



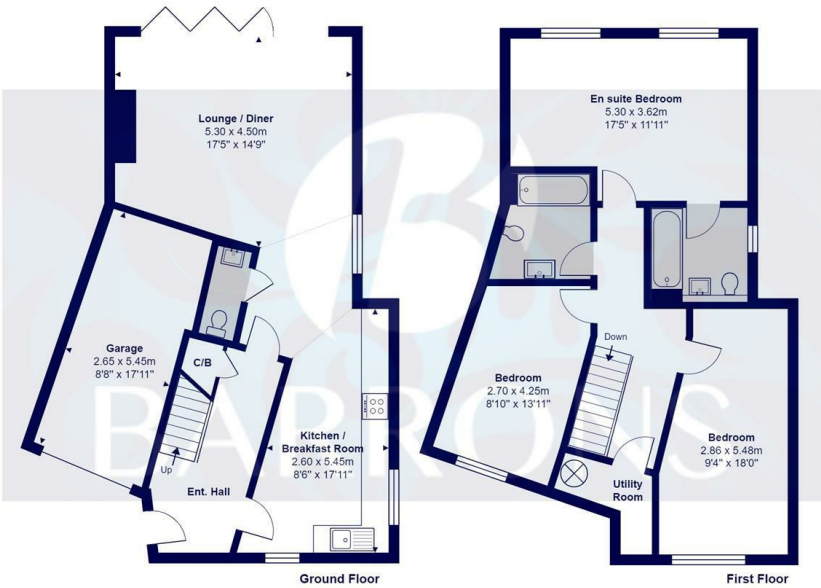
**** A MODERN AND NEWLY BUILT (2 YEARS LEFT NHBC) THREE DOUBLE BEDROOM DETACHED FAMILY HOME, LOCATED IN THE HEART OF THE VILLAGE WITH SOUTH FACING GARDEN AND EXCELLENT AMENITIES WITH IN WALKING DISTANCE. VENDOR SUITED ****

A modern and spacious **THREE DOUBLE BEDROOM DETACHED** family home, located in a highly desirable turning in the heart of Goffs Oak Village. This modern and attractive home was built 8 years ago and has 2 years NHBC remaining. The home provides excellent **OPEN PLAN** living accommodation, enhanced by a wealth of modern day features and complemented by bright and airy interiors throughout. The accommodation has been arranged over two floors and comprises: **SPACIOUS ENTRANCE HALLWAY**, 17'5 X 14'9 **LOUNGE / DINER** with **UNDER FLOOR HEATING** and **BI-FOLDING DOORS** opening on to the garden, 17'11 X 8'6 **KITCHEN / BREAKFAST ROOM** with **UNDER FLOOR HEATING**, **UTILITY ROOM** and **GROUND FLOOR CLOAKROOM/W.C.** On the first floor there are **THREE EXCELLENT DOUBLE BEDROOMS** each measuring: 17'5 x 11'11 **MASTER BEDROOM** with **EN-SUITE BATHROOM**, 18'0 X 9'4 **BEDROOM TWO**, 13'11 X 8'10 **BEDROOM THREE** and there is a family bathroom of the landing.

Outside, the established gardens enjoy a semi-secluded setting and enjoy a **SUNNY SOUTH FACING** aspect. The gardens have been mainly laid to lawn, boarded by a selection of mature shrubs and colourful flowers. To the front the property is approached via paved drive way providing off road parking and access to the 17'11 x 8'8 **GARAGE**.

DOVERFIELD is ideally located in the heart of Goffs Oak Village and is within walking distance to two highly regarded primary schools, fine country walks and an excellent selection of local amenities. Cuffley Village with its excellent transport links to London Moorgate is approximately 1 mile.

Property Price £650,000



- 2 YEARS REMAINING NHBC
- THREE DOUBLE BEDROOMS (TWO BATHROOMS)
- HIGHLY SOUGHT AFTER LOCATION
- 17'5 X 14'9 LOUNGE / DINER with UNDER FLOOR HEATING and BI-FOLDING DOORS to garden
- 17'11 x 8'6 KITCHEN / BREAKFAST ROOM with UNDER FLOOR HEATING
- UTILITY ROOM & GROUND FLOOR CLOAKROOM
- 17'5 X 11'11 MASTER BEDROOM with EN-SUITE BATHROOM
- 18'0 X 9'4 BEDROOM TWO
- 13'11 X 8'10 BEDROOM THREE
- 17'11 X 8'8 GARAGE



Doverfield, Hertfordshire EN7
 Total Area: 137.1 m² ... 1476 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92+)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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