



JR Sales & Letting

**Goffs Lane  
Goffs Oak**



**£750,000  
Freehold**

A spacious and attractive five-bedroom extended semi-detached home, offering generous and versatile family accommodation including three reception rooms, a good-sized kitchen, a ground floor shower/WC, and a separate utility room. The property also benefits from a good-sized integral garage with potential for conversion (STPP).

Outside, there is a superb south-facing rear garden with a large decking area, as well as a handy dry lean-to area, ideal for additional covered storage or utility use. The garden is perfect for outdoor entertaining, complemented by ample driveway parking for multiple vehicles. The home is perfectly positioned with beautiful country walks right on its doorstep, offering a great balance of convenience and lifestyle.

Ideally located close to sought-after schools including Goffs Academy, as well as a range of local shops, cafés, pubs, and supermarkets. The property also benefits from excellent transport links, with easy access to the M25/A10 and nearby stations such as Cuffley railway station and Cheshunt railway station, making it ideal for commuters.

- **Spacious and attractive five-bedroom extended semi-detached house**
- **Generous family accommodation with three reception rooms**
  - **Good-sized kitchen plus separate utility room**
  - **Ground floor shower/WC for added convenience**
  - **Integral garage with potential for conversion (STPP)**
- **Superb south-facing 61ft rear garden with large decking area**
- **Handy dry lean-to area providing additional covered space**
  - **Ample driveway offering off-street parking for multiple vehicles**
- **Close to sought-after schools including Goffs Academy**
- **Countryside walks on the doorstep and excellent transport links via the M25/A10 and nearby stations including Cuffley railway station and Cheshunt railway station**

#### **Front**

Block paved driveway with parking for multiple vehicles. Shrub and flower borders. Wall lights.

#### **Entrance**

Double glazed double entrance door to the:-

#### **Porch**

Parquet wooden flooring. Feature archway. Georgian style glazed door and side window to the:-

#### **Hallway**

Stairs to first floor with fitted storage cupboards under. Double radiator. Parquet wooden flooring. Coving to ceiling. Doors to the:-

#### **Living Room**

Leaded light double glazed windows to the front. Parquet wooden flooring. Feature fireplace with quartz stone inset, hearth and log burner. Moulded coving to ceiling. Light rose. Radiator. Double doors to the:-

#### **Dining Room**

Engineered oak wooden flooring. Radiator. Wall lights. Coving to ceiling. Open planned to:-

#### **Sitting Room/TV Room**

Sliding patio doors to the garden. Radiator. Wall lights. Engineered oak wooden flooring.

#### **Kitchen**

Double glazed windows to the rear and side. Range of cream shaker style wall and base fitted units with rolled edge work surfaces over incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer. Space and recess for a dishwasher. Space for cooker with stainless steel extractor fan over. Tiled splash backs. Breakfast bar. Space for an under counter fridge freezer. Tiled flooring. Inset spotlights. Coving to ceiling. Electric panel heater. Larder cupboard. Door to the:-

#### **Utility Room**

Double glazed window and door to the garden. Wall and base fitted units with rolled edge work surfaces over incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine and tumble dryer. Tiled splash backs. Space for an American style fridge freezer. Door to the garage and door to:-

#### **W.C.**

Opaque double glazed window to the rear. Low flush W.C. with push button flush. Wall hung wash hand basin with mixer tap. Tile enclosed shower cubicle with Triton shower. Chrome towel radiator. Extractor fan. Extensively tiled walls and flooring.

#### **First Floor Landing**

Access to loft space via a pull down ladder. Coving to

ceiling. Split level staircase with laminate wooden floor and doors to:-

#### **Garage**

Electric up and over door. Double glazed opaque window to the side. Radiator. Space for fridge freezer and chest freezer. Fitted storage cupboard. Doorway to the hallway.

#### **Bedroom 1**

Leaded light box bay double glazed window to the front. Radiator. Extensive range of fitted wardrobes and chest of drawers. Coving to ceiling. Ceiling fan. Light rose.

#### **Bedroom 2**

Double glazed window to the rear. Radiator. Laminate wooden floor. Coving to ceiling. Light rose. Fitted wardrobes.

#### **Bedroom 3**

Leaded light double glazed windows to the front. Ceiling fan. Coving to ceiling. Radiator. Laminate wooden floor. Range of fitted wardrobes.

#### **Bedroom 4**

Double glazed window to the rear. Radiator. Coving to ceiling. Laminate wooden flooring. Ceiling fan. Fitted wardrobes.

