



10, Edward Close, Goffs Oak

EN7 5FD

Price Guide £1,250,000



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## 10 Edward Close, Goffs Oak, Herts, EN7 5FD

**\*\* CHAIN FREE \*\*** Steven Oates are delighted to offer this four/five bedroom detached residence constructed approx 2 years ago, located within a fabulous gated development boasts circa 2664 sq. ft of luxurious and modern living accommodation arranged over three floors. On the lower ground floor there is a modern open plan kitchen/family/dining room with bi fold doors out to the garden, home office, utility room and guest cloakroom. On the ground floor there is a reception hallway, living room, media/play room, study/bedroom five and a guest cloakroom. The first floor comprises four double bedrooms of which the master bedroom has a four piece en-suite and a family bathroom. The rear garden has a paved seating area with the remainder laid mainly to lawn backing onto woodland. To the front there is off street parking and access to the garage.

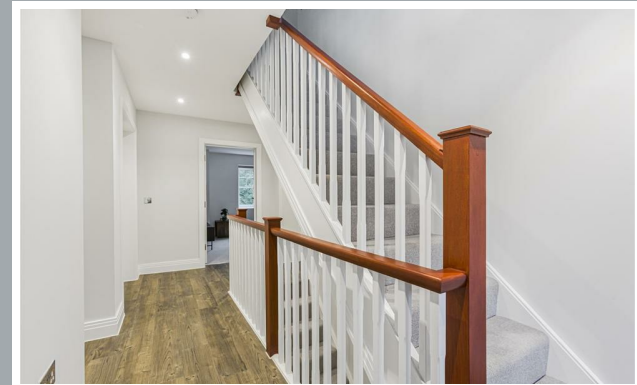
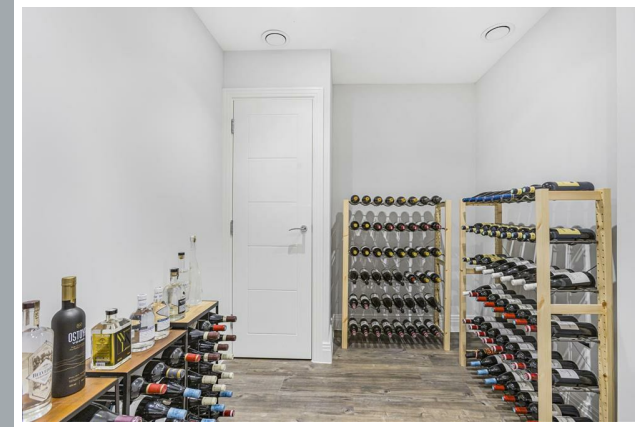
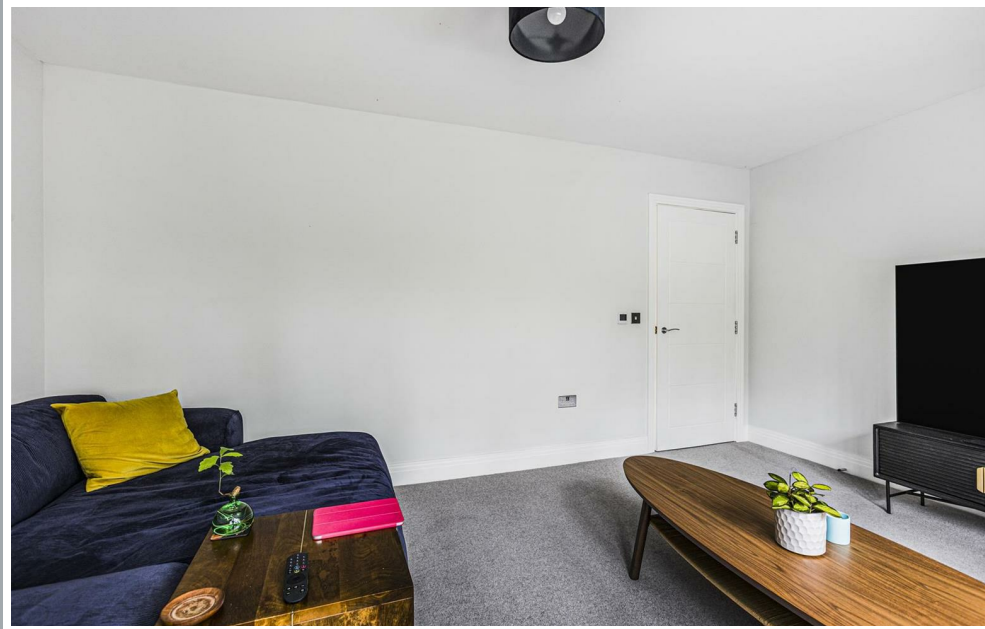
Edward Close is a magnificent location within close proximity to Cuffley Station and local shops and amenities. This detached family home is surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of London and the A10/M25 transport links.



