



FINE & COUNTRY

Cuffley Hill | Goffs Oak | EN7 5EY | £1,200,000





Cuffley Hill | Goffs Oak | EN7 5EY

A contemporary and remarkably versatile four bedroom property, boasting fantastic living accommodation across three floors, a secluded 0.9 acre plot leading on to private woodlands and a heated swimming pool. Once through the entrance lobby, you are greeted on the upper ground floor by spectacular open plan accommodation which has been well designed and includes a living room, kitchen / breakfast room, dining room, reception area and morning room. There are also two double bedrooms, a bathroom and W/C on this floor.

The centre piece of the 'morning room' is the impressive spiral staircase that leads you down to the lower ground floor, which offers flexible living needs. This area is currently designed as a fourth guest bedroom / snug with a shower room.

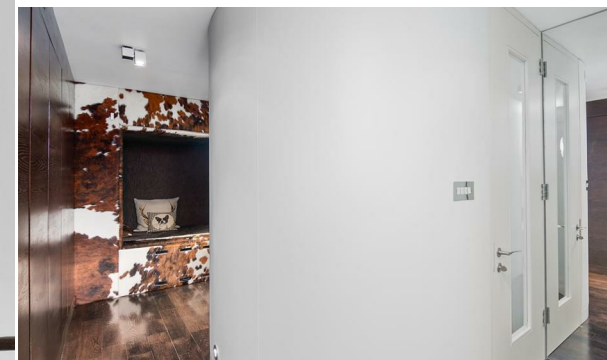
Once upon the first floor, the galliard landing overlooks the open plan living area which truly showcases the grand design of this property. The principle bedroom benefits from plenty of wardrobe and storage space, while the luxury bathroom suite also has built in storage and great views towards the private woodlands.

Outside this exciting opportunity continues; to the front of the property there is a carriage driveway which provides parking for multiple vehicles and a garage. To the rear, the enormity of the property becomes apparent, with raised patio and decking areas which cater well for entertaining, a heated swimming pool and access on to the private woodlands. The entirety of the plot is approximately 0.9 acres.

Cuffley Hill is an exclusive and prestigious location, hosting some of the areas most luxury homes. Transport links such as Cuffley & Cheshunt train stations are close by, the A10 & M25 as well as bus routes too. An array of amenities are nearby with Cuffley & Goffs Oak's respective High Streets within walking distance. The popular Brookfield Farm Shopping Centre is also within a short drive. Highly regarded schooling, both primary & secondary, as well as state and private are near by.

- A Remarkably Versatile Four Bedroom Property
- Contemporary Designed Living Accomodation
- Spacious Open Plan Layout On Upper Ground Floor
- Five Reception Rooms
- Lower Ground Floor Guest Suite
- First Floor Principle Bedroom & Bath / Shower / Dressing Room
- Secluded 0.9 Acre Plot & Access To Private Woodlands
- Heated Swimming Pool & Double Garage
- Exclusive & Prestigious Location

