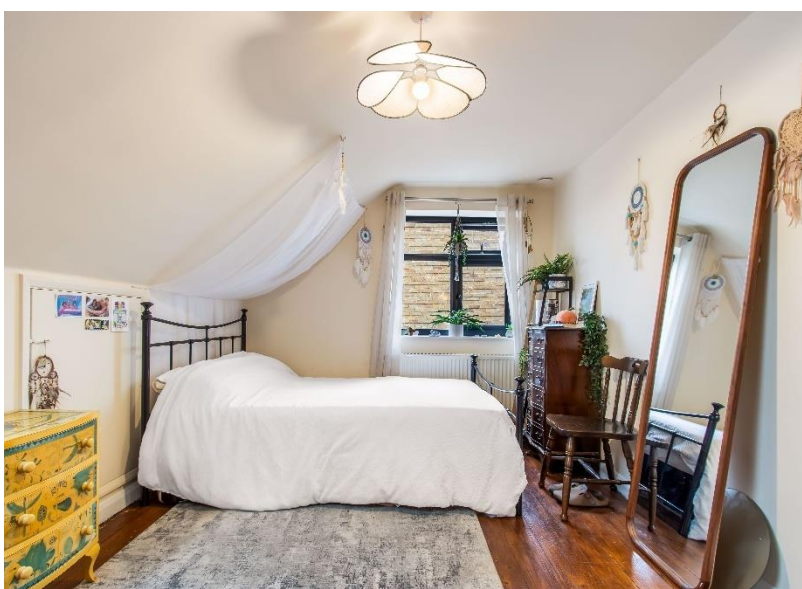




Cuffley Hill, Goffs Oak



- 4 BEDROOM
DETACHED HOME
- BEAUTIFULLY
PRESENTED
- 3 RECEPTION ROOMS
- EN SUITE BATHROOM
- SOUTH FACING REAR
GARDEN
- OFF STREET PARKING
- CLOSE TO VILLAGE AND
AMENITIES
- VENDORS SUITED

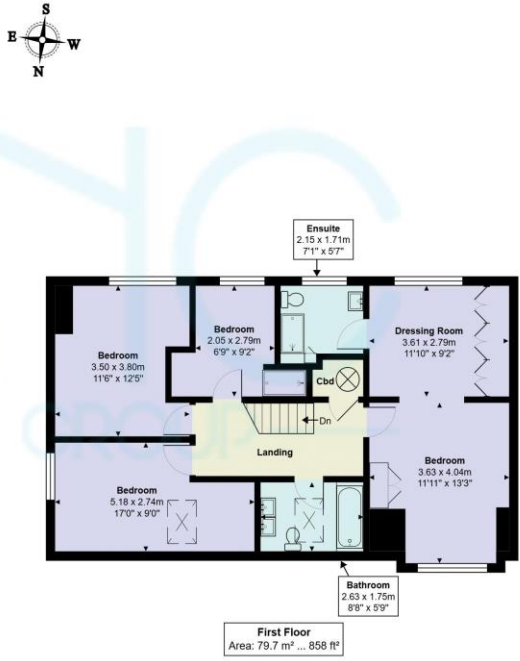
Cuffley Hill
Goffs Oak EN7 5HB

This beautifully presented four-bedroom detached home offers over 2,000 square feet of versatile and stylish living space, thoughtfully enhanced by the current owners to create a warm and welcoming family residence. Set in a desirable location near both Goffs Oak and Cuffley, the property offers generous proportions making it ideal for modern living. Upon entering, you're greeted by a spacious hallway that leads into a bright and airy living and dining room perfect for entertaining or relaxing with family. A separate TV room provides a cozy retreat or potential home office, while the conservatory at the rear offers tranquil views of the garden and floods the space with natural light. The kitchen/breakfast room is well-appointed and ideal for casual dining, and a stylish downstairs bathroom adds convenience to the ground floor layout. Upstairs, the impressive master suite features a dedicated dressing area and a sleek en-suite shower room, creating a private sanctuary. Three further bedrooms offer ample space for family or guests with bedroom 4 having a shower and further complemented by a modern family bathroom. Outside, the large rear garden is a standout feature, beautifully maintained and perfect for outdoor living. A patio and gazebo area provide the ideal setting for alfresco dining and summer gatherings. The property also benefits from side access and off-street parking. Well located for commuters, the home is within easy reach of Cuffley Station, with both Cuffley and Goffs Oak villages nearby, offering a blend of countryside charm and convenient amenities.

The area of Cuffley and Goffs Oak is popular with commuters as it is surrounded by Hertfordshire countryside, yet very conveniently placed for transport links into London, just a few miles from the M25/A10 and just a few minutes drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate. The area has a good selection of local shops for daily conveniences, including local eateries and there are further shops at the Brookfield Shopping Centre. Positioned ideally for families with local schooling in mind. A short walk to the ever popular Woodside Primary School and Goffs Oak Primary school. Also within reach of Goffs Academy School and close to some very good private schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Cuffley Hill, Goffs Oak, EN7 5HB
Total Area: 214.9 m² ... 2313 ft² (excluding garden)
All measurements are approximate and for display purposes only