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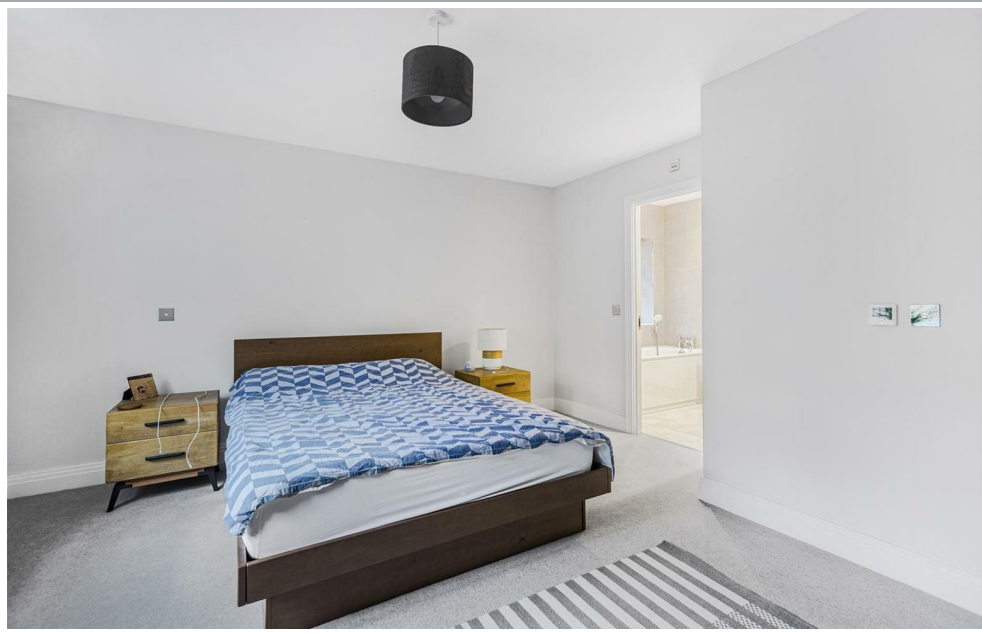
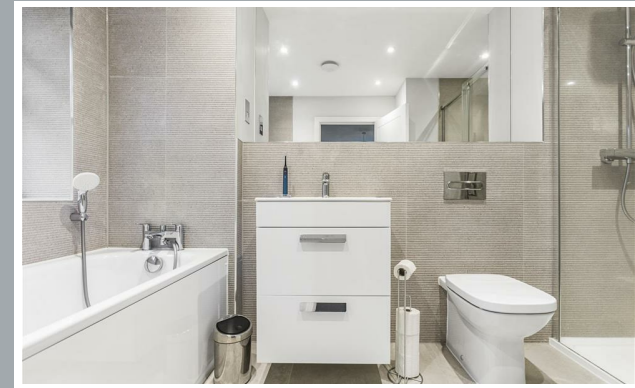
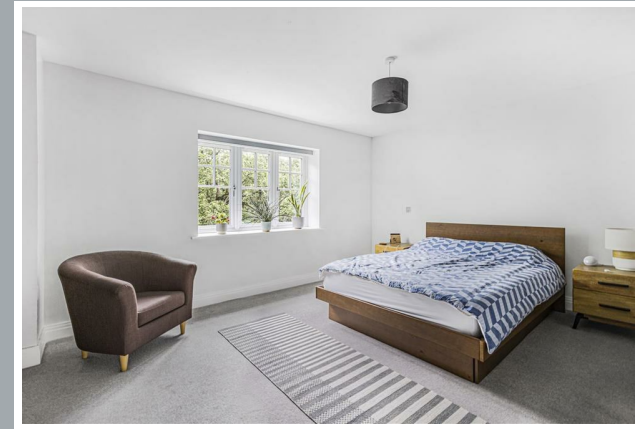
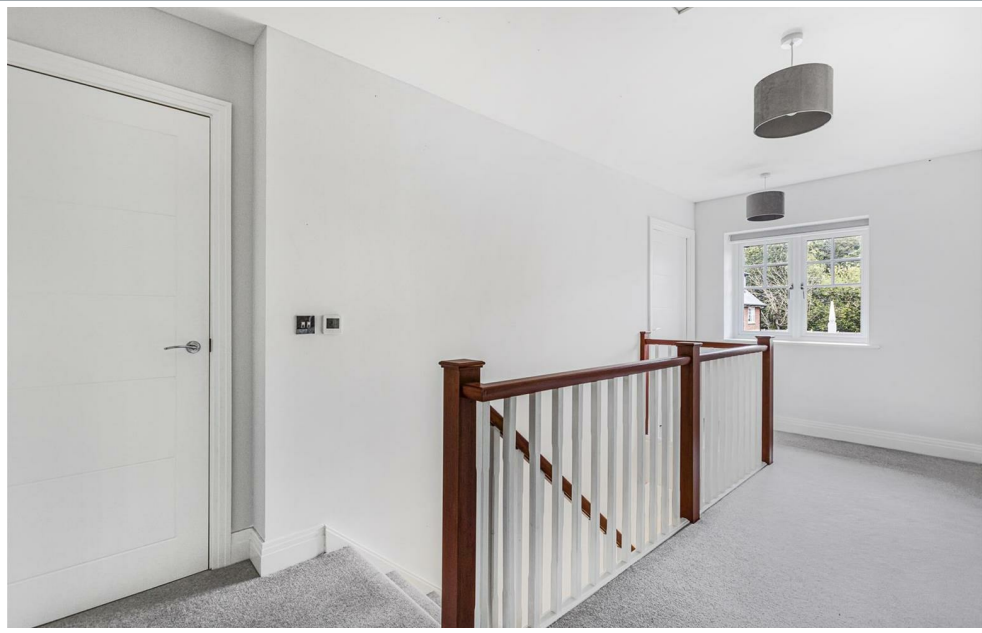


