

**0 Bed  
Land - Building Plot  
located in**



Old Park Ride  
Goffs Oak  
EN7 5JA

1.2 Acres of pasture/paddocks - outlined in blue on the aerial plan - south facing aspect with views of London skyline. Situated on the southern borders of Goffs Oak, within the private gated Theobalds Park Estate, accessible from Goffs Oak, Crews Hill and Theobalds Park.

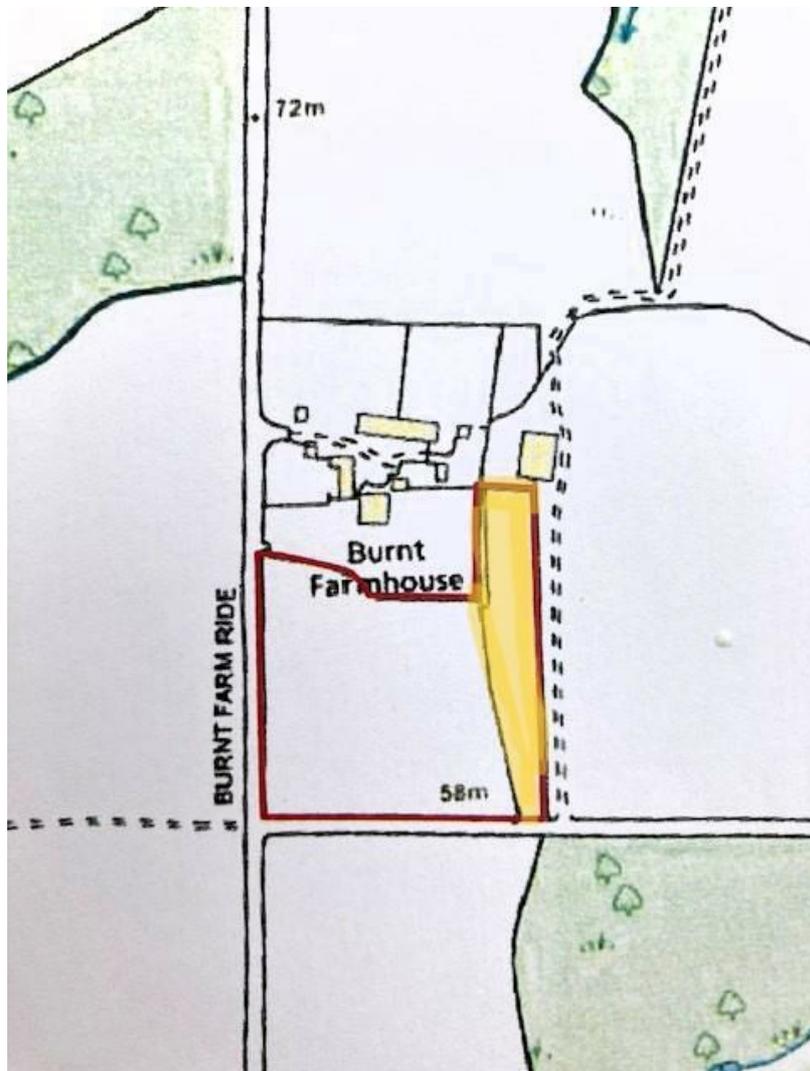
Land is adjacent to Burnt Farm residential properties and Old Park Ride. Overage terms will apply.



Offers In The Region Of  
£300 000

1.2 Acres of Pasture/Paddocks - outlined in blue on the aerial plan - south facing aspect with views of London skyline. Situated on the southern borders of Goffs Oak, within the private gated Theobalds Park Estate, accessible from Goffs Oak, Crews Hill and Theobalds Park. Land is adjacent to Burnt Farm residential properties and Old Park Ride. Overage terms will apply.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## DIRECTIONS

## CONTACT

79 Bradmore Green  
 Brookmans Park  
 Herts.  
 AL9 7QT

E:

T: 01707664549

<https://www.duncanperry.co.uk>

