



Cuffley Hill, Goffs Oak



- EXTENDED FAMILY HOME
- LARGE KITCHEN/DINER
- DOWNSTAIRS WC
- GARAGE



- LARGE SOUTH FACING GARDEN
- CLOSE TO AMENITIES
- VENDOR SUITED

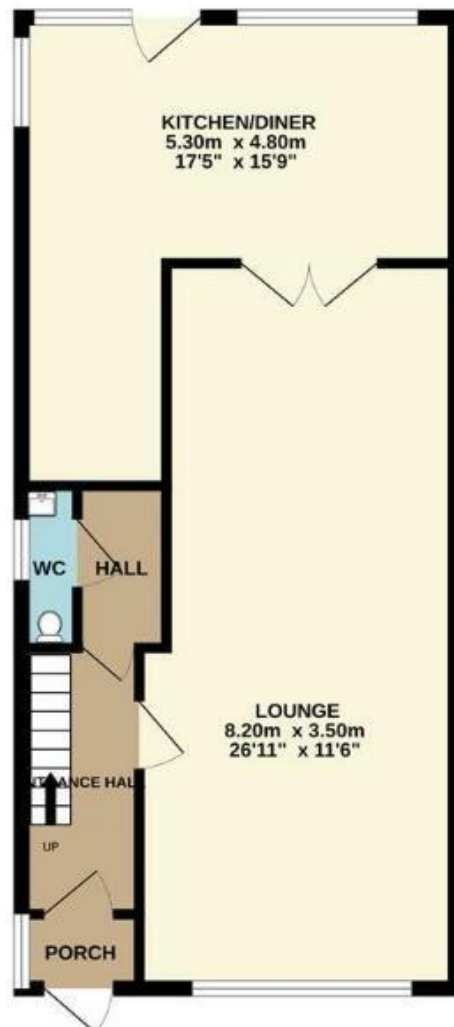
Cuffley Hill
Goffs Oak EN7 5HE

A well positioned three bedroom extended semi detached family home in the sought after village of Goffs Oak. The spacious accommodation benefits from a large well maintained south facing garden as well as being walking distance to local shops, good schools, and local transport and road links. The ground floor comprises of large through lounge which follows into the extended kitchen/diner & a cloak room. On the first floor there are three bedrooms, bathroom, and separate WC. The property has a garage accessed via driveway. Potential to extend (STPP) for growing families. Internal viewings are highly recommended.

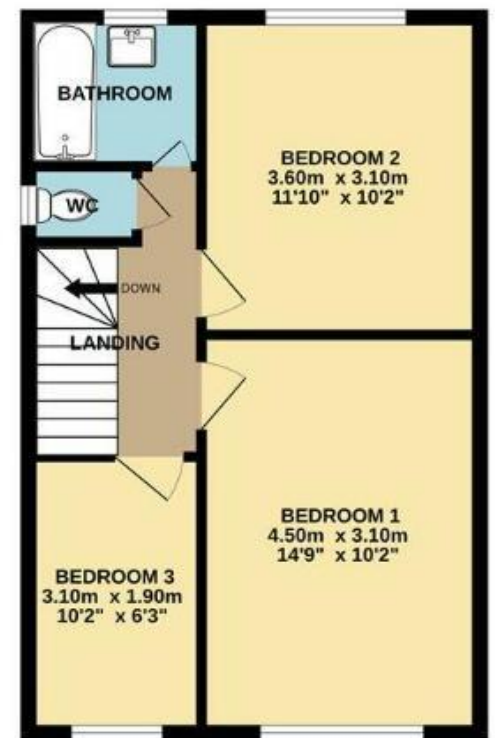
The villages of Cuffley and Goffs Oak are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. The property is just a short walk from Cuffley station with regular trains to 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.



GROUND FLOOR
52.7 sq.m. (567 sq.ft.) approx.



1ST FLOOR
40.4 sq.m. (434 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 93.1 sq.m. (1002 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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