#### **Bedroom 5**

Leaded light double glazed windows to the front. Radiator. Coving to ceiling.

#### **Family Bathroom**

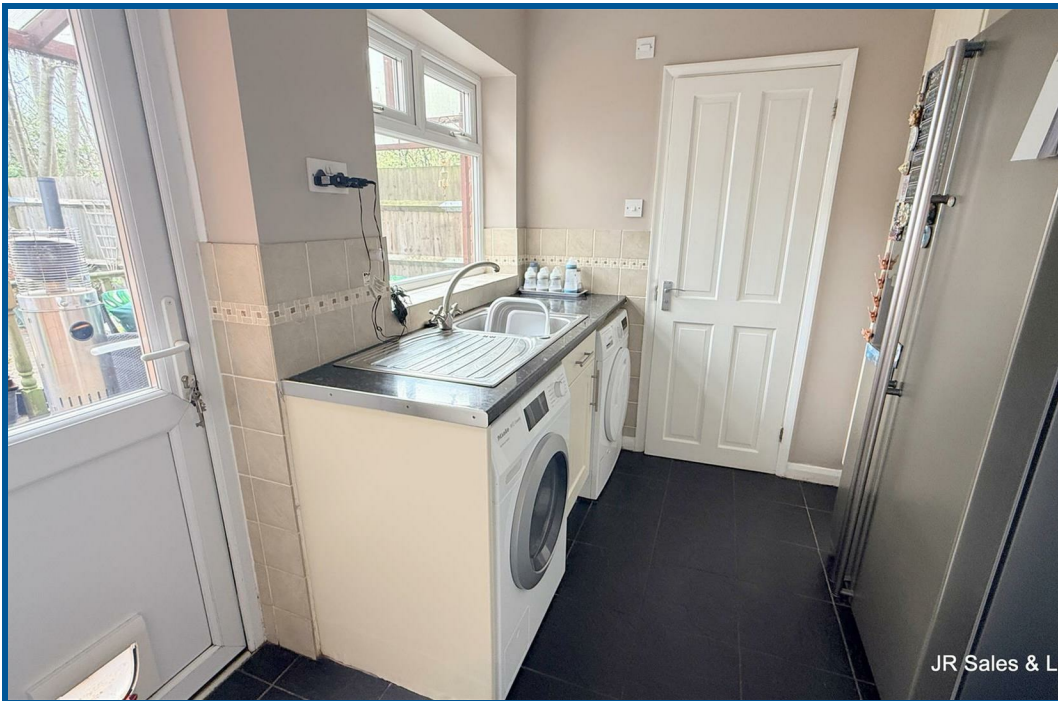
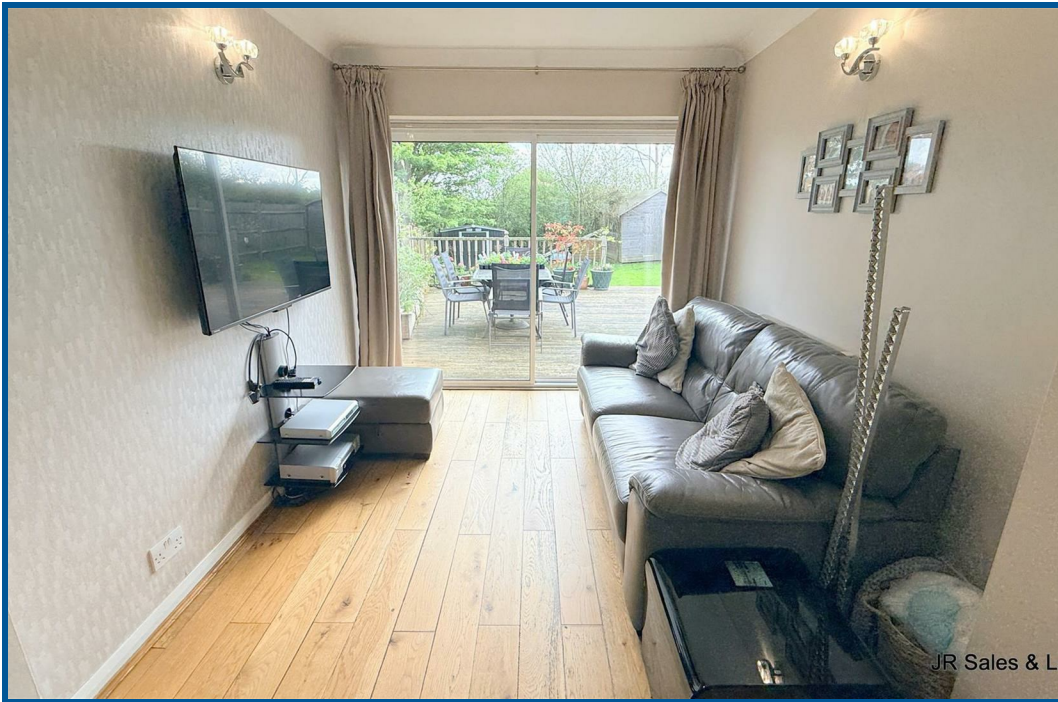
Opaque double glazed window to the rear. Suite comprising off low flush W.C. with push button flush. Shower bath with mixer tap and curved shower screen with electric power shower over. Chrome towel radiator. Wall mounted vanity wash hand basin with mixer tap and drawers under. Mirror with LED lighting and shaver socket. Extractor fan. Inset spotlights. Extensively tiled in complimentary ceramics.