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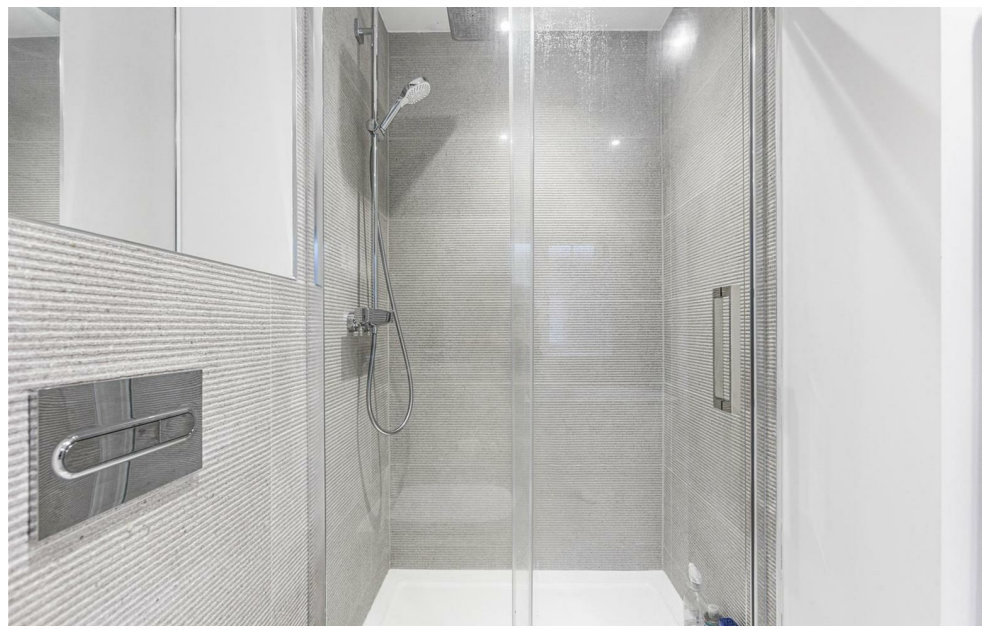


