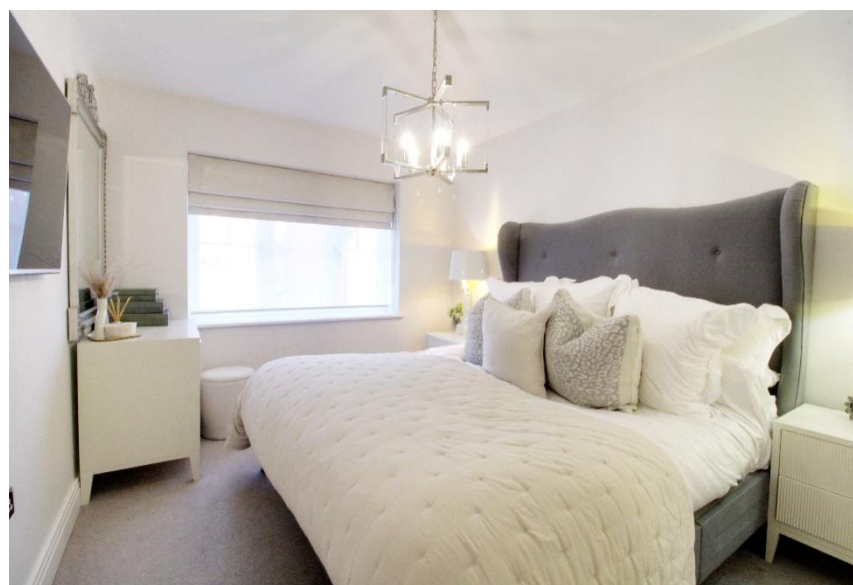




Edward Close, Goffs Oak



- STUNNING FAMILY HOME
- FOUR FLOORS
- THREE BATHROOMS
- PRIVATE GATED DEVELOPMENT
- BACKING ONTO WOODLANDS
- GARAGE
- UNDERFLOOR HEATING

**Edward Close**  
Goffs Oak EN7 5FD

This beautiful semi-detached residence is situated within a fabulous gated development, offering approximately 2,084 square feet of luxurious, modern living space arranged over four floors. Highlights of this stunning home include spacious reception rooms, a stylish kitchen/diner with quartz countertops and Siemens appliances, and bi-fold doors leading to the garden. The property also features underfloor heating and three bathrooms. The west-facing rear garden boasts a decked seating area with the remainder laid mainly to lawn, providing a scenic backdrop of woodland. The front of the property offers off-street parking and access to a large garage. Ideally located close to Cuffley Station, local shops, and amenities, this home is surrounded by ancient woodland, creating an idyllic haven within reach of the Capital. This is contemporary living at its finest.

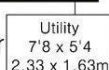
The area of Cuffley and Goffs Oak is popular with commuters as it is surrounded by Hertfordshire countryside, yet very conveniently placed for transport links into London, just a few miles from the M25/A10 and just a few minutes drive from Cuffley station with regular trains to London Finsbury Park, 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.



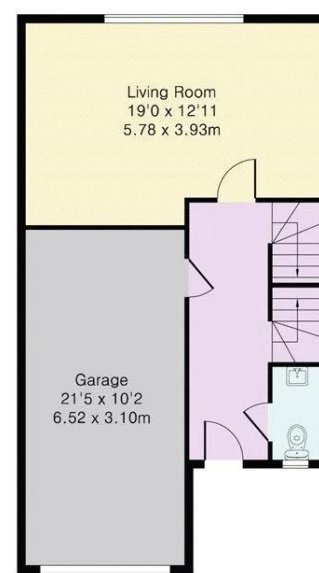
Top Floor



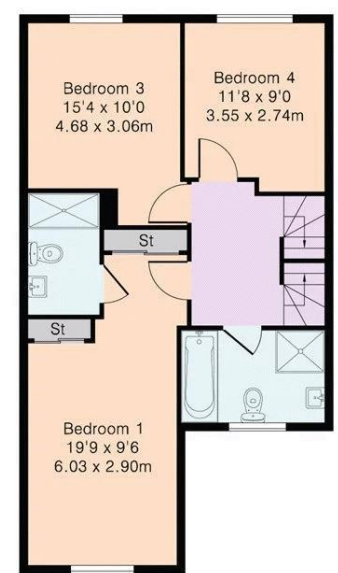
Lower Ground Floor



Approximate Gross Internal Area 2084 sq ft – 194 sq m  
Lower Ground Floor Area 655 sq ft – 61 sq m  
Ground Floor Area 596 sq ft – 55 sq m  
First Floor Area 569 sq ft – 53 sq m  
Top Floor Area 264 sq ft – 24 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	