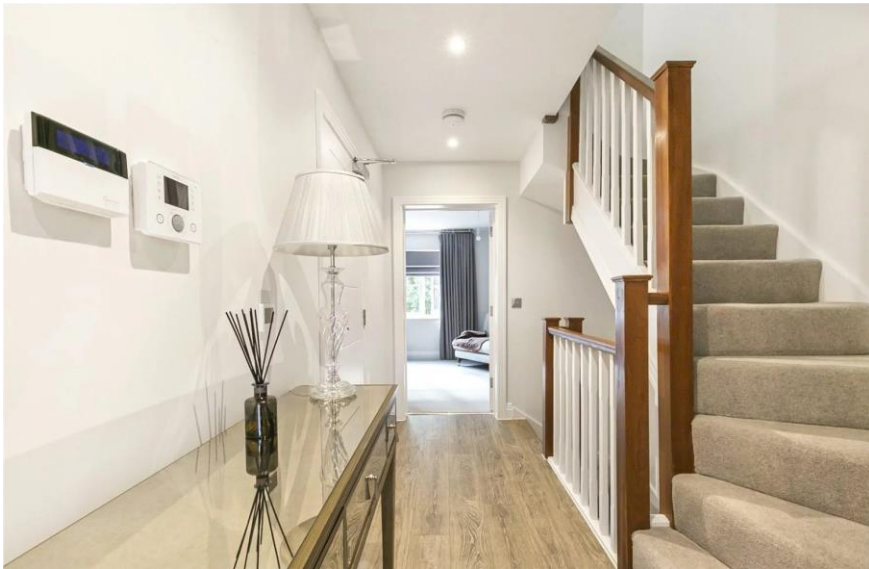




**Edwards Close, Goffs Oak**

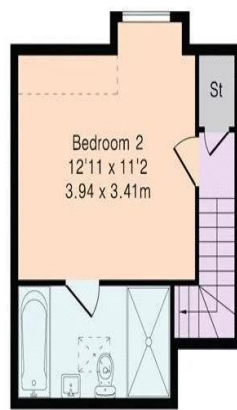


- NEWLY CONSTRUCTED
- FOUR FLOORS
- THREE BATHROOMS
- PRIVATE GATED DEVELOPMENT
- BACKING ONTO WOODLANDS
- CHAIN FREE

**Edward Close, Cuffley Hill**  
Goffs Oak EN7 5EY

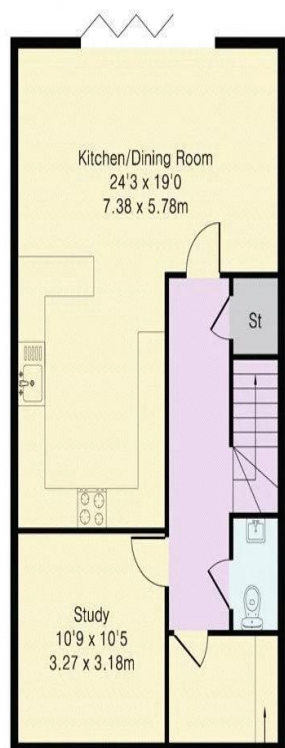
This newly constructed four bedroom semi detached residence is located in a fabulous new gated development and boasts circa 2084 sq ft of luxurious and modern living accommodation. Offered chain free Features of this beautiful home include spacious reception rooms, fabulous kitchen/diner with quartz work tops and siemens appliances, underfloor heating, three bathrooms, west facing garden and large garage. Commanding a magnificent location within close proximity to Cuffley Station and local shops and amenities, surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, contemporary living at its best.

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.

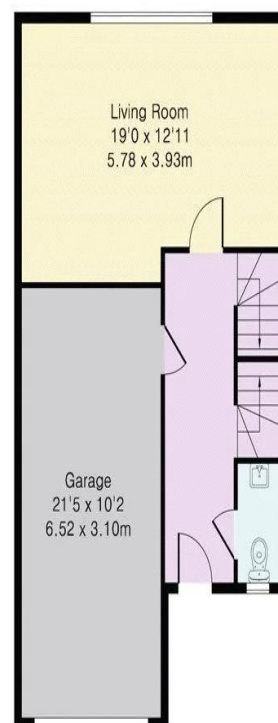


Top Floor

Approximate Gross Internal Area 2084 sq ft – 194 sq m  
Lower Ground Floor Area 655 sq ft – 61 sq m  
Ground Floor Area 596 sq ft – 55 sq m  
First Floor Area 569 sq ft – 53 sq m  
Top Floor Area 264 sq ft – 24 sq m



Lower Ground Floor



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC