







# Orchid Close | Goffs Oak | EN7 5NF

A rare and wonderful opportunity to acquire two dwellings; a four bedroom home and a two bedroom property, as well as a superb plot comprising of several outbuildings. Orchid Close is set within an exclusive and gated community with historic significance, providing a peaceful setting whilst still having the benefits of transport links, amenities and schooling close by.

The 'Main House' has a wealth of features such as, imposing double storey windows, high ceilings and ample living space throughout. On the ground floor you are met by the impressive entrance hall, which leads you on to the living room, kitchen/breakfast room, dining room, utility room and W/C. Whilst on the first floor there are four double bedrooms, two en suites and a bathroom.

The versatile and meticulously designed two bedroom property provides many options and includes a lounge diner, kitchen/breakfast room, ground floor shower room, two double bedrooms and a bathroom. Bedroom one also benefits from a dressing area.

Externally, this remarkable opportunity continues with a detached office, high-spec 'swim spa', landscaped gardens, a natural pond and a detached garage. There is ample parking via the front drive to the 'Main House' as well as a 'side' driveway. The property provides a great and balanced lifestyle, being surrounded by countryside there is an array of nature and wildlife, however everyday essentials are within easy reach. Cuffley Train Station, Goffs Oak amenities and local schooling are located under a mile from the property.

- A Rare And Wonderful Opportunity
- Two Dwellings - Four Bed Home & Two Bed House
- Hydro Pool & Sun Terrace
- Garage & Office/Outbuilding
- Approx. 1/2 Of An Acre Plot
- Exclusive & Gated Community
- Peaceful & Private Setting
- Cuffley Train Station Under A Mile Away
- Amenities and Popular Schooling Close By





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure: Freehold  
 Council: Broxbourne Borough  
 Tax Band: G



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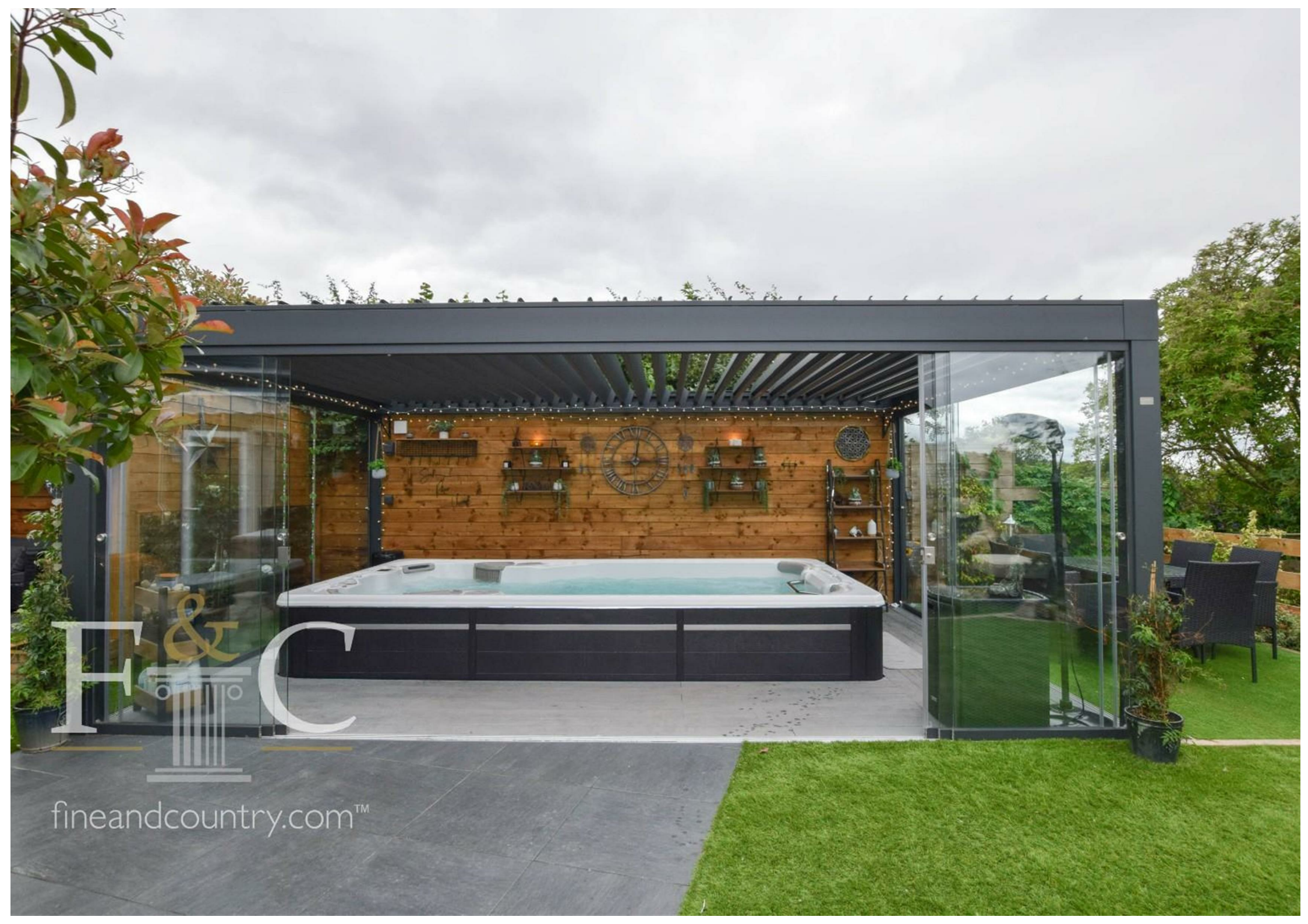
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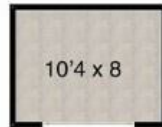
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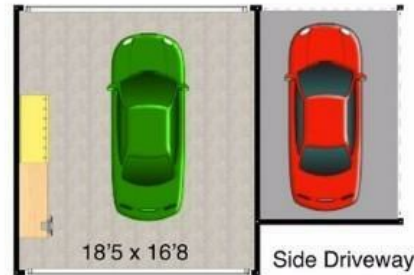


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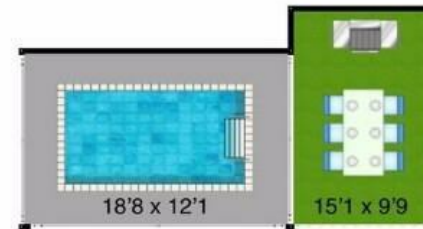
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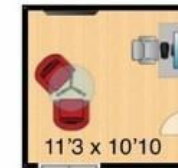
Garden Store



Garage & Garage Loft Space



Hydro Pool & Sun Terrace



Office/Outbuilding



Dwelling One



Dwelling Two





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