



Grangebrook, Goffs Oak



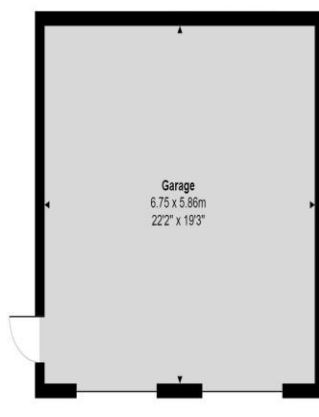
- Private Gated Development
- Built in 2018
- Luxury Five Bedroom Home
- 5 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Super Room
- Good size Private Garden
- Double Garage



Grangebrook, Rags Lane
Goffs Oak EN7 6TD

****PRIVATE EXCLUSIVE DEVELOPMENT ** VENDOR SUITED** ONLY 5 YEARS OLD** 5 BEDS/3 BATHROOMS**** We are pleased to offer this rare to the market 5-bedroom executive home situated on the exclusive Grangebrook development. This stunning home which is still only 5 years old offers modern contemporary living style. The accommodation consists of: Entrance hallway, dual aspect living room, study, dining room and of course the "super room" incorporating kitchen/living/dining. There is a utility room and downstairs cloakroom. Upstairs there is a large landing, 5 bedrooms with the master bedroom having an en-suite bathroom and dressing room, the guest bedroom also has an en-suite shower room, there is a family bathroom with shower. The property is set behind its own gates, there is plenty of parking and a double garage. The garden is a lovely size, very secluded with high fencing.

This exclusive development is excellently located within easy reach of the village of Goffs Oak and Cuffley, as well as being close to Cheshunt and the recently refurbished Brookfield Shopping Centre. The University of Hertfordshire is only a 23 minutes drive away, whilst the A10 and M25 are both easily accessible providing direct links into London going South or Cambridge going North.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BANC
PROPERTY GROUP

Grangebrook, Rags Lane, Cheshunt, EN7 6TD

Total Area: 291.8 m² ... 3141 ft²

All measurements are approximate and for display purposes only