



 4
Bedrooms

 3
Bathrooms



Detached Family Home
Four spacious bedrooms
Three bathrooms
Separate dining room
Garage & off-street parking
Utility room
South-facing garden
Desirable cul-de-sac

Welcome to Tilekiln Close...

Tucked away in a peaceful, tree-lined cul-de-sac within the sought-after village of Goffs Oak, this exceptional four-bedroom detached residence offers elegant interiors, generous living space, and a wonderfully private, south-facing garden — all within easy reach of outstanding local schools and commuter links.

Set behind a spacious frontage with ample off-street parking and an integral garage, this immaculately presented home spans approximately 1,682 sq. ft. of beautifully maintained accommodation, designed with the modern family in mind.

Step Inside...

A welcoming entrance hallway introduces the home's warm and inviting feel, leading to a series of spacious and well-considered living areas. The main reception room is bright and airy, featuring a striking bay window at the front, a feature fireplace, and French doors that connect directly to the dining room and garden beyond.

The stylish kitchen has been thoughtfully designed with high-gloss cabinetry, sleek granite-effect worktops and integrated appliances. A breakfast bar provides a convenient spot for enjoying casual meals or savouring morning coffee. Adjacent to the kitchen, a separate utility room houses laundry appliances and provides additional storage, accessible from the side of the property.

Flowing from the dining area is a light-filled conservatory that overlooks and opens out to the rear garden, creating the perfect space to unwind or entertain. A modern guest cloakroom completes the ground floor.

Rest and Retreat...

Upstairs, the principal bedroom is a generously sized sanctuary featuring built-in wardrobes and a contemporary en-suite with traditional metro tiling and a freestanding clawfoot bath. Three further bedrooms, with another en-suite shower room, offer flexible accommodation for children, guests or working from home. Each room benefits from excellent natural light and a calm, neutral palette. A charming family bathroom, presented with a clean and contemporary finish, serves the remaining bedrooms.

Outdoor Living...

The south-facing garden is an idyllic and private haven. Not overlooked and surrounded by mature planting, it features a neat lawn and a paved patio area ideal for dining, entertaining or simply enjoying the sunshine in peace. The garden is accessible via the conservatory, creating a seamless indoor-outdoor connection.

To the front, the property offers ample off-street parking for multiple vehicles, along with an integral garage for secure storage or potential conversion, subject to planning.

Location...

Tilekiln Close is located close to the heart of Goffs Oak, with easy access to local shops, amenities and the popular Brookfield Shopping Centre. Cuffley mainline station is just a short drive away, offering direct routes into London. The A10 and M25 are also easily accessible, making commuting and travel straightforward.

The area is popular with families, thanks to a selection of excellent schools nearby. These include Flamstead End School (Ofsted: Outstanding), Goffs Academy (Ofsted: Good) and Bonneygrove Primary (Ofsted: Good).

Finer Details:

Detached

4 Bedrooms

2 Receptions

3 Bathrooms

Utility room

Garage & Off street parking

Freehold

Council Tax Band: G (£3,663 p/yr)

Borough: Broxbourne

Services:

Mains water

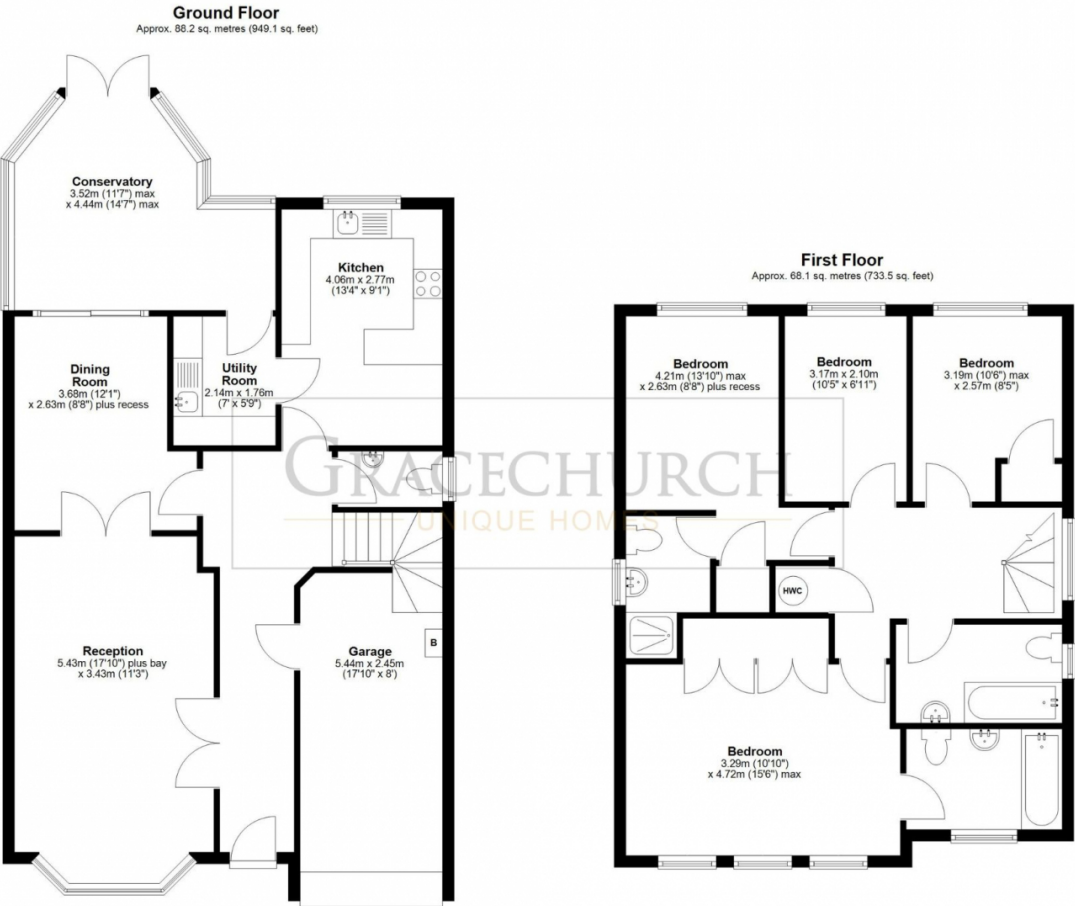
Mains electricity

Mains drainage

Gas central heating

Broadband coverage: Ultrafast (1000 mps) available

Mobile signal/coverage: Voice & Data likely in area



Total area: approx. 156.3 sq. metres (1682.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(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: Tilekiln Close, Goffs Oak EN7

