



FINE & COUNTRY

Cuffley Hill | Goffs Oak | EN7 5HA | £1,050,000





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An exceptional five-bedroom home boasting breathtaking views onto open fields and located close to Cuffley Train Station and the vibrant High Street. The ground floor is designed with family living and entertaining in mind, offering a welcoming living room, a stylish sitting/dining room with underfloor heating, a modern kitchen, playroom, utility room, and guest WC. Upstairs, there are three generously proportioned double bedrooms, two enjoying the luxury of their own en suites, alongside a family bathroom. The top floor is dedicated to the impressive principal suite, where a Juliet balcony frames far-reaching views over the fields. A beautifully finished en suite complements this room. While the fifth bedroom, currently utilised as a dressing room, adds versatility. Outside, a landscaped south-facing garden provides an idyllic setting for relaxation or entertaining, while the outbuilding offers scope as a home office, gym, or studio. To the front, a private driveway ensures ample off-street parking for multiple vehicles. Further luxuries complete this home, including air conditioning in all bedrooms and CCTV security. This is a rare opportunity to secure a home that offers the best of both worlds: countryside tranquillity and convenient access to London via Cuffley station.

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| • Exceptional Five-Bedroom Detached Home | • Backing Onto Open Fields With Stunning Views | • Sitting / Dining Room With Underfloor Heating |
| • Modern Kitchen, Utility & Playroom | • Luxurious Bedrooms, Three With En Suites | • Principal Suite With Juliet Balcony |
| • Beautifully Landscaped South-Facing Garden | • Versatile Outbuilding Ideal For Office Or Gym | • Private Driveway Parking, CCTV & Air Conditioning |





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: Freehold
Council: Broxbourne Borough
Tax Band: F



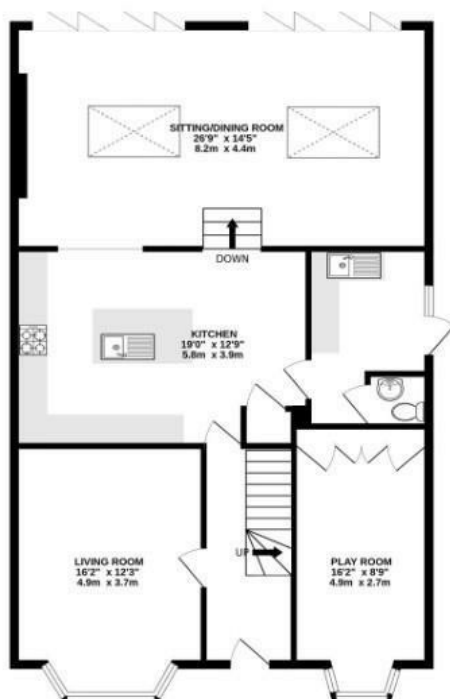




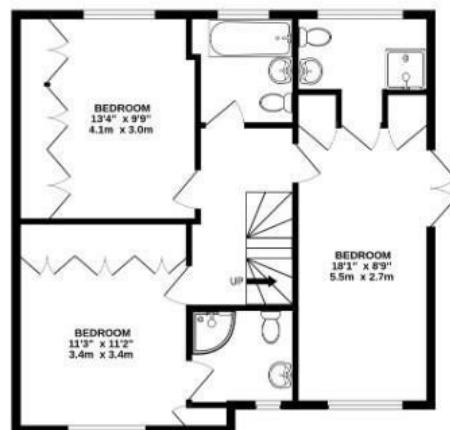




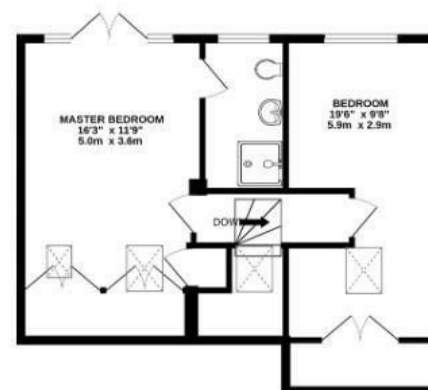
GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



OUTBUILDING
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 2659 sq.ft. (247.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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