



St. James Road, Goffs Oak



- GATED ENTRANCE
- SITUATED IN THE DESIRABLE ST JAMES PARISH
- 3 RECEPTION ROOMS
- 5 BEDROOMS



- 2 BATHROOMS
- GARDEN ROOM / STUDIO
- GARAGE
- OFF STREET PARKING

Hockwold Farm St. James Road
Goffs Oak EN7 6TP

Set behind electric security gates you will find this superb 1930's built 5 bedroom detached home which offers approx 3509 square feet of accommodation. As you approach through the entrance hallway you will find 3 reception rooms, the living room, tv room and dining room, kitchen breakfast room with bi-folding doors which leads to the garden, utility room and cloakroom. On the first floor there are 4 bedrooms with the master bedroom having an en-suite shower room and a separate family bathroom. On the second floor there is a loft room you could use as a bedroom. The exterior provides good al-fresco dining and entertaining space, a garden studio/study, off street parking and a double garage.

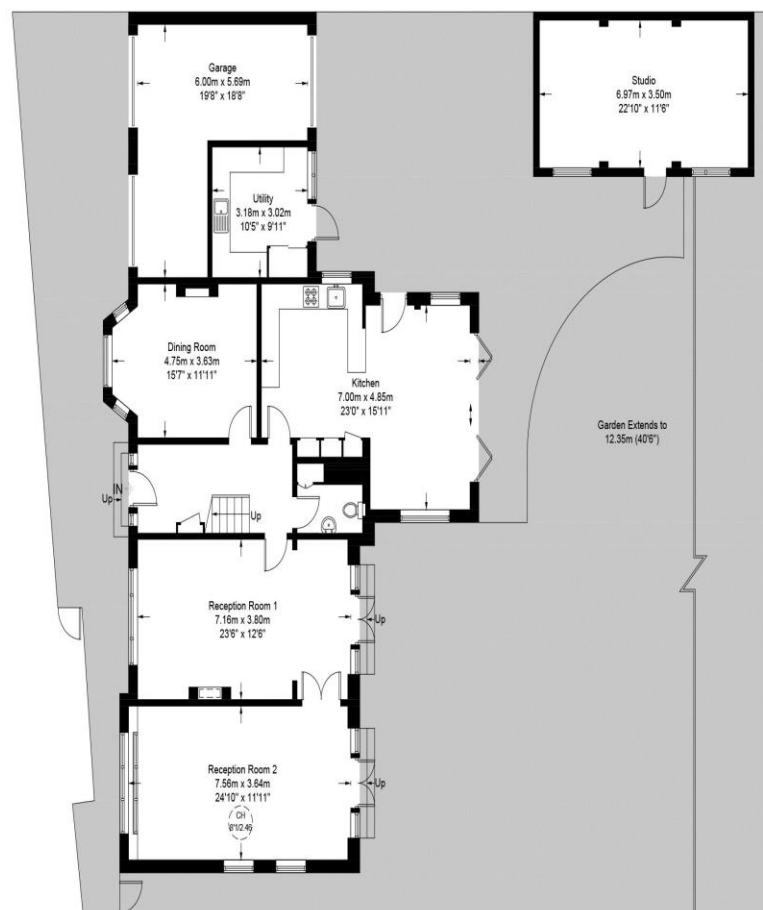
The villages of Goffs Oak and neighbouring Cuffley are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. Cuffley station provides regular trains to London, Finsbury Park, 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.



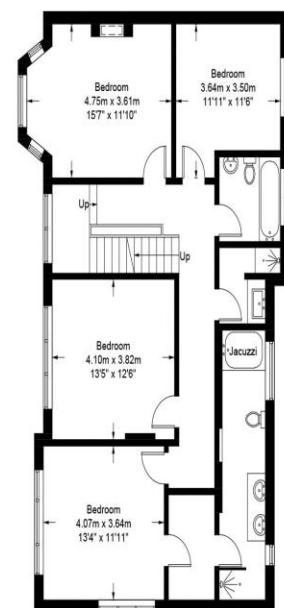
St. James Road, EN7

Approximate Gross Internal Area = 2876 sq ft / 267.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 419 sq ft / 38.9 sq m
Garage and Studio = 633 sq ft / 58.8 sq m
Total = 3928 sq ft / 364.9 sq m

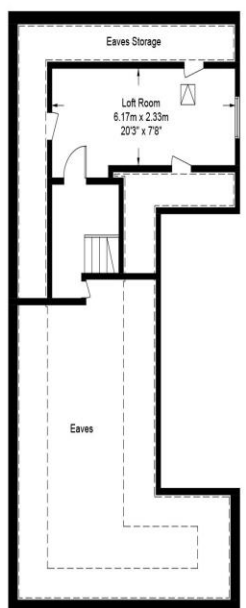
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



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. (ID941554)