



Newgatestreet road, Goffs Oak



- DOUBLE STOREY EXTENSION TO SIDE AND REAR
- 3 RECEPTION ROOMS
- HOME SALON
- 3 BATHROOMS
- STUDIO TO REAR
- OWN DRIVEWAY
- MONITORED BURGLAR ALARM SYSTEM
- CLOSE TO AMENITIES



Newgatestreet Road

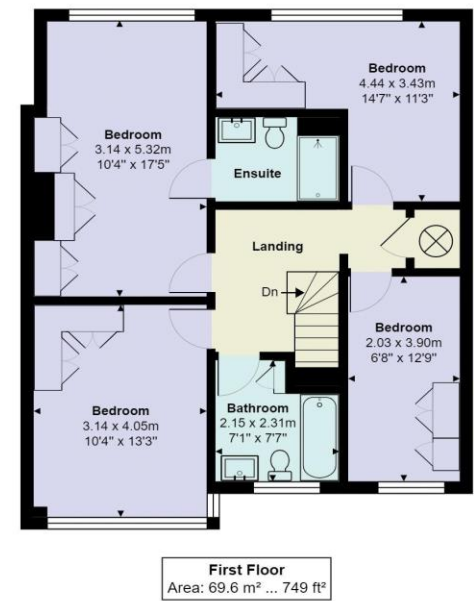
Goffs Oak EN7 5RP

A stunning 4 bedroom generously extended family home offering substantial living accommodation on both floors. The ground floor comprises of large entrance hallway with doors to a large through lounge/dining room, 2nd reception room currently used as gym with bath, 3rd reception room used as home salon/utility room, spacious kitchen breakfast room, and a downstairs wc. The first floor consists of 4 bedrooms with en suite bathroom to master bedroom and further family bathroom. Externally the property benefits from a large driveway to the front and the rear garden has a rockery fishpond, purpose-built barbeque area and at the bottom of the garden is a soundproof studio.

The property sits in a desirable location in the village of Goffs Oak just around the corner from Goffs Oak junior mixed infant School. There are other good schools in the local area including Woodside Junior Mixed Infant School and Goffs Academy secondary school, St Mary's High School as well as Queenswood girl's school and Lochinver House boy's school in Potters Bar, so it is an ideal place to bring up a family. 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 five minute drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate. Goffs Oak has a good selection of local shops including a supermarket and Post Office and there are further shops at Cuffley and at the Brookfield Shopping Centre in Cheshunt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 171.2 m² ... 1843 ft² (excluding garden)
All measurements are approximate and for display purposes only