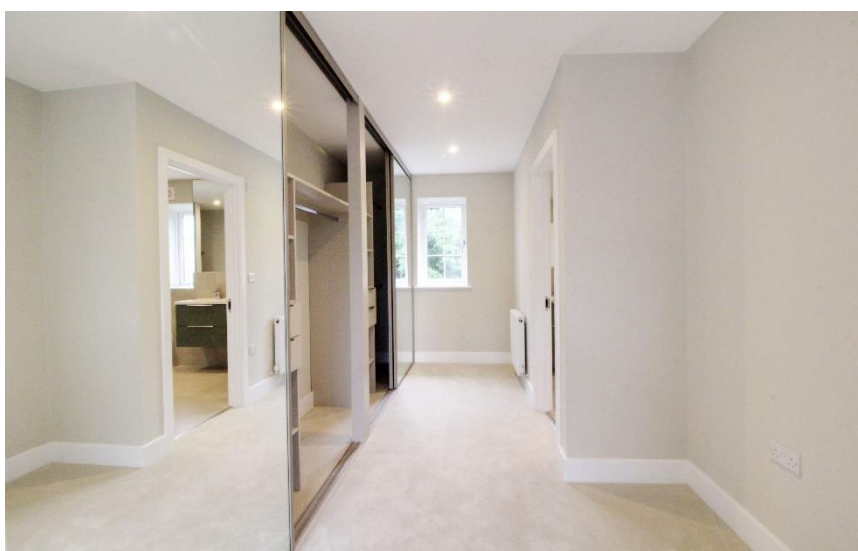




Goffs Lane, Goffs Oak



- BRAND NEW LUXURY HOMES
- 4/5 BEDROOMS
- 4 BATHROOMS
- 10 YEAR WARRANTY



- PRIVATE GATED ENTRANCE
- CALL TO VIEW

Colesgrove Farm, Goffs Lane

Goffs Oak EN7 5EN

Oakhurst and Cedarwood are two remarkable new homes located in Goffs Oak. These homes are set behind a gated entrance and span over three floors, offering more than 2,454 sq ft of luxurious living space. On the ground floor, you'll find a bespoke-fitted kitchen that opens into a family area, creating a spacious and inviting atmosphere. The glass conservatory extends this space, making it perfect for dining and entertaining. Additionally, there is a front lounge for relaxation, a further reception room that can serve as a fifth bedroom, a convenient three-piece bathroom, and a utility room for added functionality. Moving to the first floor, there are three generous bedrooms. One of these bedrooms features its own en-suite bathroom and a walk-in wardrobe, providing a private retreat. The other two bedrooms are served by a family bathroom. At the top of the house, you'll find the fourth bedroom, which also comes with an en-suite bathroom and a walk-in wardrobe, ensuring ample space and privacy. These homes are designed with luxury finishes throughout, adding a touch of contemporary refinement. They are ideally located within easy reach of local amenities and transport links, making them perfect for modern living.

The villages of Cuffley and Goffs Oak 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. The property is just a short walk from Cuffley station with 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. The property is in walking distance of two highly regarded primary schools; Woodside Primary and Cuffley, and within reach of several excellent state and private schools.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		