St. James Road, Goffs Oak - EN7 6TP

£1,500,000 Freehold

DETACHED RESIDENCE • FOUR/FIVE BEDROOMS • FOUR BATHROOMS • NEWLY FITTED KITCHEN • VERSATILE LIVING SPACE • STUNNING MASTER SUITE WITH NEW BATHROOM AND TWO DRESSING ROOMS • SECURE AND GATED PROPERTY • CHAIN FREE • FREEHOLD • EPC RATING - D

KINGS

SALES LETTINGS MANAGEMENT

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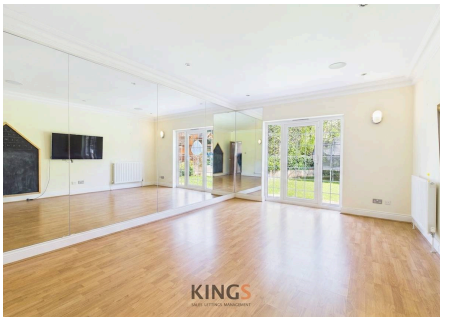
Situated on one of the most sought-after and prestigious private roads in the area, this impressive detached residence offers the perfect blend of privacy, security, and convenience. Located within easy reach of the amenities of Goffs Oak and Cuffley, and just under a mile and a half from Cuffley train station, the property is ideally positioned for both local living and commuting. This substantial five-bedroom home is presented in excellent condition, boasting a versatile living space that is as flexible as it is luxurious. The heart of the home is a newly fitted kitchen featuring high-end appliances, quartz worktops, and ample bespoke cabinetry, opening onto a spacious dining area ideal for entertaining. The ground floor also offers a generous dual-aspect lounge with a feature fireplace and plantation shutter, a separate dining room/playroom/gym, and a study or playroom. Upstairs, the stunning master suite is a true retreat, complete with two dressing rooms and a newly fitted en-suite bathroom with with freestanding bath and separate shower. Three further double bedrooms, two with en-suite bathrooms, and a luxurious family bathroom complete the upper floors.



Council Tax band: H
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Ground Floor

First Floor

Second Floor

N E W S

Approximate total area(1)
4408 ft²
409.2 m²

Reduced headroom
154 ft²
14.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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