



- DETACHED BUNGALOW
- POTENTIAL TO DEVELOP (STPP)
- TWO GARAGES
- LARGE ESTABLISHED PLOT

COLSTON CRESCENT, GOFFS OAK, EN7 5RS

POTENTIAL to substantially develop this 2 bedroom detached bungalow, in line with neighbouring properties. Two GARAGES, off road parking, large established garden backing onto open protected parkland. Highly regarded location in the heart of Goffs Oak. CHAIN FREE.

PRICE: Offers In Region Of £699,995 FREEHOLD



Property Description

Interesting opportunity to purchase a fabulous two bedroom detached bungalow with EXCELLENT POTENTIAL to develop and personalise to your own requirements in line with neighbouring properties.

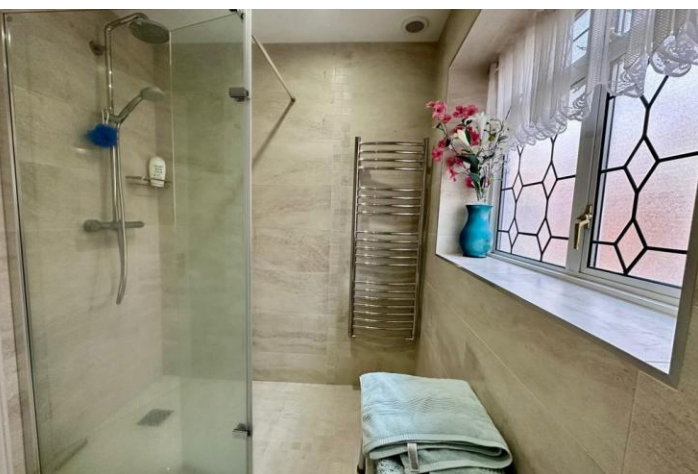
Colston Crescent is a well maintained highly regarded cul-de-sac set amongst Hertfordshire countryside backing onto open grassland. This property is ideally located offering easy access to the local villages of Goffs Oak and Cuffley which offer excellent facilities for day to day needs and Cuffley Station offers a regular service into London Moorgate.

This particular property is an attractive detached bungalow set well back from the highway on a large established plot which backs onto open grassland (which we understand is protected under common land rights) . Neighbouring properties have been developed to create large executive style detached homes and it's our opinion, that the potential is also offered with this property, subject to the usual planning consents.

The current accommodation in brief comprises a long entrance hall which grants access to the remainder of the property. The rear of the bungalow has been previously extended to create a large living room with direct access to the rear garden and spacious kitchen diner which offers a full range of fitted wall and base units with integrated appliances and space for a full size table and chairs.

There are two double bedrooms at the front of the bungalow which both benefit from fitted wardrobes and these are supported by the modern fully tiled wet room with walk in shower.





Externally the gardens are a real feature of the property with the rear garden extending to approx 90' in length and backing onto open grassland. The lawn is beautifully manicured and is edged with established well stocked borders. There are two timber sheds, once of which has been utilised as a home office and has power and light connected.

The property benefits from two garages with the attached garage currently used as a utility space to support the kitchen diner and the second garage, which is detached, is set behind the attached garage and presents with an up and over door.

The front of the property has been professionally laid to brick paving and offers off road parking for several vehicles with the remainder being laid to lawn

Properties in Colston Crescent are highly sought after as the potential to develop the homes offer unique opportunity to many different family dynamics.

Being offered CHAIN FREE early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

3' 3" x 3' 3" (0.99m x 0.99m)

ENTRANCE HALL

16' 0" x 7' 3" (4.88m x 2.21m)

EXTENDED LOUNGE

26' 5" x 11' 2" (8.05m x 3.4m)

EXTENDED KITCHEN/DINER

21' 0" x 13' 0" (6.4m x 3.96m)



BEDROM ONE

11' 4" x 11' 0" (3.45m x 3.35m)

BEDROOM TWO

11' 4" x 9' 2" (3.45m x 2.79m)

WET ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

EXTERIOR

REAR GARDEN

90' 0" (27.43m) APPROX

FRONT GARDEN

Parking for several vehicles

ATTACHED GARAGE /UTILITY

19' 2" x 9' 3" (5.84m x 2.82m)

DETACHED GARAGE

18' 4" x 8' 2" (5.59m x 2.49m)

CHARGES AND TENURE

Title: Freehold

Council Tax: Band F within Broxbourne Borough Council

UTILITIES

Gas - Mains supply

Electricity - Mains Supply

Water and Drainage - Mains

EPC ORDERED – TO FOLLOW

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements