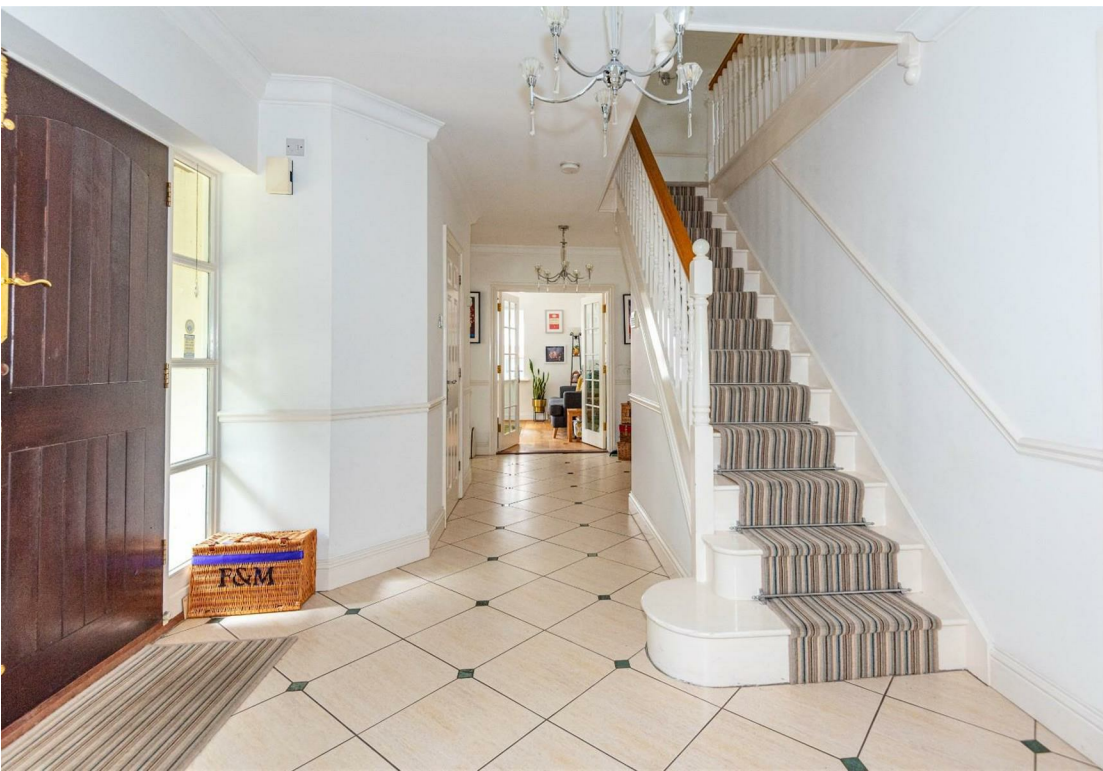




FINE & COUNTRY

Nursery Gardens | Goffs Oak | EN7 6RZ | £1,450,000





Nursery Gardens | Goffs Oak | EN7 6RZ

Fine and Country are delighted to market this exceptional and attractive, five-bedroom detached family residence. Ideally situated within the highly regarded and desirable 'St. James Parish', this prime location offers effortless access to charming village amenities, outstanding local schools, and transport links such as, Cuffley and Cheshunt mainline train stations. On the ground floor, you are welcomed by the elegant and inviting entrance hall which leads you onto four reception rooms and the kitchen / breakfast room. The versatile layout currently comprises of a spacious living room, bright and airy kitchen / breakfast room, separate utility room, dining room, family room, an office and a w/c. On the first floor, there is an elegant library landing serving five generously sized bedrooms, two of which benefit from stylish en-suite bathrooms. There is also a further modern family bath / shower room. Outside, the property benefits from a beautifully maintained and landscaped, front and rear garden, a detached double garage and a private driveway, providing ample parking. An array of amenities are within easy reach, from Goffs Oak Village to the re developed Brookfield Farm Shopping Centre. Popular schooling, both state and private are also plentiful and an attraction to the St. James Parish.

- Detached Modern House
- Large Driveway & Double Garage
- Kitchen/ Breakfast Room
- 5 Double Bedrooms
- 3 Bathrooms & a Cloakroom
- Landscaped Rear Garden
- 4 Reception Rooms
- Gas Central Heating
- St James's Village





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.

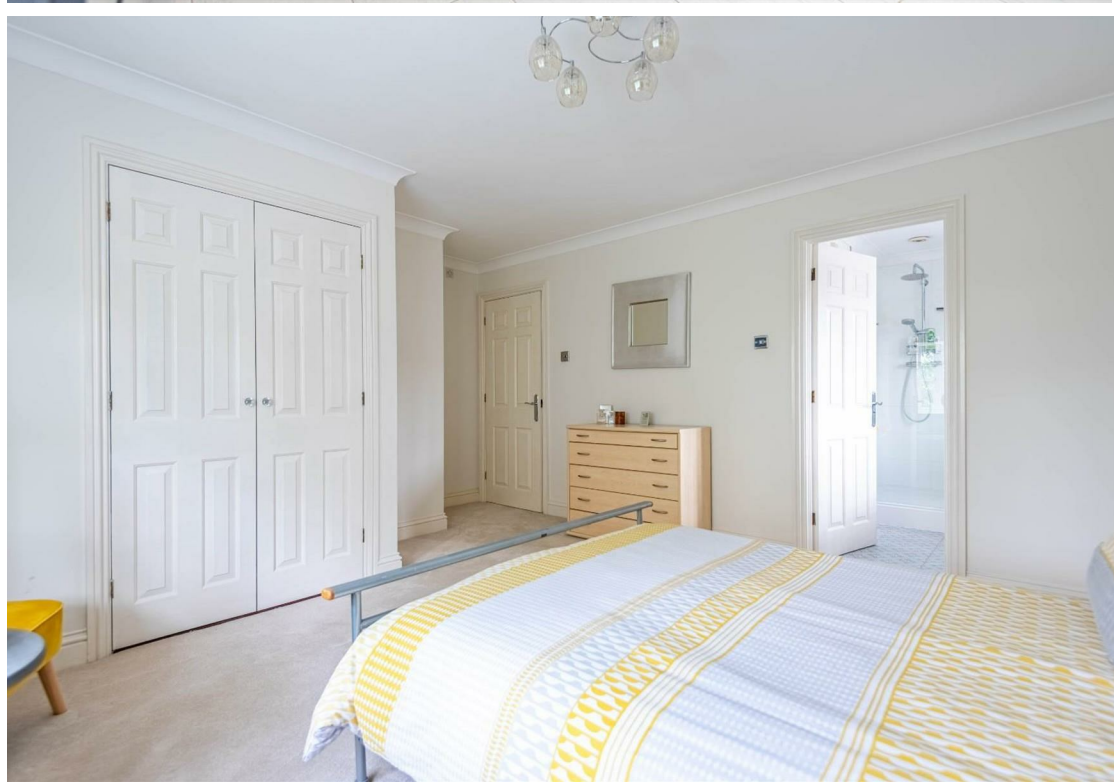
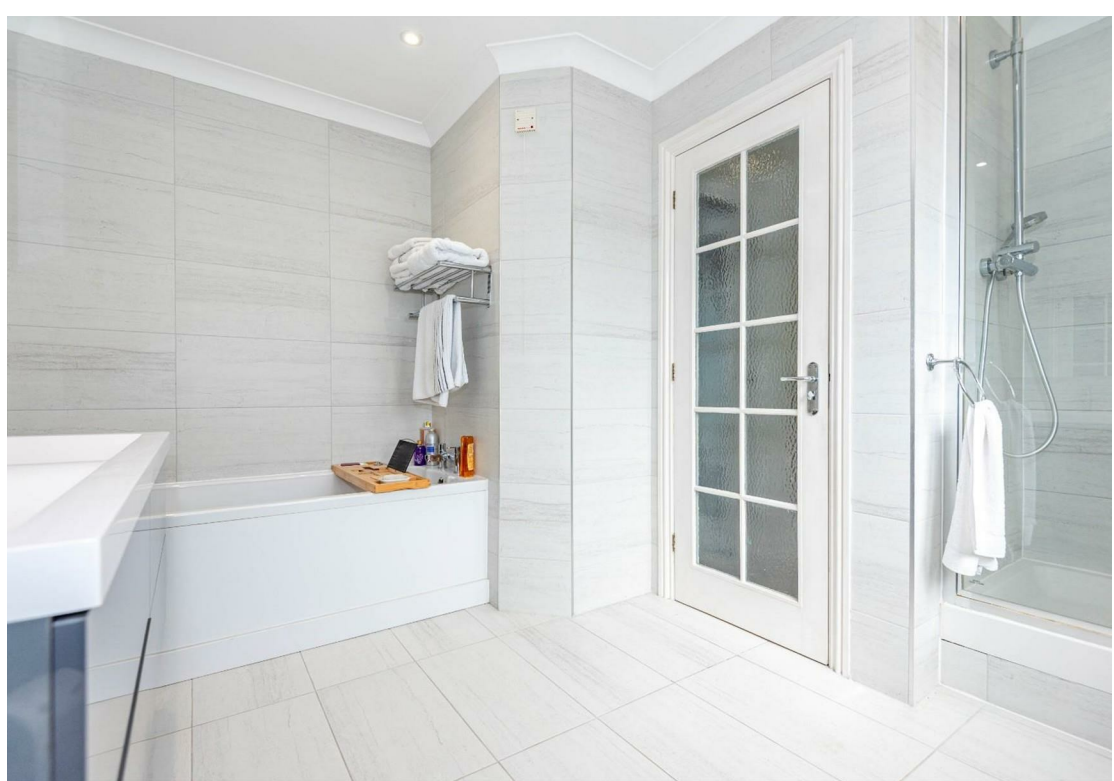


Tenure:
Council:
Tax Band:

Freehold
Broxbourne Borough Council
G







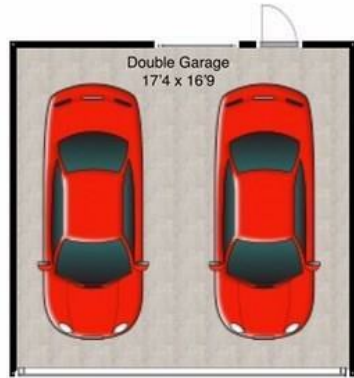




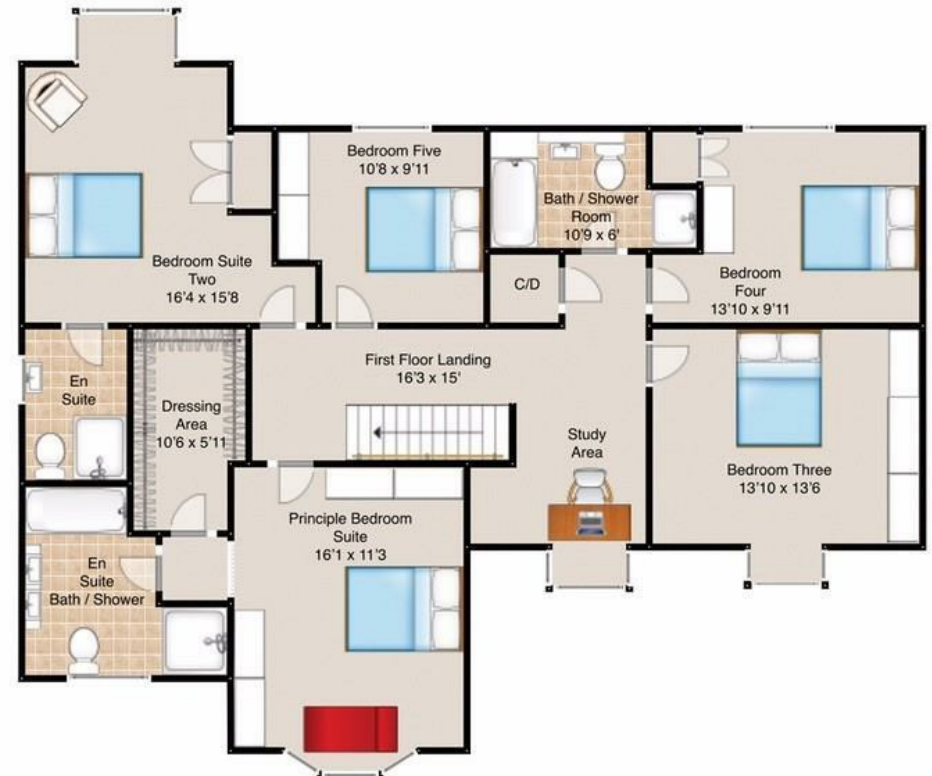
Nursery Gardens, Goffs Oak, Hertfordshire

FINE & COUNTRY

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House Overall Sqft - 2540





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