



**Goffs Crescent, Goffs Oak**



- QUIET CUL-DE-SAC LOCATION
- 3 BEDROOMS
- GARAGE
- CLOSE TO GOOD SCHOOLING



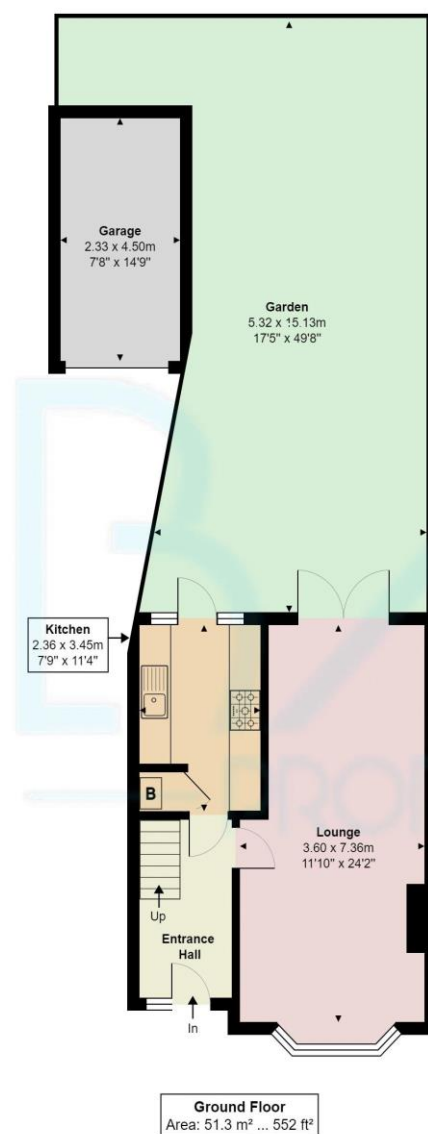
- WALKING DISTANCE TO AMENITIES
- LOFT ROOM



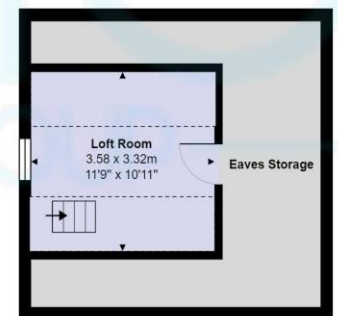
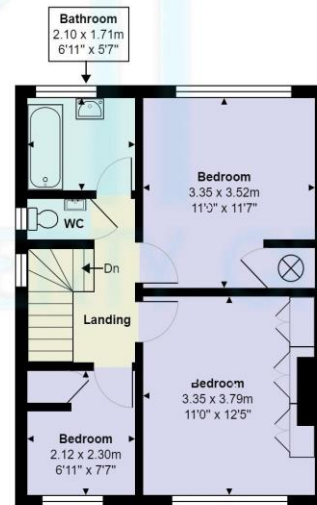
**Goffs Crescent**  
Goffs Oak EN7 5JR

A delightful 3 bedroom home situated in a quiet cul-de-sac location close to Goffs Oak village and local primary schools. The accommodation consist of: Entrance hallway, living room/dining room, kitchen, on the first floor you will find 3 bedrooms with 2 of them having fitted wardrobes, there is a bonus of having a large loft room, with the correct planning and alterations this could provide another bedroom and en-suite. Potential for off street parking. There is also a garage and rear garden.

The area of Cuffley and Goffs Oak is popular with commuters as it is surrounded by Hertfordshire countryside, yet very conveniently placed for transport links into London, just a few miles from the M25/A10 and just a few minutes drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate. The area has a good selection of local shops for daily conveniences, including local eateries and there are further shops at the Brookfield Shopping Centre. Positioned ideally for families with local schooling in mind. An extremely Short walk to the ever popular Woodside Primary school and within reach of some very good state and private schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



First Floor Area: 41.3 m<sup>2</sup> ... 444 ft<sup>2</sup>

Second Floor Area: 29.9 m<sup>2</sup> ... 322 ft<sup>2</sup>

Ground Floor Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>



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Total Area: 122.5 m<sup>2</sup> ... 1318 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only