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Property Sales & Lettings



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Orchid Close | Goffs Oak | EN7 5NF | £695,000





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# Orchid Close | Goffs Oak | EN7 5NF

A fantastic chance to acquire this meticulously designed two bedroom property boasting a substantial South facing plot and a number of outbuildings. The current owners have created this superb 'lifestyle home', which provides easy & peaceful living, the property comprises of a lounge diner, kitchen/breakfast room, utility room and shower room. While on the first floor there are two bedrooms and a modern bathroom. Externally, this special opportunity comes to life, with a number of outbuildings including a hydro pool which sits within a high spec 'all weather' build, office/outbuilding, garage with loft space and a garden store. The substantial plot has been well thought out being divided into sections for all uses, such as entertaining, relaxing or wildlife spotting. Orchid Close is a private and historic site, the entrance to the close is via the electric security gates. Transport links, schooling and amenities are all close by which gives this tranquil setting the best of both worlds.

Note - We have been advised by the current owners of a £89 per month maintenance charge. To be confirmed via solicitors.

- Meticulously Designed Two Bedroom Property
- Substantial South Facing Plot
- Downstairs Shower Room
- Hydro Pool & Sun Terrace
- Garage with Loft Storage & Side Driveway
- Office/Outbuilding & Garden Store
- Gated Community
- Private & Historic Site
- Transport Links & Amenities Close By



Community Entrance Security Gates

Drive In

Entrance Door

Lounge Diner

17'11 x 15'4

Kitchen/Breakfast Room

13'6 x 15'4

Utility

Shower Room

First Floor Landing

Bedroom One

14'1 x 11'

Bedroom Two

14'6 x 7'9

Bathroom

8' x 7'9

External

Driveway

Garage

South Facing Garden

Hydro Pool

Sun Terrace

Office/Outbuilding

Garden Store





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

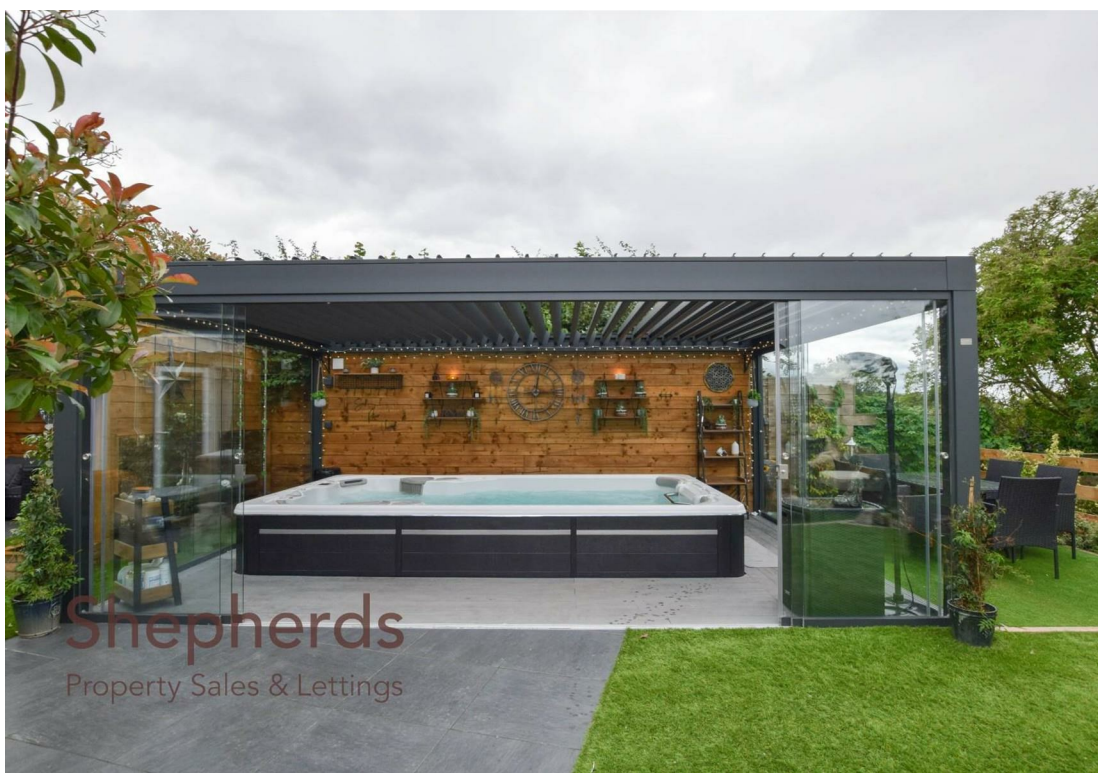
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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** A





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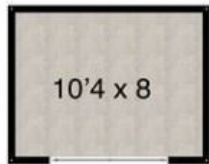
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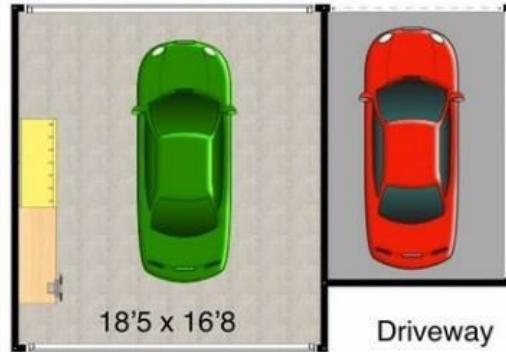


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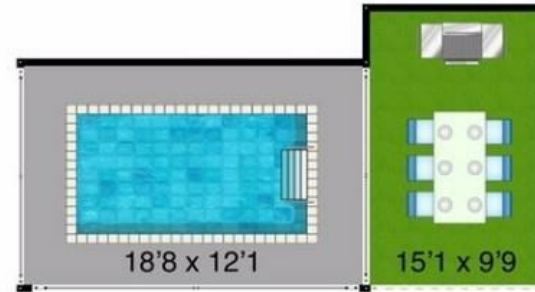
# Orchid Close, Goffs Oak, EN7



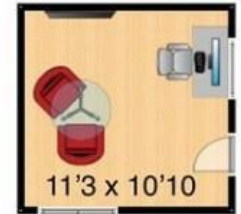
Garden Store



Garage & Garage Loft Space



Hydro Pool & Sun Terrace



Office/Outbuilding



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