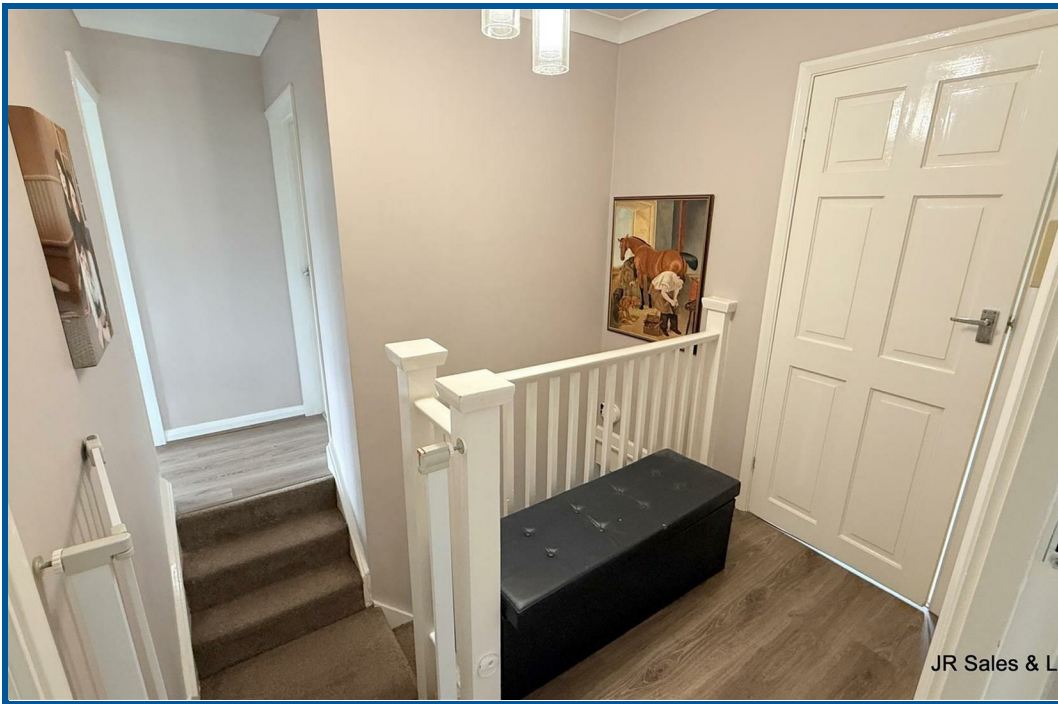
#### **Garden**

approx 61ft  
Large decked patio area with timber railings and steps down to the lawn. Timber shed with windows. Metal storage shed. Lean-to area. Water tap. Side access. Heater. Security lights.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.









