



**The Gateways, Goffs Oak**



- STUNNING FAMILY HOME
- 5 BEDROOMS
- METICULOUSLY RENOVATED AND EXTENDED
- SWIMMING POOL
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- LANDSCAPED GARDENS



# The Gateways

Goffs Oak EN7 6SU

This imposing detached residence has been meticulously renovated and extended by the current owners to create this simply stunning family home. The property is presented in pristine condition and offers contemporary living space and quality throughout. -The ground floor offers three spacious reception rooms, large kitchen/family/dining room, separate utility room and guest cloakroom. The first floor boasts five bedrooms and three bathrooms. The gardens to front and rear are beautifully landscaped and the rear garden benefits from a swimming pool. To the front there is a driveway providing off street parking for several vehicles leading to a double garage.

The villages of Goffs Oak and neighbouring Cuffley are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. Cuffley station provides regular trains to London, Finsbury Park, Kings Cross and Moorgate. The area has a very good variety of local shops and restaurants, and there is a large shopping centre at Brookfield Farm, just a short drive away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 306.8 m<sup>2</sup> ... 3303 ft<sup>2</sup>

All measurements are approximate and for display purposes only