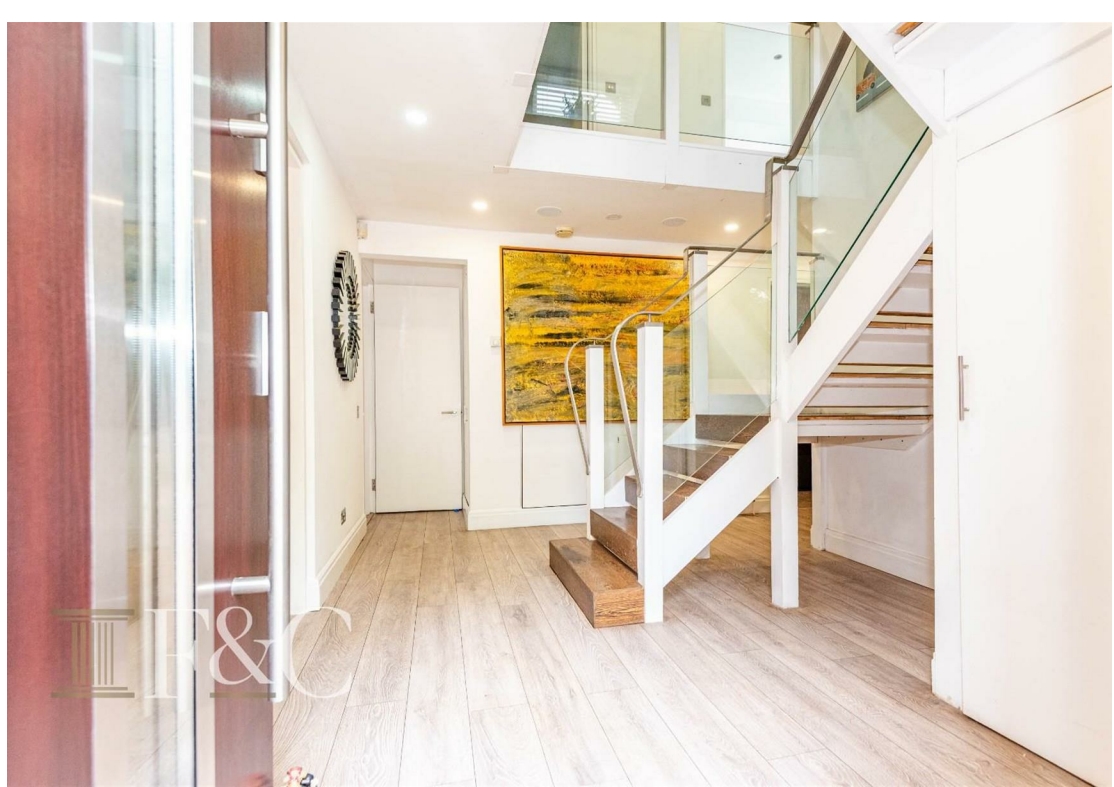




F&C

 **FINE &  
COUNTRY**

Newgatestreet Road | Goffs Oak | EN7 5RU | Guide Price £1,250,000





F&C

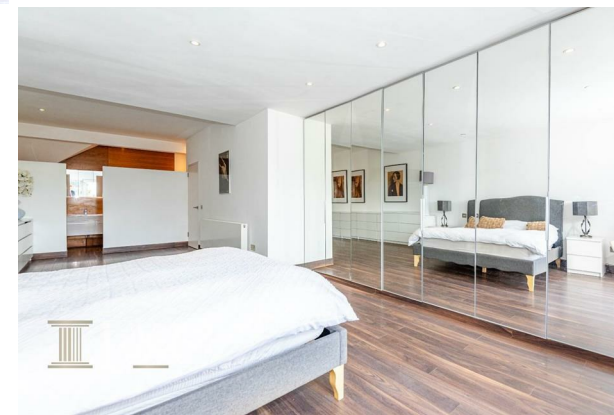
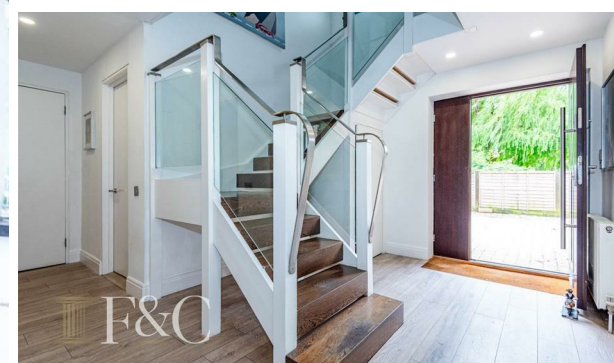
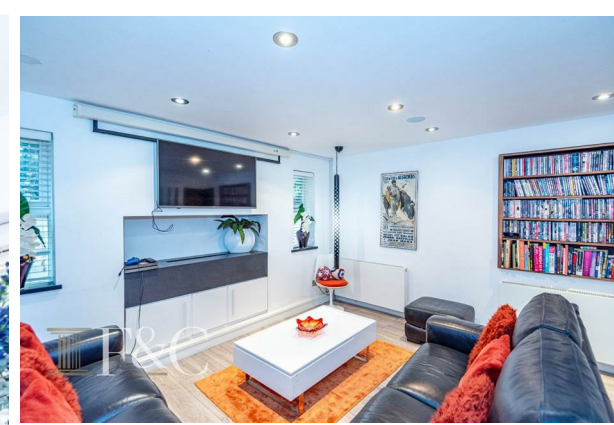
# Newgatestreet Road | Goffs Oak | EN7 5RU