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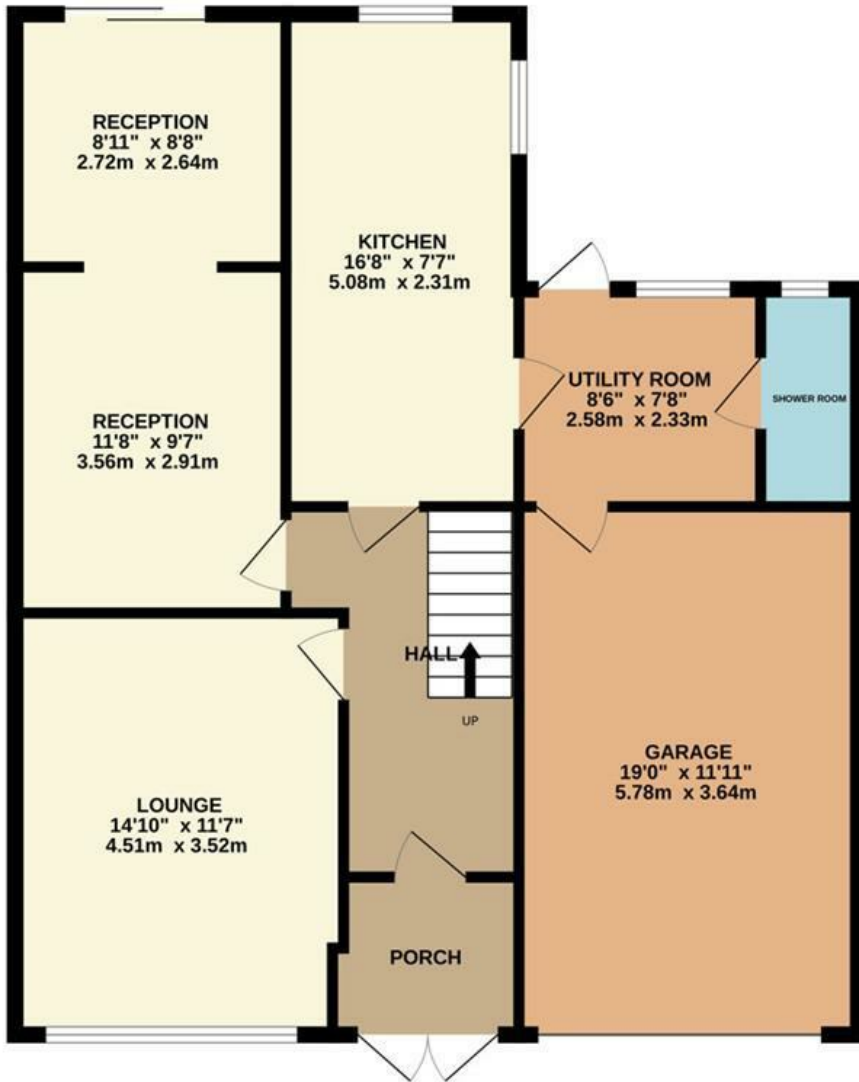
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

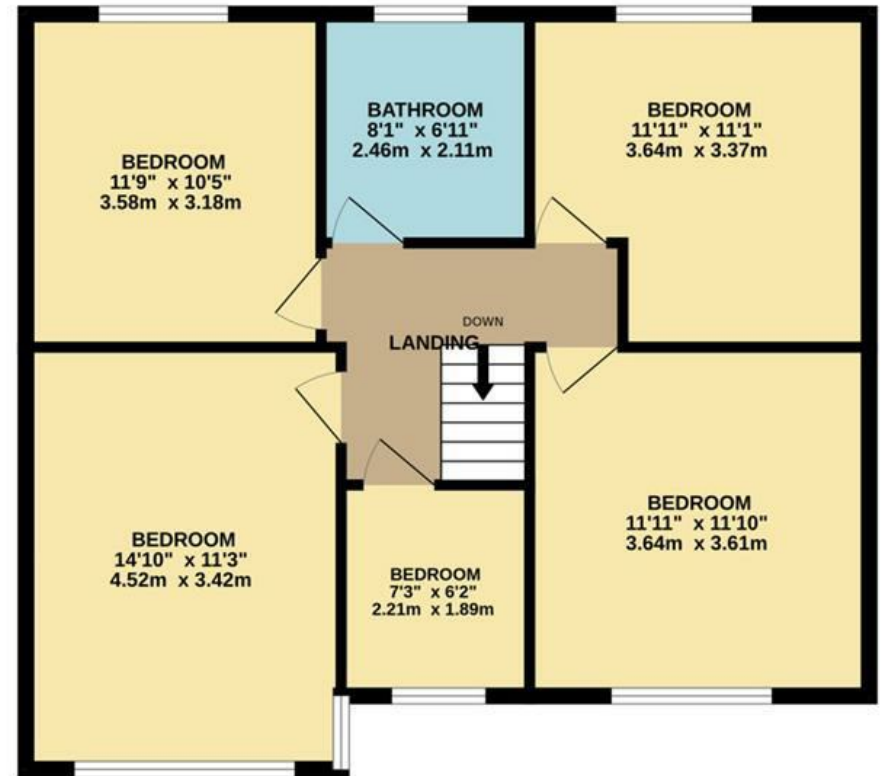
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**GROUND FLOOR**  
949 sq.ft. (88.2 sq.m.) approx.



**1ST FLOOR**  
739 sq.ft. (68.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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