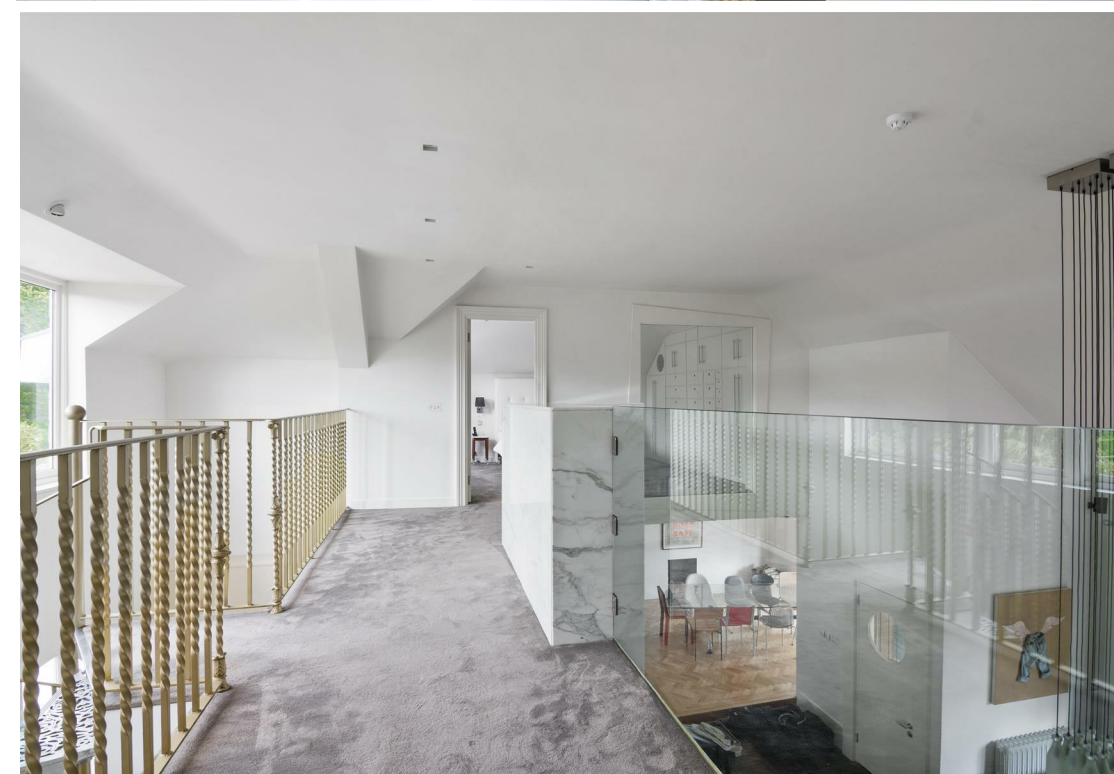
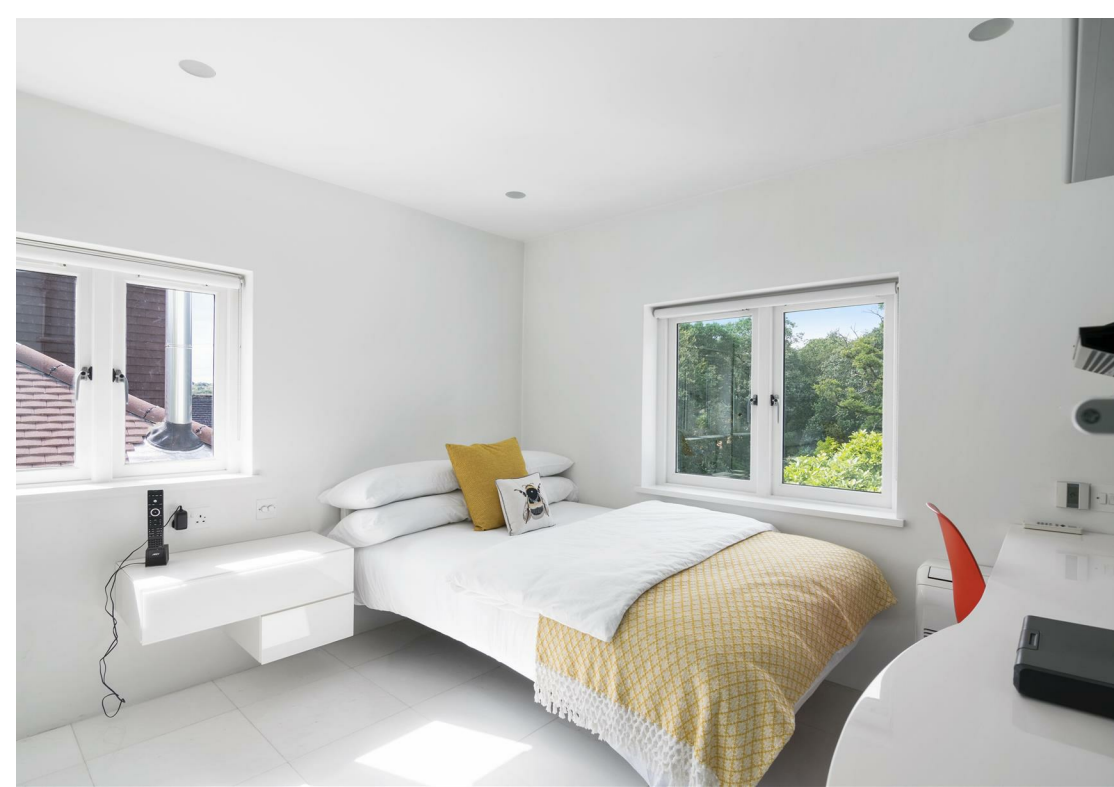




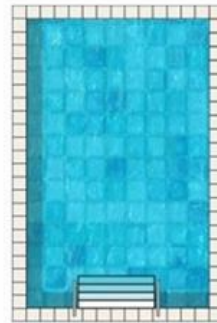
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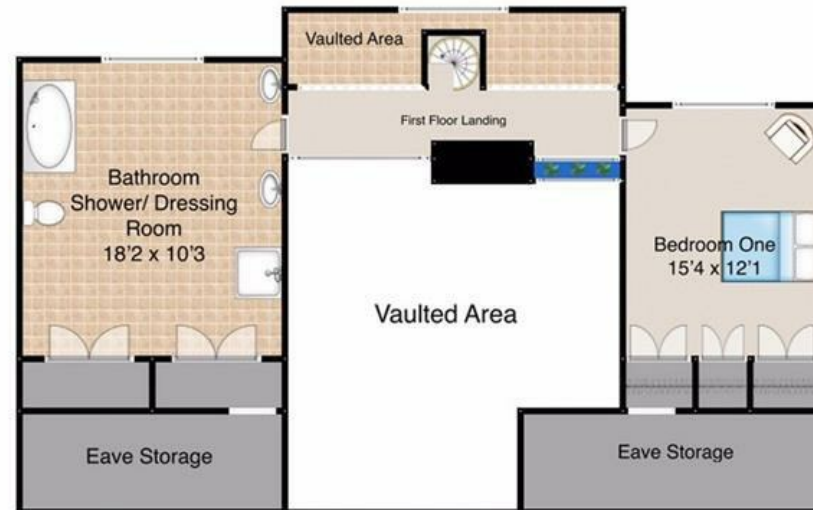
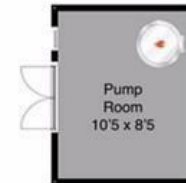
Tenure: Freehold
Council: Broxbourne Borough
Tax Band: F



Cuffley Hill, Goffs Oak, EN7



Swimming Pool





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