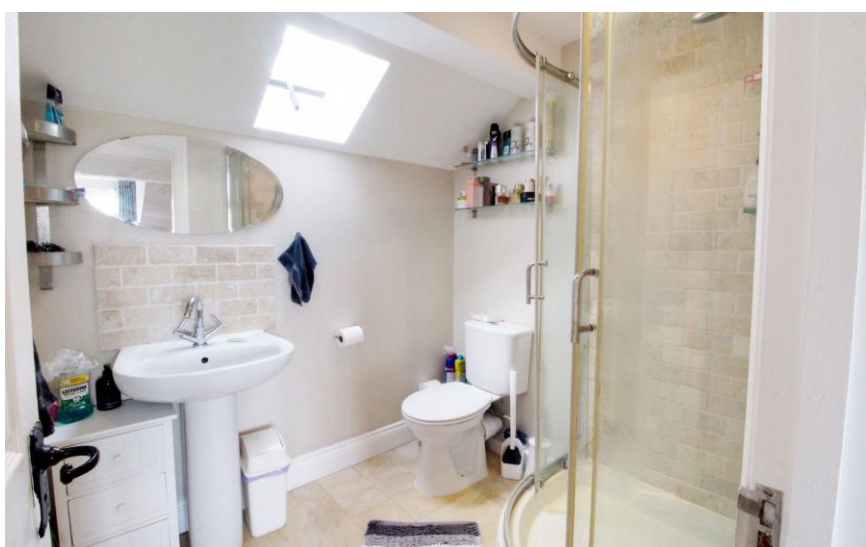


Burton Lane, Goffs Oak



BANC  
PROPERTY GROUP



- DEVELOPMENT OPPORTUNITY POTENTIAL

- DETACHED HOME WITH PLOT TO THE SIDE
- FOUR BEDROOMS

- EN SUITE TO MASTER BEDROOM

- CLOSE TO AMENITIES

- PLANNING APPLICATION NUMBER - APP/M1900/W/24/3340 638



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PROPERTY GROUP

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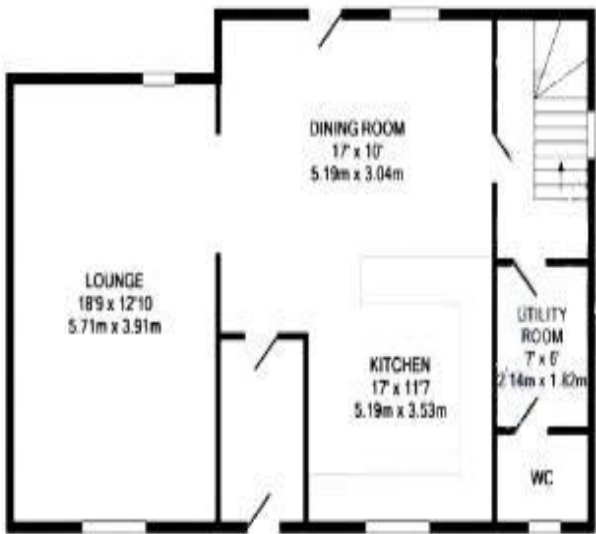
Burton Lane  
Goffs Oak EN7 6SJ

DEVELOPMENT OPPORTUNITY- 4 BEDROOM DETACHED HOME WITH PLOT TO THE SIDE. PLEASE CALL FOR FURTHER INFORMATION. THE DETACHED HOUSE CONSISTS - This wonderful four-bedroom detached house, originally constructed around the year 2000 and expanded in 2012. This beautifully proportioned family home boasts a light-filled and thoughtfully designed layout. The ground floor features an inviting entrance hall, two spacious reception rooms, a convenient cloakroom, a utility room, and the luxury of underfloor heating. Upstairs, you will find four generously sized bedrooms, including a master bedroom with an en suite, and an additional well-appointed family bathroom. The loft is boarded, providing extra storage space. The rear garden, mainly laid to lawn, offers a serene outdoor space perfect for relaxation or play. It also includes a well-equipped workshop with electricity and insulation, making it ideal for various projects year-round. At the front, an expansive gated paved driveway provides ample off-road parking for multiple vehicles.

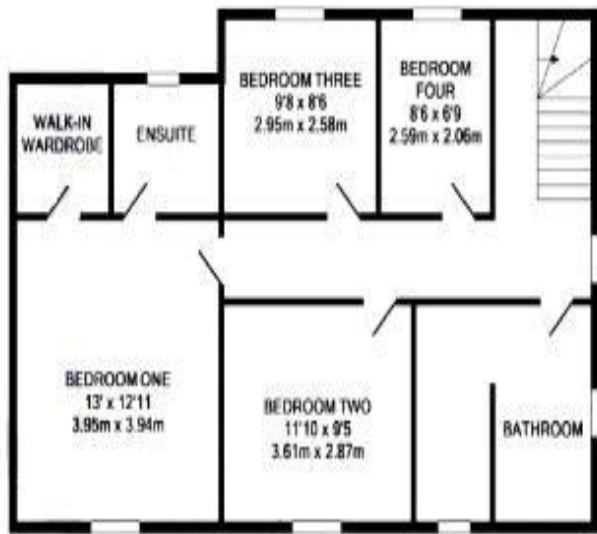
Situated in the highly sought-after location of Goffs Oak, this property enjoys excellent connectivity. Cuffley Station is approximately 2.5 miles away, Goffs Oak Village and amenities are about one mile away, and there is easy access to major roads including the M25 (Junction 25) and the A10. This remarkable home truly combines modern comfort with an ideal location. Don't miss the opportunity to make it yours. This remarkable home truly combines modern comfort with an ideal location. Don't miss the opportunity to make it yours.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	84 B



GROUND FLOOR  
APPROX. FLOOR  
AREA 733 SQ FT  
(68.1 SQ M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 733 SQ FT  
(68.1 SQ M.)

TOTAL APPROX. FLOOR AREA 1466 SQ FT (136.2 SQ M.)  
While every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.  
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