



Godfrey Crescent , Goffs Oak



- RECENT NEW BUILD
- 1730 SQUARE FOOT
- LUXURY FITTINGS
- UNDER FLOOR HEATING TO GROUND FLOOR



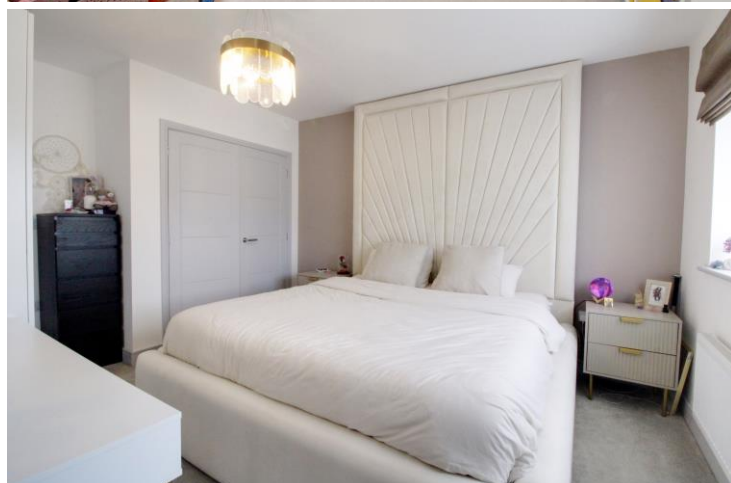
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- 2 EN-SUITES PLUS FAMILY BATHROOM
- GARAGE

Godfrey Crescent

Goffs Oak EN7 5FW

A recent new build 4 bedroom detached family home set on the new development of Godfrey Crescent. The house was built by Stonebond properties and finished to an exemplary standard. The accommodation is laid out over 3 floors and there are benefits of under floor heating on the ground floor and is an impressive 1730sq foot, high quality, colour-contrasted modern shaker style kitchens with a stylish Silestone worktop and a range of integrated appliances to include dishwasher and wine cooler. The property overlooks the beautiful curved green whilst being set within a carefully crafted development hosting beautifully designed homes with an abundance of space and wild meadow area. There are 3 reception rooms, 4 bedrooms with 2 en-suites and a family bathroom. Garage and off street parking.

The property sits in a desirable location in the village of Goffs Oak just around the corner from Goffs Oak junior mixed infant School. There are other good schools in the local area including Woodside Junior Mixed Infant School and Goffs Academy secondary school, St Mary's High School as well as Queenswood girl's school and Lochinver House boy's school in Potters Bar, so it is an ideal place to bring up a family. 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 five minute drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate.



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

