Grangebrook, Rags Lane, Goffs Oak

EN7 6TD

Guide Price £1,349,500

stevenoates.com

Grangebrook Rags Lane, Goffs Oak, Herts, EN7 6TD

**CHAIN FREE ** Steven Oates are delighted to offer this rarely available award winning five bedroom detached family home located in the Grangebrook development on the border of Goff's Oak. This former show home corner plot, was built in 2018 and is beautifully presented throughout. This stunning family home comprises of a large entrance hall, two reception rooms, open plan kitchen/dining room with utility room and ground floor cloakroom. On the first floor there is are five double bedrooms, two of which have walk in wardrobes and en-suite showers and additional family bathroom. Externally the house sits within gates and benefits off street parking for multiple vehicles, triple garage with electric doors and private and secluded ‘boutique style’ garden. All homes in the Grangebrook collection are designed to be in keeping with the local vernacular and provide a true testament to the Tudor history associated with Cheshunt and the borough of Broxbourne.

This exclusive development, is excellently located within easy reach of the village of Goffs Oak and Cuffley, as well as being close to Cheshunt and the recently refurbished Brookfield Shopping Centre. The University of Hertfordshire is only a 23 minutes drive away, whilst the A10 and M25 are both easily accessible providing direct links into London going South or Cambridge going North.

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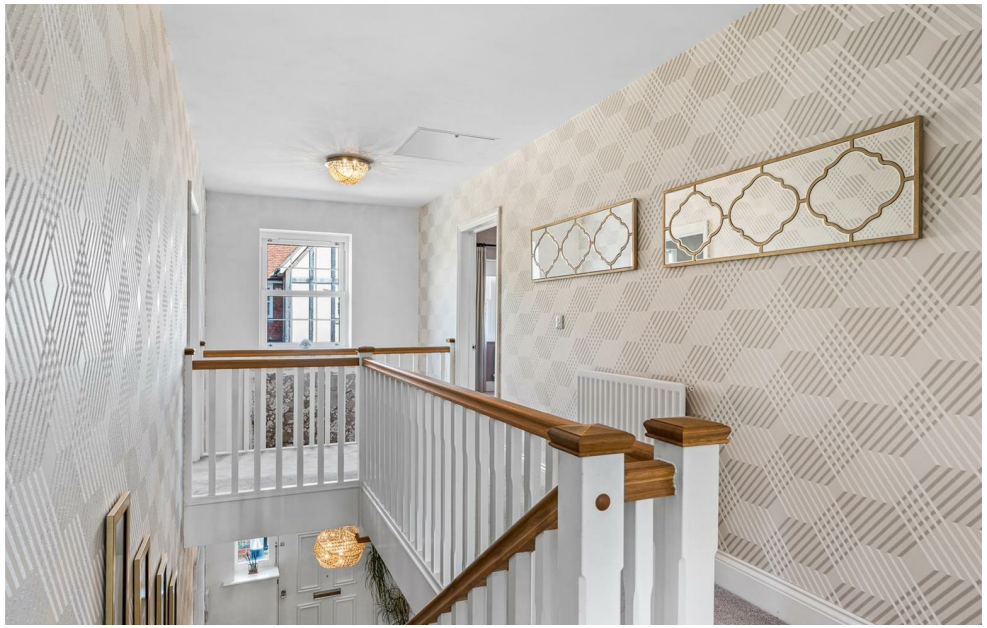

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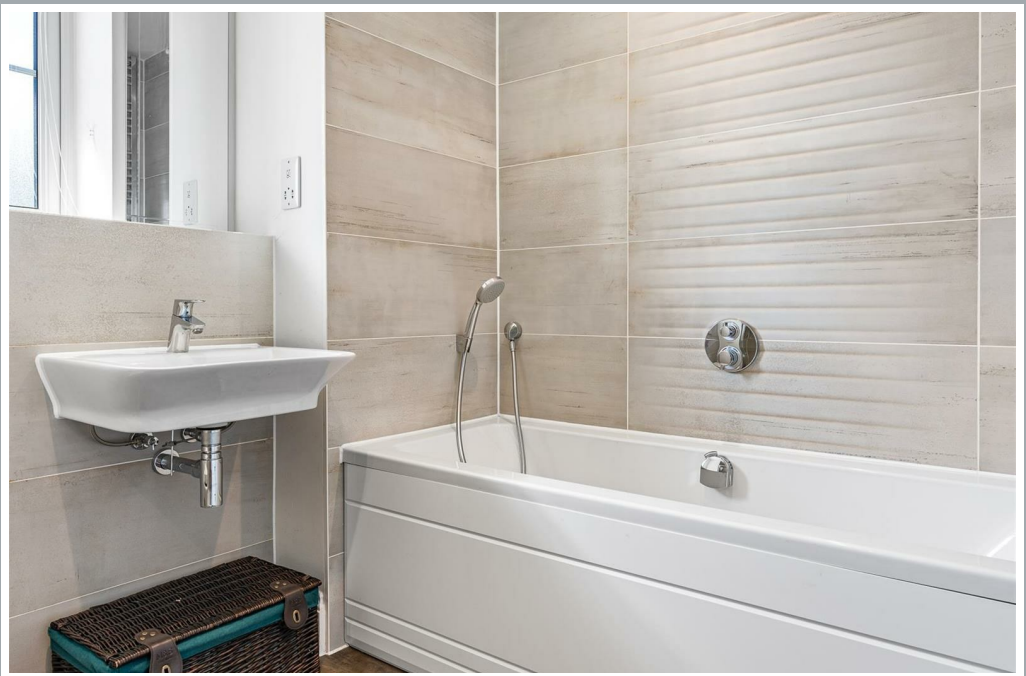

