



- 5 BEDROOMS
- 4 BATHROOMS
- 3 RECEPTIONS ROOMS
- BEAUTIFULLY PRESENTED
- JUST OVER 2700 SQUARE FOOT
- GARAGE AND PLENTY OF PARKING
- GENEROUS PLOT WITH SERENE VIEWS
- LOCATED ON ST JAMES PARISH



Primrose Cottage Rags Lane  
Cheshunt EN7 6TD

Located in the picturesque hamlet of St James Parish, this detached house on Rags Lane, Goffs Oak, boasts a breath taking setting with views over expansive farmland. Spanning over 2700 square feet on a generous plot, this home combines comfort, space, and elegance. Upon entering, you'll be welcomed by bright and airy rooms that create a warm and inviting atmosphere throughout. The house offers three reception rooms, five bedrooms, and four well-appointed bathrooms. Outside, the large plot provides ample space for relaxation and al fresco dining. The stunning grounds are framed by serene farmland views, and planning permission has been granted for an additional detached outbuilding, offering potential for further enhancement. Situated in Goff's Oak, the property enjoys the perfect balance of countryside living and urban convenience. The nearby village of Cuffley, about 1 mile away, offers train services directly to London Moorgate.



**BANC**  
PROPERTY GROUP  
Rags Lane, Goffs Oak, EN7 6TD  
Total Area: 257.5 m<sup>2</sup> ... 2772 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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