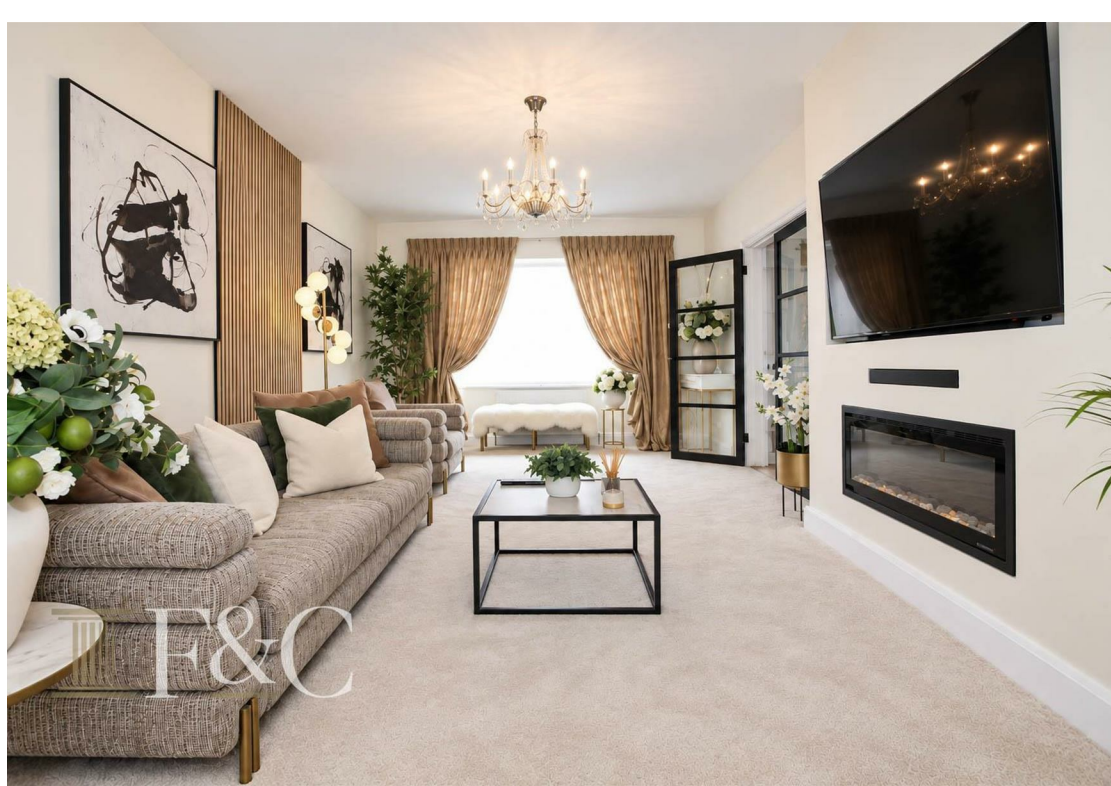
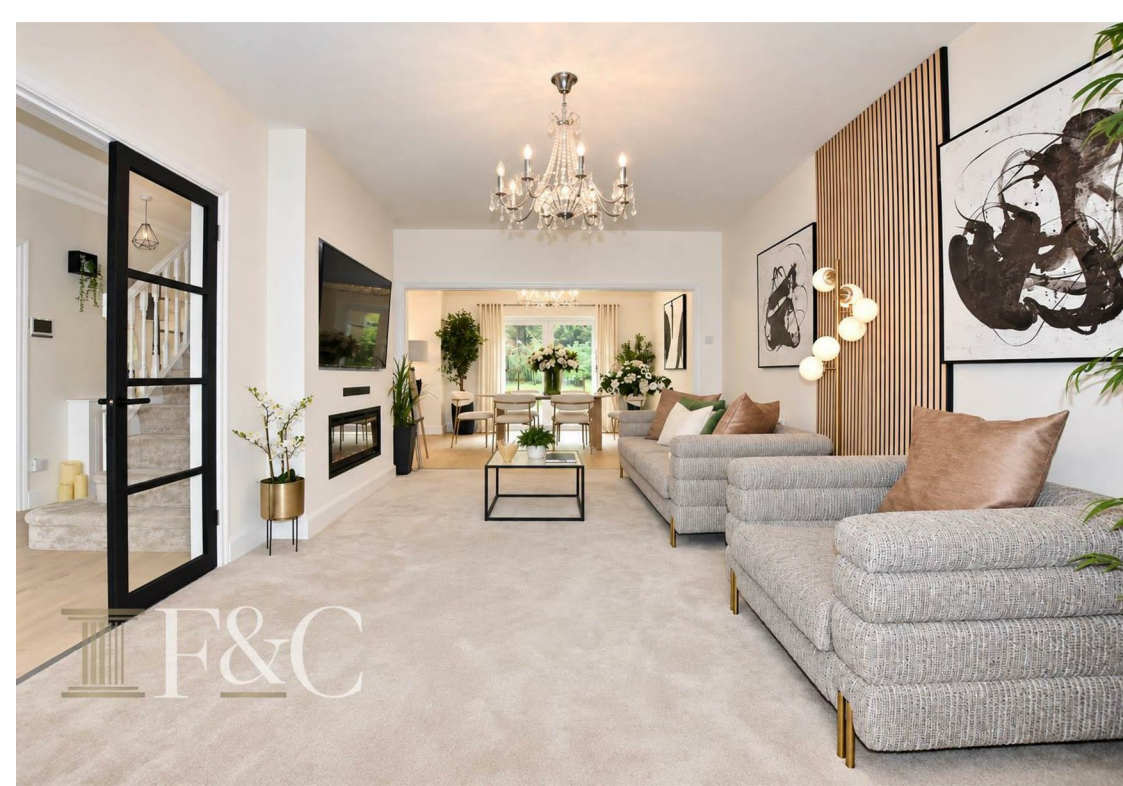








