



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **4**
Bedrooms

 **2**
Bathrooms



This spacious detached house in Goffs Oak offers four bedrooms, two bathrooms, and three reception rooms. The property features a modern kitchen, a well-maintained garden, and ample parking space. Located in a quiet cul-de-sac, it provides a comfortable living environment with convenient access to local amenities.

Located in the serene area of Goffs Oak, this detached property on Conifer Close offers a comfortable and practical living space. The house comprises four bedrooms, providing ample space for a family or those needing extra room for guests or a home office. With two well-appointed bathrooms, including an en-suite, the property ensures convenience and privacy for its occupants. The ground floor features three reception rooms, offering versatility for dining, entertaining, or relaxing. The modern kitchen is equipped with essential appliances and ample storage, making it a functional space for meal preparation. The layout is designed to maximize space and natural light, creating a welcoming atmosphere throughout the home. The exterior of the property includes a well-maintained garden, perfect for outdoor activities or simply enjoying the fresh air. A driveway provides ample parking space for multiple vehicles, adding to the convenience of this home. The property is situated in a quiet cul-de-sac, offering a peaceful environment away from the hustle and bustle. Goffs Oak is a desirable location with access to local amenities, including shops, schools, and parks. The area is well-connected by public transport, providing easy access to nearby towns and cities. The property's Energy Performance Certificate (EPC) rating ensures energy efficiency, contributing to lower utility costs.

This detached house offers a practical and comfortable living space in a sought-after location, making it an excellent choice for those looking to settle in Goffs Oak.

ENTRANCE HALL: 4' 10" x 4' 03" (1.47m x 1.30m) Double-glazed front door, laminated flooring, coving to ceiling, dado rail, radiator.

CLOAK ROOM: 3' 09" x 4' 02" (1.14m x 1.27m) Wash hand basin with mixer tap in vanity unit, low-level flush water closet, laminated flooring, extractor, radiator, tiled walls.

DINING ROOM: 14' 01" x 15' 04" (4.29m x 4.67m) **WINDOW SEAT BAY AREA:** (2'07" x 5'10") Double-glazed window to front aspect, laminated flooring, coving to ceiling, dado rail, radiator, storage cupboards x 2.

LOUNGE: 14' 02" x 12' 02" (4.32m x 3.71m) Double-glazed doors to the Conservatory, laminated flooring, radiator, coving to the ceiling, electric fireplace.

GARDEN ROOM: 11' 09" x 10' 04" (3.58m x 3.15m) Bi-fold doors to garden, double-glazed windows to rear aspect, laminated flooring, skylight.

KITCHEN: 16' 007" x 10' 09" (5.05m x 3.28m) (16'00" x 7'10" <10'09") Double-glazed window to rear aspect, wall & floor standing units, NEFF double oven, gas hob, extractor, stainless steel sink drainer with mixer tap, tiled flooring, fitted dishwasher, part tiled walls, spot lights, tiled flooring.

UTILITY ROOM: 5' 10" x 7' 02" (1.78m x 2.18m) Double-glazed door to garden, double-glazed window to side aspect, plumbed for washing machine & clothes dryer, tiled flooring, spot lights.

STUDY / 5th BEDROOM: 15' 10" x 7' 07" (4.83m x 2.31m) Double-glazed window to front aspect, carpet, spotlights.

LANDING: 9' 06" x 3' 00" (2.90m x 0.91m) Carpet, coving to ceiling, loft access.

FRONT BEDROOM: 10' 07" x 10' 00" (3.23m x 3.05m) Double-glazed window to front aspect, carpet, radiator, dado rail, storage cupboard.

FRONT BEDROOM: 7' 03" x 9' 06" (2.21m x 2.90m) Double-glazed window to front aspect, carpet, radiator, spotlights.

BATHROOM: 5' 05" x 6' 05" (1.65m x 1.96m) Double-glazed window to side aspect, radiator, low-level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap and shower attachment, tiled walls, tiled flooring, extractor, spot lights.

REAR BEDROOM: 11' 04" x 10' 07" (3.45m x 3.23m) Double-glazed window to rear aspect, fitted wardrobes, carpet, fitted draws,

EN-SUITE: 2' 04" x 6' 02" (0.71m x 1.88m) Double-glazed window top side aspect, wash hand basin with mixer tap in vanity unit, radiator, tiled flooring, and walk-in shower.

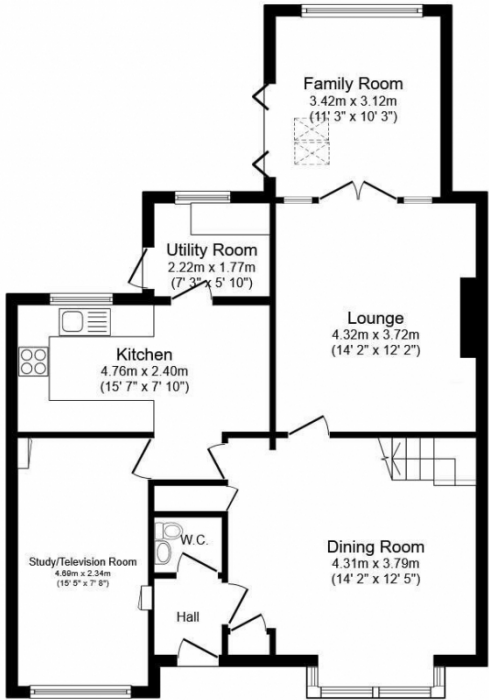
REAR BEDROOM: 14' 02" x 9' 01" (4.32m x 2.77m) Double-glazed window to rear aspect, carpet, radiator, fitted wardrobes.

GARDEN: 44' 00" x 34' 00" (13.41m x 10.36m) (44'00" x 34'00" > 21'06") Westerley facing rear garden, patio area, artificial lawn, garden shed, backing onto fields.

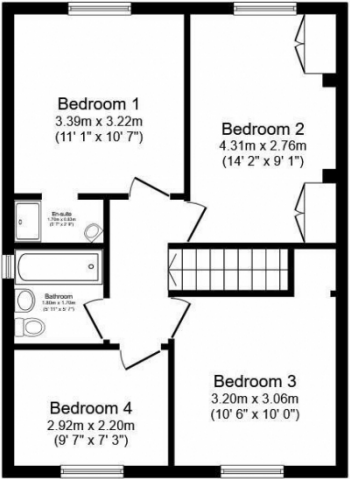
FRONT GARDEN: 44' 00" x 18' 00" (13.41m x 5.49m) Off-street parking for 2 cars, lawn area.



£625,000
Conifer Close, Goffs Oak EN7 6EY



Ground Floor
Floor area 82.5 sq.m. (888 sq.ft.)



First Floor
Floor area 51.8 sq.m. (558 sq.ft.)

Total floor area: 134.3 sq.m. (1,446 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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

Address: Conifer Close, Goffs Oak EN7 6EY