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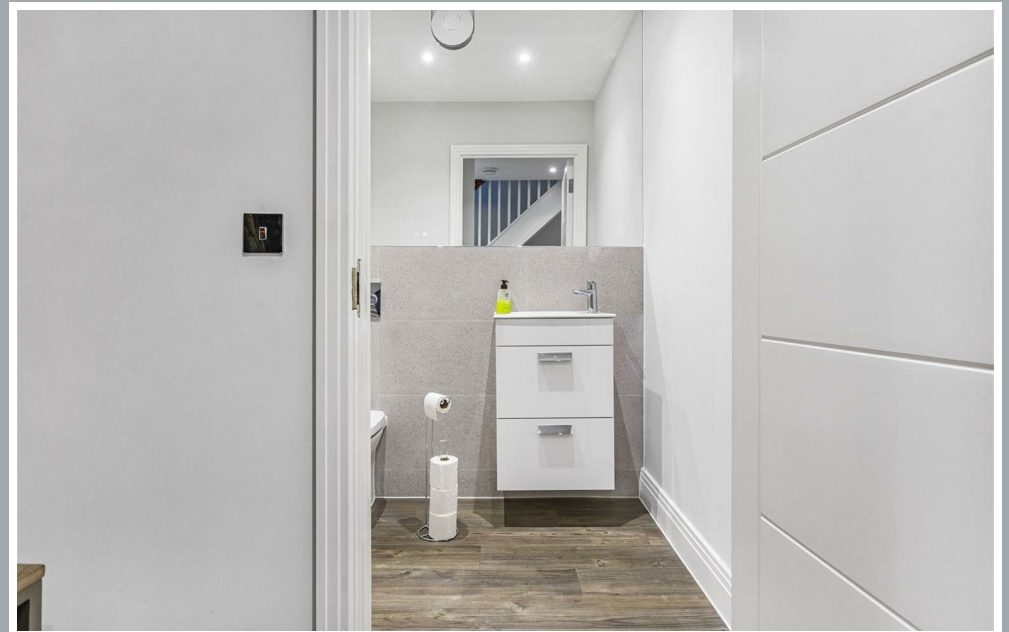