F&C

Rags Lane | Goffs Oak | EN7 6TE

Fine & Country Lea Valley are delighted to present this substantial and beautifully presented four-bedroom family home, situated within a highly regarded location in Goffs Oak. The property offers generous and versatile accommodation throughout, with excellent living and entertaining space, together with a detached studio complete with kitchenette and shower room.

The ground floor is centred around an impressive open-plan kitchen and dining area, creating a superb hub for everyday family life. The contemporary fitted kitchen offers extensive storage and worktop space, complemented by a central island with breakfast seating, while the adjoining dining area enjoys direct access onto the rear garden. Further ground-floor accommodation includes a generous living room, dedicated home office, separate utility room and guest cloakroom. Upstairs, the property continues to offer excellent family accommodation with four well-proportioned bedrooms. The principal bedroom suite is particularly impressive and benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

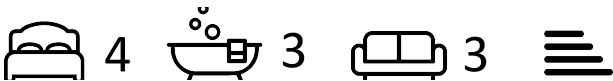
Outside, there is a private and established rear garden, thoughtfully landscaped with a combination of paved seating areas, mature planting, established shrubs and attractive borders, creating a secluded setting with space for outdoor dining and entertaining. To the front, the property benefits from a substantial driveway providing ample off-street parking, alongside an additional detached building currently arranged as a versatile studio, complete with its own kitchenette and shower room. The property is ideally positioned within the highly regarded village of Goffs Oak, a popular location particularly well suited to family living. The area offers a good selection of local shops, cafés and everyday amenities, together with access to highly regarded schooling and surrounding countryside. Cuffley and Cheshunt are also within easy reach, providing a wider range of shopping and leisure facilities, while nearby rail connections and convenient access to the A10 and M25 provide excellent connectivity into London and across the surrounding areas.

- | | | |
|-------------------------------------|-----------------------------------|---------------------------------|
| • Four Bedroom Detached Family Home | • Impressive Kitchen/Dining Room | • Generous Separate Living Room |
| • Utility Room & Ground Floor W/C | • Principal Bedroom With En-Suite | • Family Bathroom |
| • Landscaped Private Rear Garden | • Detached Self-Contained Studio | • Highly Regarded Goffs Oak |





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.



Tenure: Freehold
Council: Broxbourne Borough
Tax Band: G











Due to the studio currently being full of items, Fine & Country Lea Valley cannot guarantee that this image accurately represents the property and it is provided for illustrative purposes only.

Rags Lane, Goffs Oak, Hertfordshire



This floorplan is for guidance only and may not be accurate. Fine and Country 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 Fine & Country Lea Valley.



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