



Crouch Lane, Goffs Oak



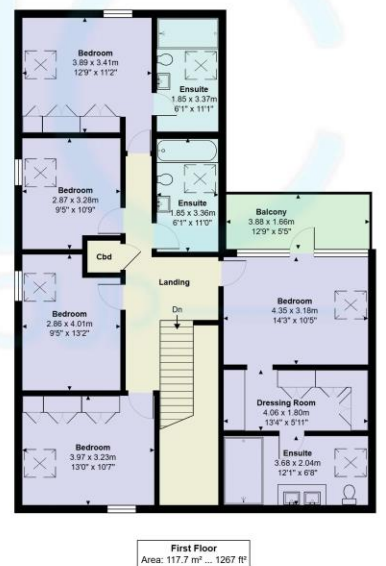
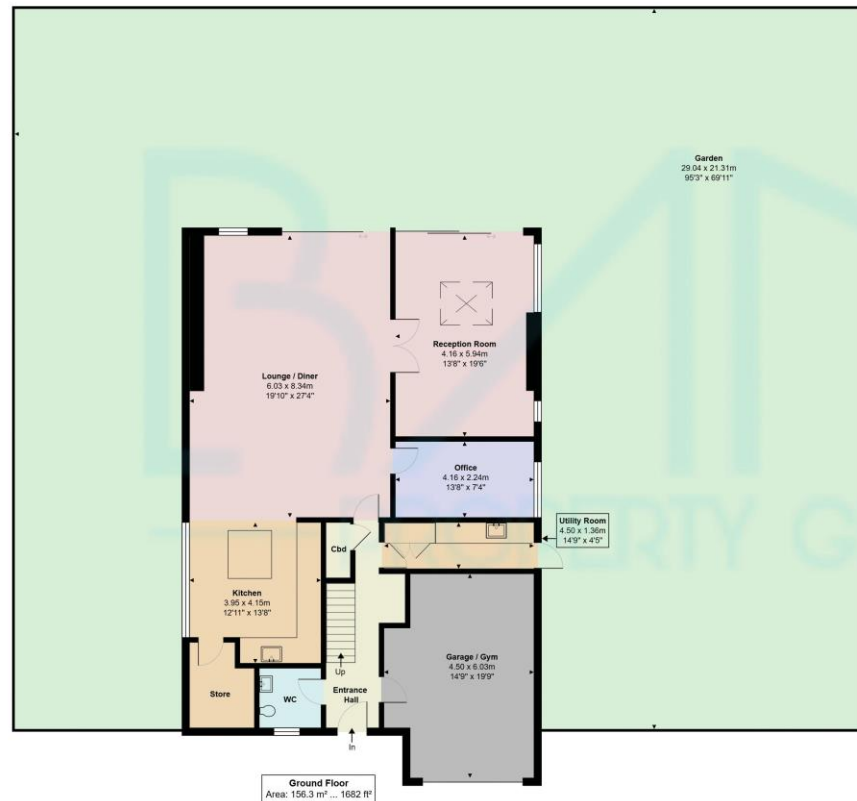
- PRIVATE GATED DEVELOPMENT
- STUNNING LOCATION
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- HIGH END SPEC
- BUILT IN 2023
- BACKING ON TO ROLLING COUNTRYSIDE

# High View Farm Crouch Lane

Goffs Oak EN7 6TH

Welcome to this beautiful 5 bedroom 3 reception room home within Highview Farm boasting close to 3000 square feet, a private and gated development set against the backdrop of open countryside. The luxury master suite has an en-suite bathroom, dressing room and balcony. Designed to capture the charm of a barn conversion while offering modern elegance and high-end specifications, this home delivers exceptional style and comfort. The contemporary kitchen blends style with functionality, featuring Silestone worktops, a glass splashback, Bosch appliances, LED lighting, and Karndean flooring. The bathrooms are equally luxurious, showcasing Hansgrohe and Crosswater fittings, wall-hung WCs, vanities with mono-bloc taps, thermostatic baths, wet floors with glass screens in ensuites, heated towel rails, and elegant porcelain tiles. This home also includes anthracite grey aluminum windows, front and rear lighting, an electric garage door, landscaped gardens, porcelain plank terrace paving, EV chargers, and private parking. A gated entrance surrounded by scenic walks and unspoiled green spaces, this home is within the Goffs Academy catchment area and close to Brookfield Shopping Park. With Cuffley Station just 10 minutes away offering train services and easy road access to the M25 and A10, convenience is at your doorstep.

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High View Farm, Crouch Lane, Goffs Oak, EN7 6TH

Total Area: 274.0 m<sup>2</sup> ... 2950 ft<sup>2</sup> (excluding balcony, garden)

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		