



9 GODFREY CRESCENT, GOFFS OAK EN7 5FW

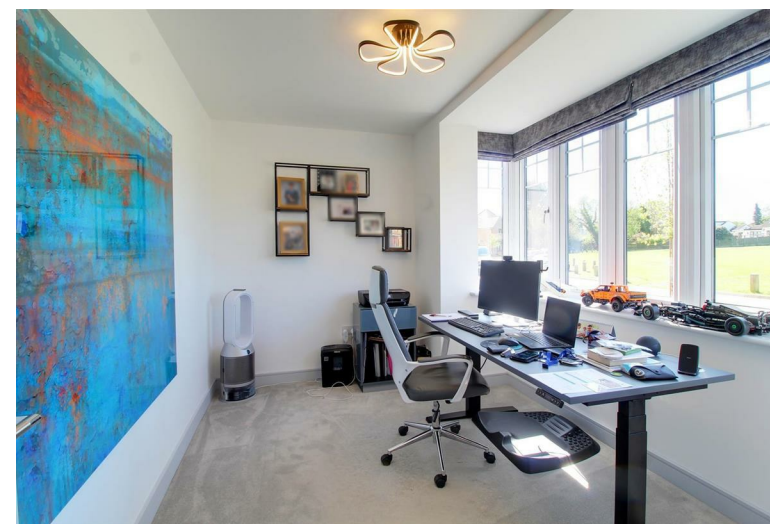
Guide Price £1,095,000 | Freehold

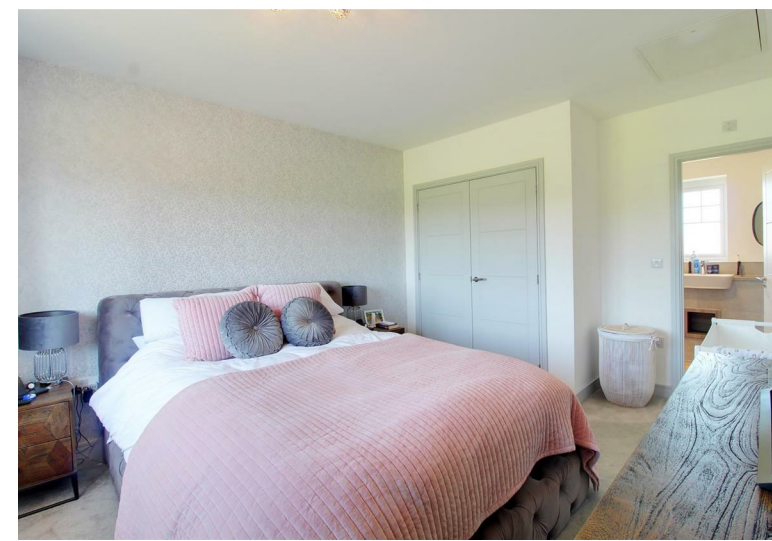
ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

A stunning four bedroom detached contemporary family house arranged over three floors (1,730 sq. ft) with detached double garage with off street parking and pretty gardens to rear. The property has been built to an exacting standard with luxury fixtures and fittings throughout comprising entrance hall with cloakroom/utility room, living room with doors to garden, study overlooking green and stunning fully integrated kitchen/dining room with breakfast bar. To the first floor there are three double bedrooms with en suite facilities to the master and a further double bedroom with en suite situated on the second (top) floor. The property is approached along a pleasant crescent with open fields with guest parking and detached double garage with electric car charging point . To the rear are pretty lawn gardens with patio, ideal for entertaining.





## Property Features

- Living Room: 16'0 x 12'2
- Kitchen/Dining Room: 27'8 x 11'10
- Study: 12'2 x 6'4
- Cloakroom/Utility Room
- Double Detached Garage
- Master Bedroom with En Suite: 14'6 x 11'0
- Bedroom Two: 12'2 x 11'3
- Bedroom Three: 12'2 x 11'3
- Bedroom Four with En Suite: 13'9 x 12'2
- Pretty Rear Garden

## Agents Notes

The property benefits from underfloor heating to the ground floor with the remainder heated by gas central heating. Noteworthy features include modern integrated kitchen with appliances, luxury bathroom suites, plenty of built in wardrobes and detached double garage which is also ideal for a gym.



Gross internal floor area : 160.7 sqm ( 1730 sqft )



## Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR  
01707 649779 | [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
**Tel: 020 8441 6000**  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
**Tel: 01707 649779**  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
**Tel: 01707 657181**  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

**ANDREW WARD** EST. 1988  
ESTATE AGENTS