



Shepherds

Property Sales & Lettings

Wesley Close | Goffs Oak | EN7 5NH | £695,000



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Shepherds Estate Agents are delighted to bring to market this extended and immaculately presented four-bedroom family home, thoughtfully designed for modern family living. Situated in a sought-after cul-de-sac in Goffs Oak, the property is ideally located within easy reach of highly regarded schools, parks, and excellent transport links, including Cuffley train station. The ground floor offers a bright and welcoming living room, alongside a spacious open-plan dining and family area that seamlessly connects to the contemporary kitchen — creating an ideal space for both everyday living and entertaining. A separate utility room and downstairs WC add further practicality. Upstairs, the principal bedroom features a dressing area and en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom. Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, as well as a garage offering additional storage. To the rear, the beautifully landscaped south-facing garden provides a private and peaceful setting, perfect for relaxing or entertaining. A viewing is highly advised!

- Extended & Immaculate Four Bedroom Home
- Bright Living Room
- Open-Plan Dining and Family Room
- Modern Kitchen & Utility Room
- Downstairs WC
- Principal Bedroom with Dressing Area and En-Suite
- Three Additional Well-Sized Bedrooms
- South Facing Rear Garden, Front Driveway and Garage
- Popular Goffs Oak Location



Front Door

Entrance Hall

Living Room

12'11 x 11'6

Dining / Family Room

19'2 x 15'4 (max)

Kitchen

12'9 x 10'3

Utility Room

10'3 x 4'7

W/C

First Floor Landing

Principle Bedroom

15'10 x 10'5

Dressing Area

En Suite

Bedroom Two

13'5 x 10'5

Bedroom Three

11'2 x 10'5

Bedroom Four

7'8 x 7'1

Bathroom

10'9 x 5'5

Outside

Front Driveway

Garage

14'1 x 10'3

South Facing Rear Garden

Garden Shed

7'10 x 7'7



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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.

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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F





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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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