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Property Sales & Lettings



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Pollards Close | Goffs Oak | EN7 5JP | Offers In Excess Of £599,995









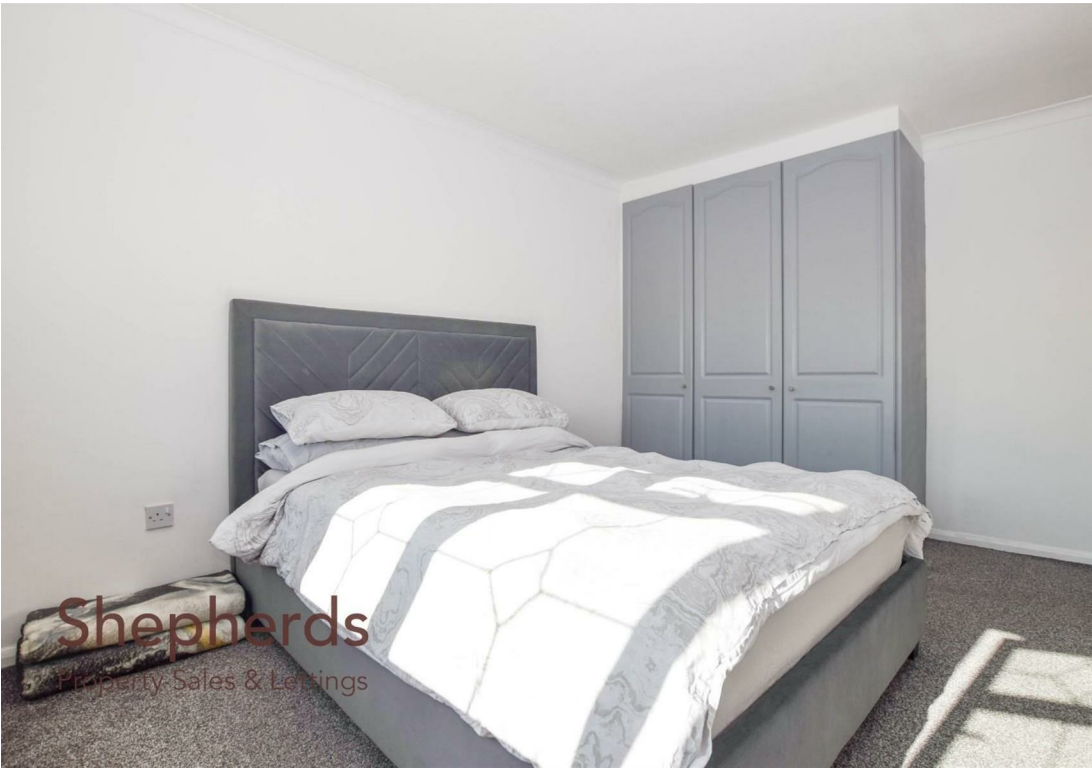
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# Pollards Close | Goffs Oak | EN7 5JP

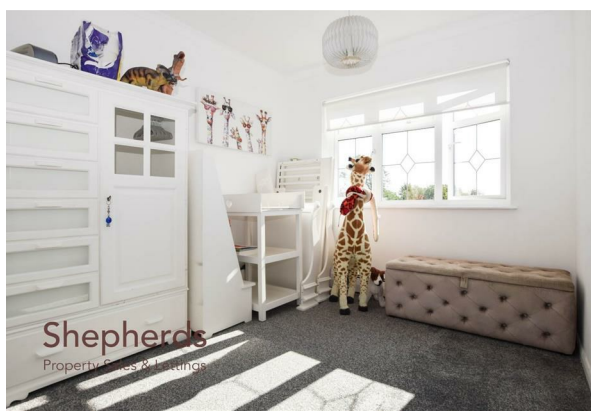
Tucked away at the end of a popular cul-de-sac in Goffs Oak, this three bedroom semi-detached bungalow offers versatile living. The property comprises of, a spacious lounge diner, kitchen, three bedrooms, bathroom and a shower room. The property benefits from a superb 'corner plot' south-east facing rear garden, off-street parking, and a detached garage. There is great scope for extensions, with approval previously granted for a side extension. Planning permission will need to be re submitted for approval. Located close to highly regarded schools, open countryside, and just under a mile from Cuffley Station, it's perfectly positioned for both convenience and a quieter village setting.

- Three Bed Semi-Detached Bungalow
  - Goffs Oak Cul-De-Sac Location
  - South-East Facing Rear Garden
  - Detached Garage & Off-Street Parking
  - Bath And Shower Room
  - Flexible Living Layout
  - Previous Approval For Side Extension
  - Within A Mile Of Cuffley Train Station
  - Countryside Views
- (Subject To New Application)



Front Door	Bedroom Two
Entrance Lobby	10' x 8'11
Hallway	Bedroom Three
Lounge Diner	10' x 7'5
16'9 x 11'5	Shower Room
Kitchen	7'3 x 5'9
13' x 9'9	Outside
Bedroom One	Front Driveway
13'8 x 11'5	Detached Garage
Bathroom	Rear Garden
10'4 x 4'10	





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



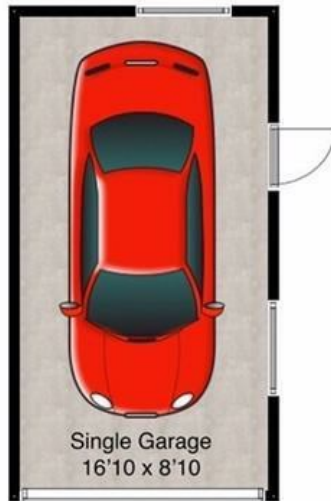
**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** E







## Pollards Close, Goffs Oak, Hertfordshire



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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**FINE & COUNTRY**

