

The Gateways  
Goffs Oak, Hertfordshire, EN7 6SU  
Price £1,550,000 Freehold

**STATONS**

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Bedrooms 6 | Bathrooms 4 | Receptions 4







9 The Gateways  
Goffs Oak, Hertfordshire  
EN7 6SU



This imposing detached residence has been meticulously refurbished 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, boot room and guest cloakroom. The first floor boasts six bedrooms (five being double bedrooms) and four bathrooms. The master bedroom has the added benefit of a dressing room accessed from stairs going into the second floor.

The garden is well maintained and has a detached studio currently sound proof and used as a music room. To the front there is a driveway providing off street parking.

The property is conveniently located within approximately two miles from Cuffley Station with direct links to London Moorgate and Finsbury Park and approx. 0.7 miles from Goffs Oak Village with a selection of amenities. The property is also within easy reach of the A10 (approx. 3 miles), and the M25 (J25 approx. 4 miles).

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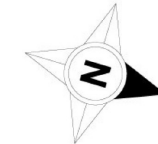
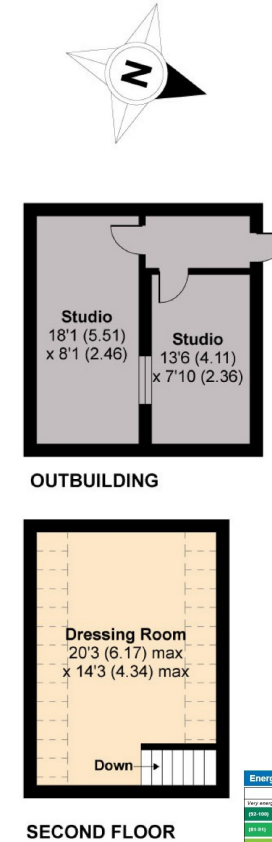
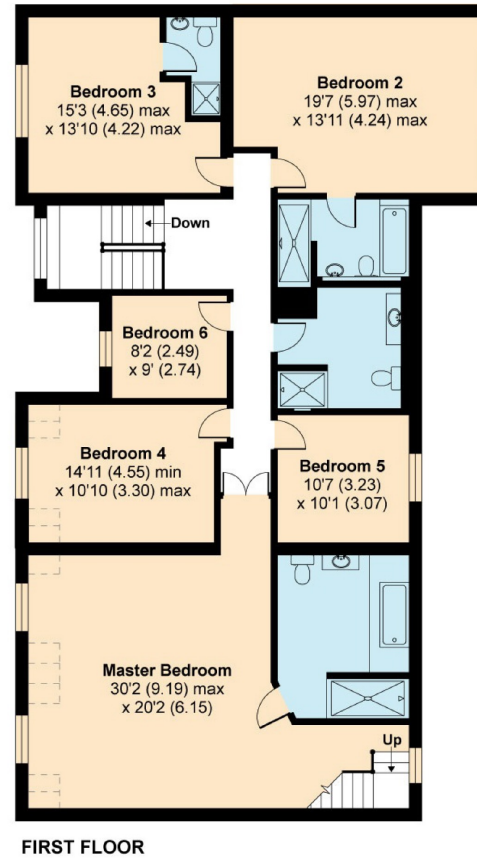
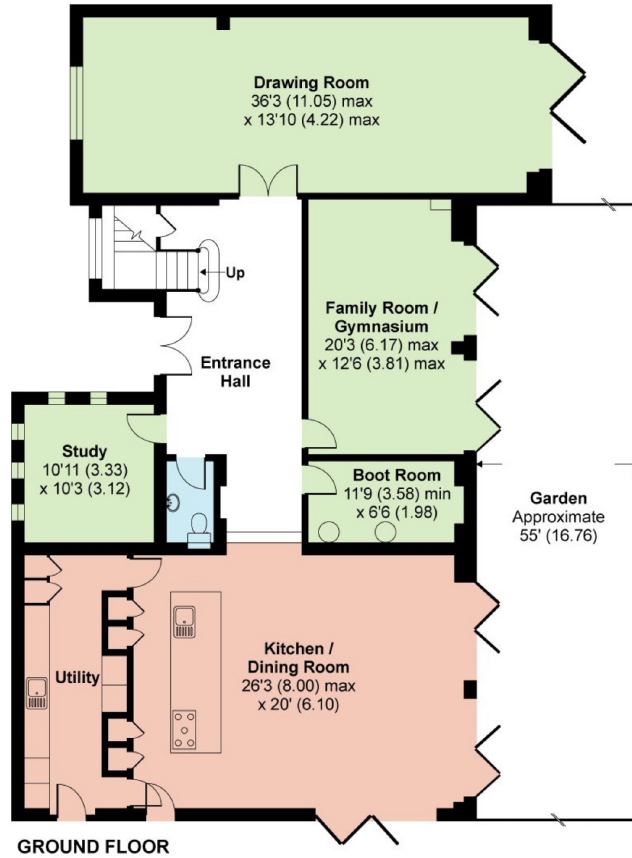




## The Gateways, Goffs Oak, Waltham Cross, EN7 6SU

APPROX. GROSS INTERNAL FLOOR AREA 4141 SQ FT 384.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)  
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 308 SQ FT 28.6 SQ METRES

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
A	A	73	B	B	66
B	B	77	C	C	70
C	C		D	D	
D	D		E	E	
E	E		F	F	
F	F		G	G	
G	G				

Best energy efficient - lower rating costs  
 Not energy efficient - higher rating costs  
 EU Directive 2002/91/EC  
 England & Wales

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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