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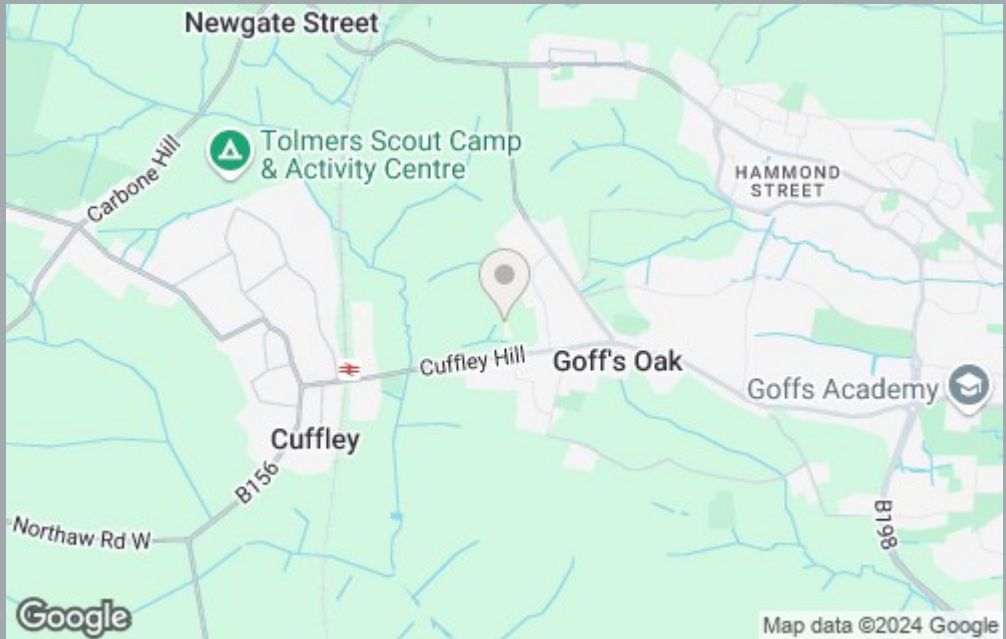
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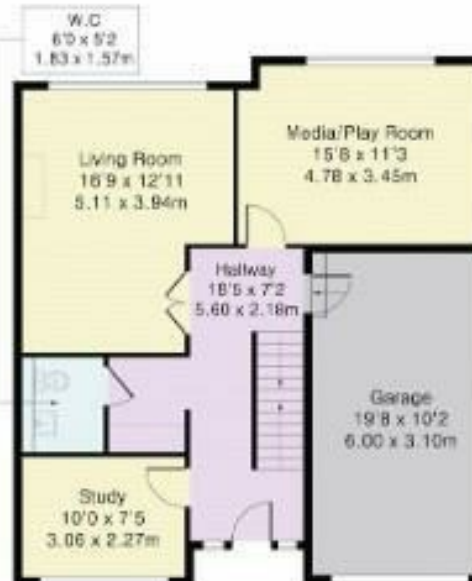


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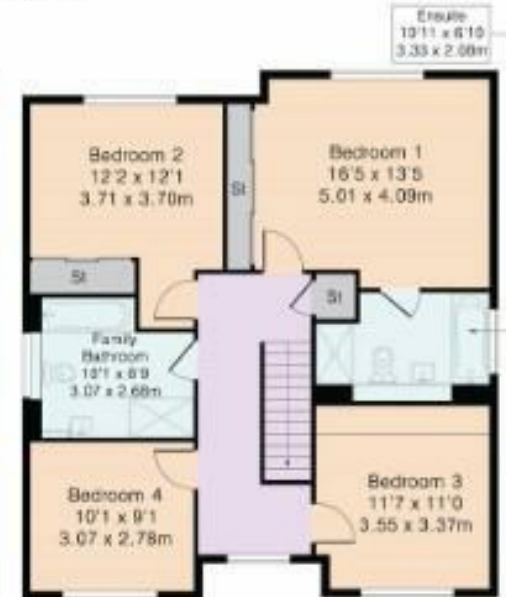
Approximate Gross Internal Area 2664 sq ft – 247 sq m  
 Lower Ground Floor Area 895 sq ft – 83 sq m  
 Ground Floor Area 885 sq ft – 82 sq m  
 First Floor Area 884 sq ft – 82 sq m



Lower Ground Floor



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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