(50-60) C			
(35-49) D		52	
(19-34) E			
(1-18) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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
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