



St Johns Road, Goffs Oak



- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/DINING ROOM
- 10 YEAR NHBC
- QUIET LOCATION
- CLOSE TO GOOD SCHOOLS
- GOOD TRANSPORT LINKS
- DETACHED GARAGE



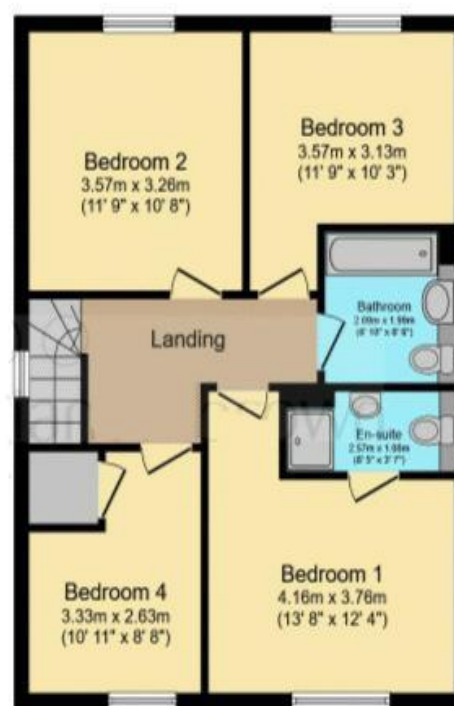
St Johns Road
Goffs Oak EN75PN

****CHAIN FREE**** This recently built and beautifully presented four-bedroom detached family home is set on the new development of Monarch Oaks built by Coutryside Homes. On the ground floor there is a spacious reception hallway, lounge, large kitchen/diner overlooking the garden and a guest cloakroom. On the first floor there are four bedrooms, with an en suite to the master bedroom, and a family bathroom. The rear garden has a paved seating area with the remainder laid to lawn. There is a detached garage to the front and off street parking. ****CHAIN FREE****

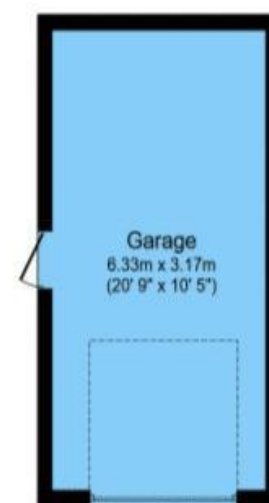
The villages of Goffs Oak and neighbouring Cuffley are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. Cuffley station provides regular trains to London, Finsbury Park, 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.



Ground Floor



First Floor



Garage

Total floor area 138.7 m² (1,493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		