



The Gateways, Goffs Oak



- FIVE BEDROOMS
- DETACHED
- DOUBLE GARAGE
- 4 RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- TWO EN-SUITES
- DOUBLE GARAGE

The Gateways

Goffs Oak EN7 6SU

Presenting this exceptionally attractive and spacious five-bedroom detached family home, nestled within the highly desirable St. James Parish. This prime location offers convenient access to village amenities, excellent local schools, and the nearby Cuffley mainline station. The home features four elegant reception rooms and five bedrooms, with two of them having en-suites, providing ample space for family living and entertaining. Additional highlights include a double garage with its own driveway, ensuring ample parking and storage, and a superb south-facing secluded rear garden, perfect for outdoor relaxation and gatherings. This home perfectly blends style, comfort, and convenience, making it an ideal family residence.

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.



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

GROUND FLOOR
1644 sq.ft. (152.8 sq.m.) approx.

1ST FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA: 2843 sq.ft. (264.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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