

FREEHOLD



House - Detached

113 CUFFLEY HILL, GOFFS OAK, EN7 5HB

Asking price

£850,000

FEATURES

- 4 spacious bedrooms
- Bright, versatile interiors
- South-facing garden with patio
- Near shops and cafes
- 2 modern bathrooms
- Stylish kitchen/breakfast room
- Close to Cuffley Station
- Potential home office space



Robert Adam
Estate Agents

4 Bedroom House - Detached located in Goffs Oak

This beautifully presented four-bedroom detached home offers over 2,000 sq. ft. of bright and versatile accommodation, thoughtfully updated by the current owners to create a stylish and welcoming family residence.

Situated in a desirable location between Goffs Oak and Cuffley, the property combines generous proportions with modern comfort. The spacious entrance hall opens into a light-filled living and dining room — perfect for entertaining or relaxing with family — while a separate TV room provides a cosy retreat. There is also a versatile additional room that could serve as a home office or fifth bedroom, with potential to add an en-suite if desired. A conservatory to the rear enjoys tranquil views of the south-facing garden, flooding the space with natural light.

The well-appointed kitchen/breakfast room is ideal for everyday dining, and a stylish ground-floor bathroom adds to the convenience. Upstairs, the impressive principal bedroom includes a dressing area and sleek en-suite shower room. Three further bedrooms provide ample space for family or guests, with one benefiting from its own shower, and all served by a modern family bathroom.

Outside, the beautifully maintained south-facing garden is a real highlight, featuring a patio and gazebo area — perfect for summer dining and entertaining. The property also offers side access and

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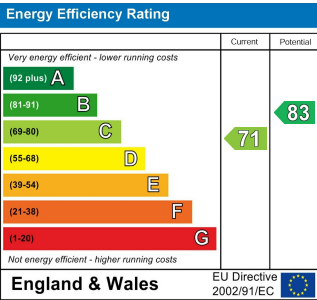
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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