

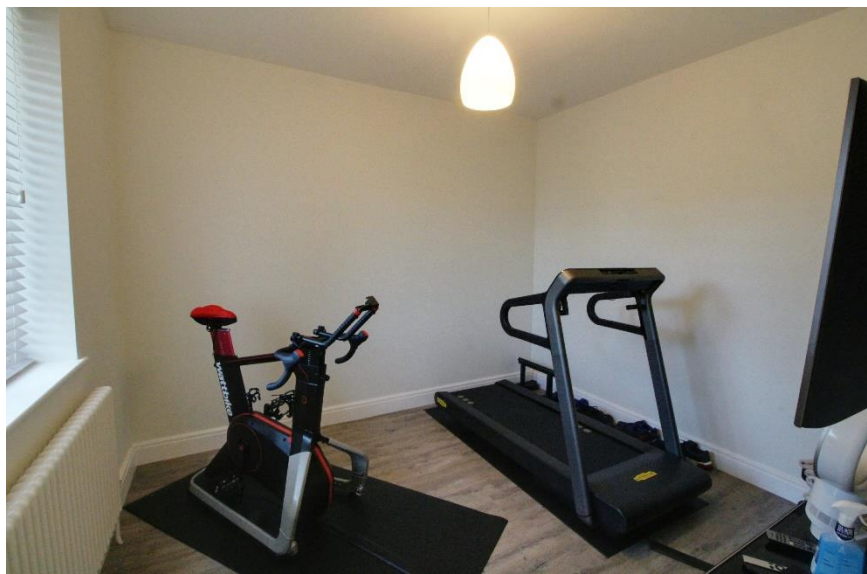


BANC
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Cuffley Hill, Goffs Oak



- OPEN PLAN LIVING STYLE
- BEAUTIFUL VIEWS OVER COUNTRYSIDE
- OPEN ASPECT
- SPACIOUS LIVING/FAMILY ROOM
- 4/5 BEDROOMS
- GYM/BEDROOM 4
- PLENTY OF OFF STREET PARKING
- WALKING DISTANCE TO THE STATION



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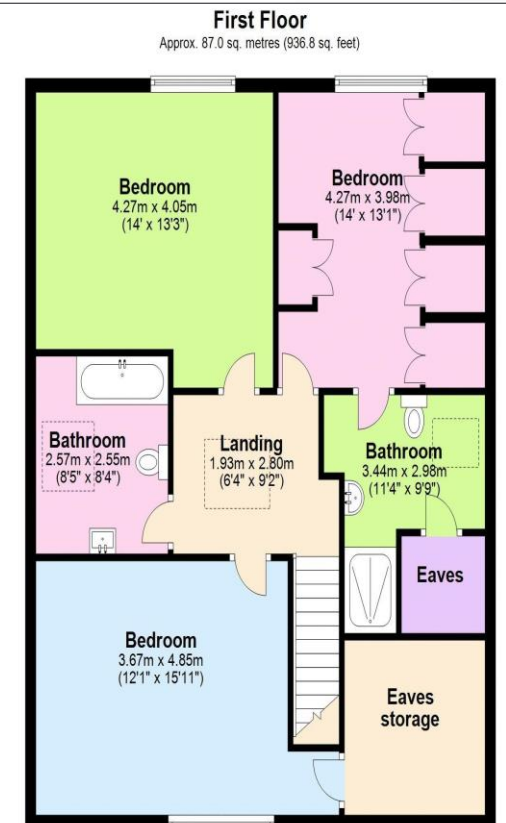
Cuffley Hill
Goffs Oak EN7 5HA

A fabulous spacious contemporary 4 / 5 bedroom detached home with stunning rural views over open countryside. The property has been thoughtfully and efficiently modified to offer luxurious and cost effective living. From the solar panels on the roof, to the Calacutta quartz kitchen worktop and Neff appliances, no expense has been spared. The spacious accommodation comprises: a welcoming reception hallway, opening onto the impressive air conditioned super room with it's striking feature Gazco electric fire and full length glass doors leading to the rear garden with exceptional views over rolling countryside. Also on the ground floor is the gym/bedroom 4, second reception/bedroom 5, shower room and utility room and on the first floor the master bedroom also has air conditioning, there are two further bedrooms (one ensuite) and a family bathroom. There is extensive paved off street parking for several cars and a garage plus an electric charging pod and Tesla Powerwall. The garden features a raised decked area, accessed via sliding doors from the super room with inset hot tub and additional area perfect for al fresco dining. The rest of the rear garden is laid to lawn backing onto rolling countryside.

The villages of Cuffley and Goffs Oak 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. The property is just a short walk from Cuffley station with 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. The property is in walking distance of two highly regarded primary schools; Woodside Primary and Cuffley, and within reach of several excellent state and private schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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



Total area: approx. 224.6 sq. metres (2417.8 sq. feet)