

Chiltern Close, Goffs Oak, EN7 5SP

OIEO: £699,995  
Freehold



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**\*\*CHAIN FREE \*\***

**A stunning 3 double bedroom detached bungalow which has been completely renovated and extended recently to provide spacious and bright accommodation. The property has a lovely open plan super room incorporating the kitchen/lounge and diner. The 40ft rear garden backs directly onto fields. There is off street parking for several vehicles and offered for sale chain free.**

- 3 DOUBLE BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- EXTENDED & RENOVATED
- BRIGHT & SPACIOUS ACCOMMODATION
- OPEN PLAN KITCHEN/LOUNGE AND DINER
- CUL DE SAC
- 40FT REAR GARDEN BACKS DIRECTLY ONTO FIELDS
- OFF STREET PARKING FOR SEVERAL VEHICLES

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE/KITCHEN/DINER  
UTILITY ROOM

3 DOUBLE BEDROOMS  
FAMILY BATHROOM

40ft REAR GARDEN - Backs directly onto fields  
OFF STREET PARKING – for several vehicles

### **LOCATION**

Chiltern Close is off Newgate Street Road. There are a handful of shops and local pubs within walking distance. Cuffley village is a short drive away where there is a mainline railway station (Kings cross/Moorgate) and a larger selection of local shops and restaurants. Brookfield Farm is also a short drive away.

### **LOCAL AUTHORITY**

Broxbourne

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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## Chiltern Close, Hertfordshire EN7

Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>

All measurements are approximate and for display purposes only