GUIDE PRICE - £1,250,000 - £1,275,000 - A special and unique opportunity to purchase two properties including a five bedroom home and a three bedroom cottage, located on one of Goffs Oak's most premier roads, positioned privately behind a gated entrance and boasting unrivalled views.

Once through the gated entrance you are welcomed upon the substantial driveway and the sheer size of the plot becomes instantly noticeable. The 'Main Residence' has been finished to an exceptional standard and provides the perfect layout for modern living. On the ground floor there is a superb open plan living, dining and kitchen / breakfast area which has been meticulously designed and provides views over the rear garden and swimming pool. On this level there is also a study, cinema room, utility room and W/C. The first floor includes five spacious bedrooms, two of which have en suites and a family bathroom. To the rear of the property there is a staggered West facing garden which has been well designed; the top level has been astro turfed, while on the lower level there is a swimming pool and patio which is perfect for entertaining. Entered via a private courtyard is the three bedroom cottage, which has been finished to a modern standard throughout and comprises of the following; a kitchen diner, utility, sitting room, three bedrooms and a shower room. Bedroom one is located on the first floor. To the rear of the property there is a low maintenance garden, bar area and paved side garden. Newgatestreet Road is ideally located with a number of transport links close by, including Cuffley and Cheshunt train stations, as well as the A10 & M25 and an array of highly regarded primary and secondary schools are also within easy reach, both private and state. The popular Brookfield Farm Shopping Centre is a short drive and local amenities are within walking distance of the property.

- A Special & Unique Opportunity
- Two Properties - A Five Bedroom Home & A Three Bedroom Cottage
- Gated Private Entrance
- Superb Kitchen / Dining / Family Room
- Luxurious Principle Bedroom Suite
- Courtyard & Rear Garden To The Cottage
- A Tranquil Setting With Unrivalled Views
- One Of Goffs Oak's Most Premier Roads
- Further Potential (Subject To Relevant Permissions)





**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.

 8
  4
  5
  C

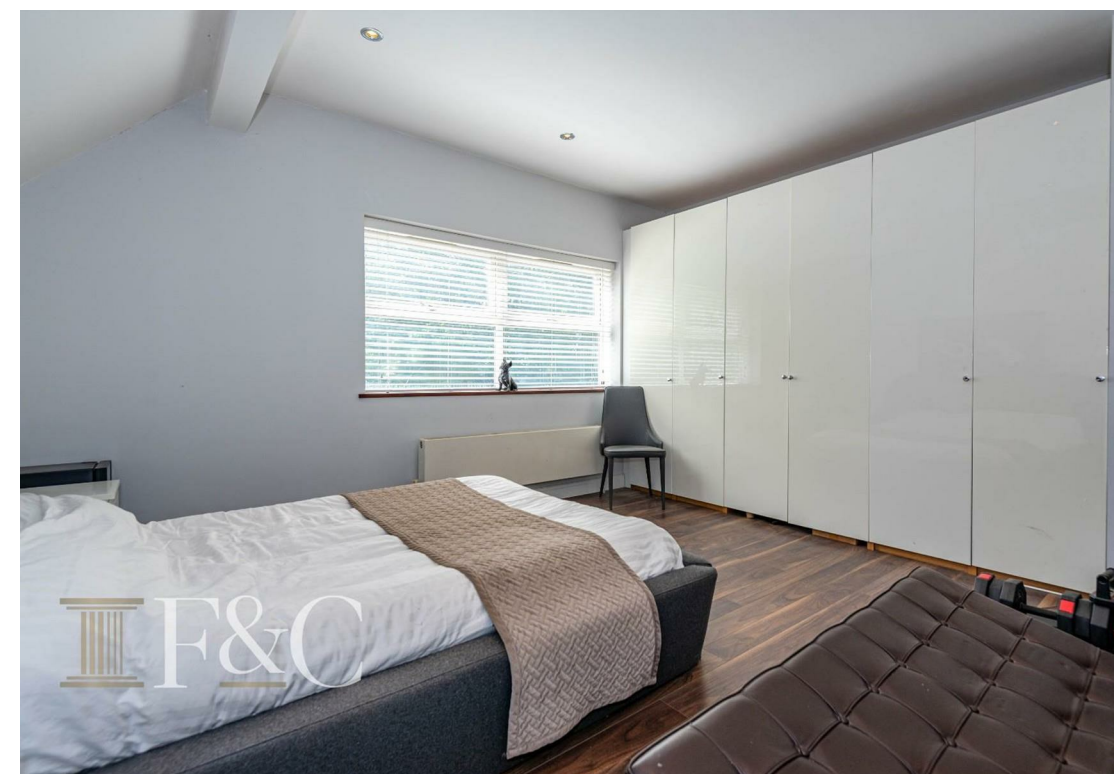
Tenure: Freehold  
 Council: Broxbourne Borough  
 Tax Band: G



