

Shepherds
Property Sales & Lettings

Hillcrest Close I Goffs Oak I EN7 5EJ I £799,995


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Tucked away on a peaceful and highly sought-after private road in the heart of Goffs Oak, this immaculate four-bedroom detached home offers stylish and spacious living throughout—ideal for modern family life. The ground floor provides a wonderful flow of versatile living space, including a bright and welcoming living room, a well-appointed kitchen/breakfast room, a formal dining room perfect for entertaining, a charming garden room with views over the rear garden, and a convenient guest WC. Upstairs, you'll find four generously sized double bedrooms, including a superb principal suite complete with en suite shower room, along with a sleek and contemporary family bathroom. Outside, the property is framed by attractive front and rear gardens, a private driveway, and an integral garage offering ample parking and storage. Perfectly positioned for convenience and connectivity, the home is just a short distance from Cuffley and Cheshunt train stations, with excellent schooling options and a variety of local amenities all close by.

- Well Presented Four Bedroom Detached Home
- Immaculate Condition Throughout
- Kitchen / Breakfast Room
- Living & Garden Room
- Ground Floor W/C
- En Suite To Bedroom One & Family Bathroom
- Front and Rear Garden
- Front Driveway & Garage
- Idyllic Private Road In Goffs Oak





Front Door

Entrance Hall

Living Room
15'7 x 10'11

Kitchen / Breakfast Room
14'8 x 10'1

Dining Room
10'1 x 9'11

Garden Room
10'1 x 9'5

W/C

First Floor Landing

Bedroom One
13'4 x 9'11

En Suite
8'3 x 6'10

Bedroom Two
14' x 8'9

Bedroom Three
11'11 x 10'3

Bedroom Four
10'3 x 9'5

Bathroom
10'3 x 5'2

Outside

Front Garden

Front Driveway

Garage
16'9 x 8'6

Rear Garden











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:	**G**


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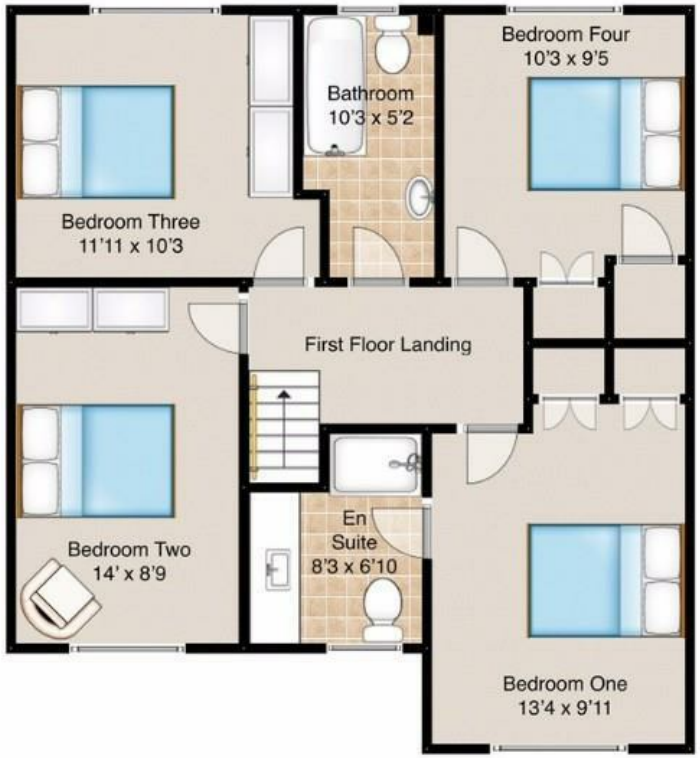

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