



Orchid Close, Goffs Oak



- GATED DEVELOPMENT
- 4 DOUBLE BEDROOMS
- 2 ENSUITES
- 3 RECEPTION ROOMS
- CHARMING CHARACTER
- CHAIN FREE

Doncaster Lodge Orchid Close

Goffs Oak EN7 5NF

An exceptional four double bedroom family home situated in a gated development. The accommodation in brief comprises of; Entrance Hall, three reception rooms, kitchen/breakfast room, utility room, ground floor cloakroom, four double bedrooms, two en-suites plus a family bathroom. 'Doncaster Lodge' enjoys a commanding position on the outskirts of this small exclusive and gated development enjoying beautiful panoramic views of the London skyline to the south. The property has a lovely rear garden.

The area of Cuffley and Goffs Oak is popular with commuters as it is surrounded by Hertfordshire countryside, yet very conveniently placed for transport links into London, just a few miles from the M25/A10 and just a few minutes drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate. The area has a good selection of local shops for daily conveniences, including local eateries and there are further shops at the Brookfield Shopping Centre. Positioned ideally for families with local schooling in mind. An extremely short walk to the ever-popular Woodside Primary school and within reach of some very good state and private schools.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced for Hothbertons

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |