



Cuffley Hill, Goffs Oak



- GATED DEVELOPMENT
- 3000 SQUARE FEET
- 5 BEDROOMS
- 3 BATHROOMS
- DRESSING ROOM TO MASTER BEDROOM
- 4 RECEPTION ROOMS
- EXCELLENT CONDITION
- GARAGE





Cuffley Hill  
Goffs Oak EN7 5EY

**\*\*3000 SQ FEET\*\* 5 BEDROOMS\*\* GATED DEVELOPMENT\*\* SUPER ROOM\*\* BI-FOLDING DOORS\*\*** A beautifully presented 5 bedroom detached family home set behind electric security gates and a private driveway. The property boasts just over 3000 square feet of carefully planned accommodation over 3 floors. Entrance hallway, living room, dining room, large study, SUPER ROOM which comprises kitchen/living and dining with 3 sets of bi-folding doors, utility room and downstairs cloak room. On the first floor there are 4 bedrooms with an extremely good size luxury bathroom and en-suite shower to the guest bedroom. The top floor is dedicated to the master suite including bedroom, en-suite shower and walk in wardrobe or could be used as bedroom 6. Outside space includes, rear garden, newly constructed multi-functional summer house, side access, off street parking and garage.

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		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BANC**  
PROPERTY GROUP  
Cuffley Hill, Goffs Oak, EN7 5EY  
Total Area: 283.2 m<sup>2</sup> ... 3048 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only