



Goffs Lane, Goffs Oak

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- ONLY 3 YEARS OLD
- BEAUTIFULLY PRESENTED
- GATED ENTRANCE
- LONG DRIVEWAY
- UNDER FLOOR HEATING TO GROUND FLOOR
- 3 BEDROOMS
- FAMILY BATHROOM
- 2 PARKING SPACES



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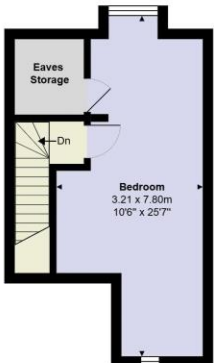
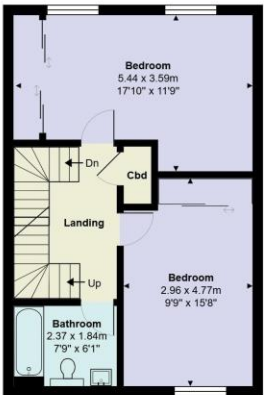
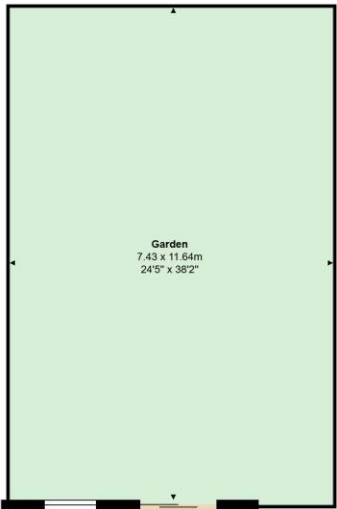
1 Station Road  
Cuffley  
Hertfordshire  
EN6 4HU



Goffs Lane  
Goffs Oak EN7 5EN

This beautifully presented three bedroom family home, built just over three years ago, still benefits from the remaining NHBC warranty, offering both modern comfort and peace of mind. Set behind a long private driveway and secure electric gates, the property enjoys a sense of exclusivity and security that sets it apart. Upon entering, you're welcomed into a spacious hallway that leads to a stylish kitchen and dining area ideal for family meals and entertaining guests. The living room is bright and inviting, while a downstairs cloakroom adds convenience. The entire ground floor is enhanced by underfloor heating, providing warmth throughout. On the first floor, there are two generously sized bedrooms along with a contemporary family bathroom. The second floor is home to the third bedroom, offering a quiet retreat that could be used as a guest room, or even a home office. Outside, the property boasts a lovely private rear garden, perfect for relaxing or hosting gatherings. Off-street parking for two cars completes the package, making this home as practical as it is charming.

The villages of Cuffley and Goffs Oak 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. The property is just a short walk from Cuffley station with 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. The property is in walking distance of two highly regarded primary schools; Woodside Primary and Cuffley, and within reach of several excellent state and private schools.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup>  
All measurements are approximate and for display purposes only