 F&C



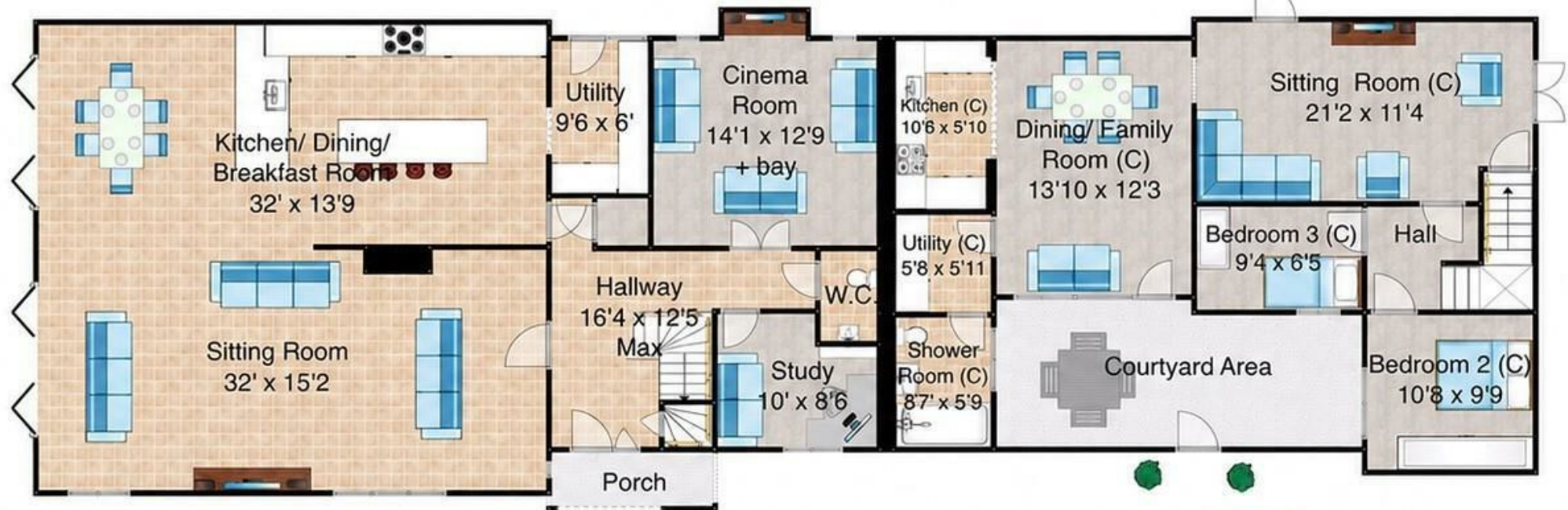
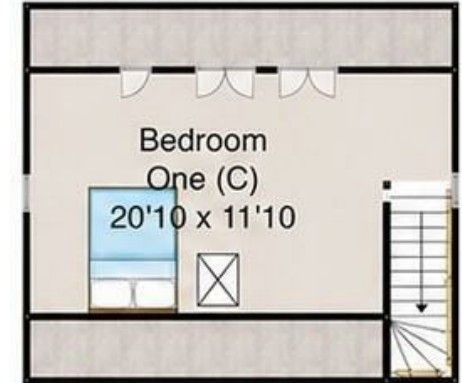
F&C







Newgatestreet Road  
Goffs Oak



This floor plan is for guidance only and may not be accurate. Fine and Country have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Fine and Country Cheshunt





# FINE & COUNTRY

## Fine & Country Cheshunt

1 High Street  
Cheshunt  
Hertfordshire EN8 0TA

Tel: 01992 631314  
cheshunt@fineandcountry.com  
www.fineandcountry.co.uk

## Fine & Country Hoddesdon

37 High Street  
Hoddesdon  
Hertfordshire EN11 8TA

Tel: 01992 449 500  
hoddesdon@fineandcountry.com  
www.fineandcountry.co.uk

