



£700,000

TENURE : FREEHOLD

Tilekiln Close, Goffs Oak EN7

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Garage & Off Street Parking

En-suite to Mater Bedroom

Cul-de-sac

Conservatory

Close to Transport Links

Outstanding Schools

Gracechurch Property Services
121 Brooker Road, Waltham Abbey, Essex, EN9 1JH
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Nestled in the tranquil and sought-after cul-de-sac of Tilekiln Close, this beautifully presented four-bedroom detached residence offers a perfect blend of contemporary design, spacious living, and family-oriented practicality. Boasting over 1,430 square feet of accommodation, this property is an ideal sanctuary for those seeking a modern lifestyle in a quiet residential setting, with excellent access to local amenities and outstanding schools.

Come on in...

With plenty of off-street parking space at the front of the property; park up and open the front door to the welcoming entrance hallway which leads to an array of well-designed living spaces. At the heart of the home is the generously proportioned living room, where large bay windows and French doors bathe the space in natural light, offering seamless access to the rear garden. A decorative fireplace serves as the room's focal point, creating a cozy yet elegant atmosphere.

The well-appointed kitchen offers ample workspace, stylish cabinetry, and seamlessly connects to a charming conservatory which opens onto the landscaped rear garden, creating the perfect space for relaxation and garden parties, allowing guests to spill out into the patio area.

The second reception room serves as a formal dining space, its bay window overlooks greenery to the front of the home. With room for the whole family and guests, it's ideal for festive dinners or intimate gatherings.

Completing the ground floor are a convenient and modern guest cloakroom with w/c.

Rest and relaxation...

Upstairs, the principal bedroom is generously proportioned and features built-in wardrobes alongside a private en-suite bathroom allowing you to close the door and bask in a moment of peace and quiet. Light cascades in through the picture window, creating soft patterns that playfully dance across the walls in the morning.

Three additional bedrooms provide comfortable accommodation for family or guests, with each room benefiting from thoughtfully designed layouts and ample storage. A well-equipped family bathroom serves the remaining bedrooms, offering modern fixtures and a tranquil ambiance.

Outside...

The rear garden is enclosed by wooden fencing and features a well-maintained lawn, ideal for family play or outdoor relaxation. A flagged patio area, complete with a brick-built BBQ, sets the stage for entertaining friends and family during summer months.

The home also features a versatile integral garage, providing protection for the family car from the elements while offering additional storage space. Alternatively, it could be converted into extra living space, such as a home office, gym, or bedroom, subject to the necessary planning and building regulations.

Out & About...

Tilekiln Close is ideally located within easy reach of Goffs Oaks' array of shops, restaurants, and amenities, as well as the Brookfield Centre for further retail options. Excellent transport links include Cuffley overground station and convenient access to the A10 and M25, ensuring effortless connectivity to London and beyond.

Families will appreciate the proximity to highly regarded schools for children of all ages, including Goffs Academy (Ofsted: Good), Flamstead End (Ofsted: Outstanding), Bonneygrove (Ofsted: Good) and others.

Finer Details:

Detached

4 Bedrooms

2 Receptions

2 Bathrooms

Garage & Off street parking

Freehold

Council Tax Band: F (£3,026 p/yr)

Borough: Broxbourne

Services:

Mains water

Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast (1000 mps) available

Mobile signal/coverage: Voice & Data likely in area

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Tilekiln Close, Goffs Oak EN7