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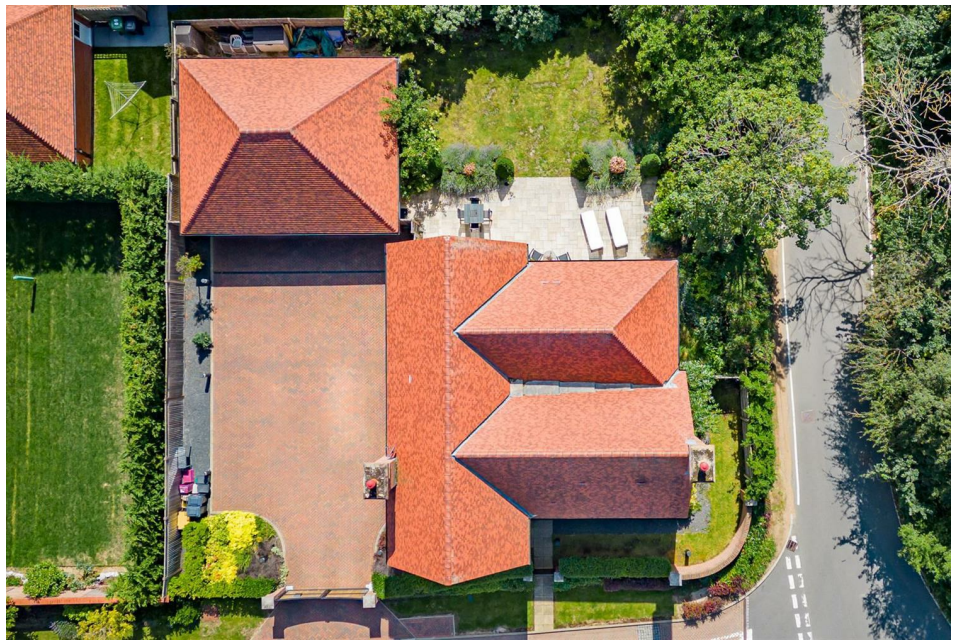

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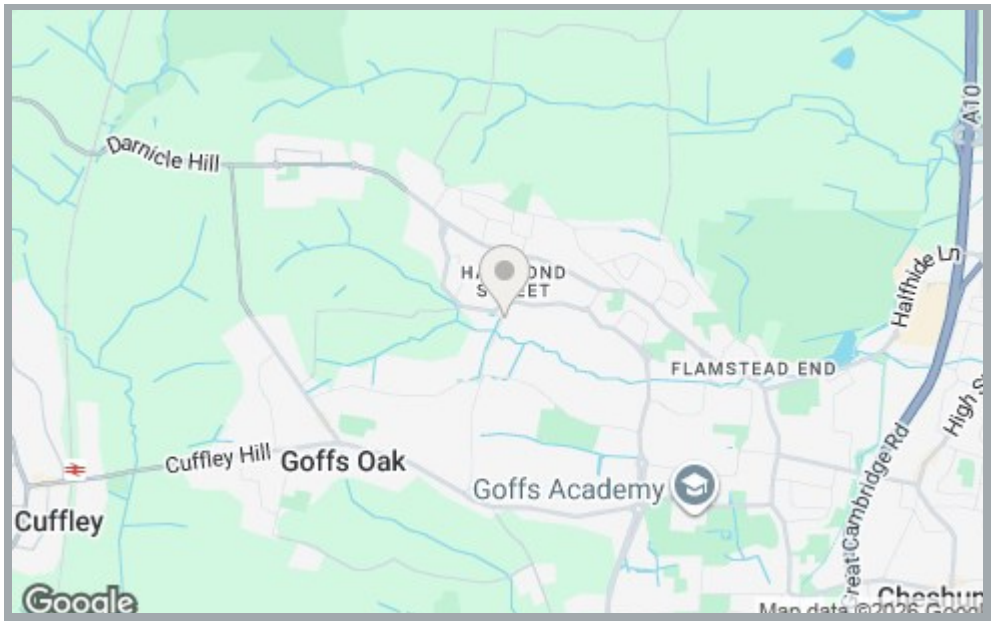

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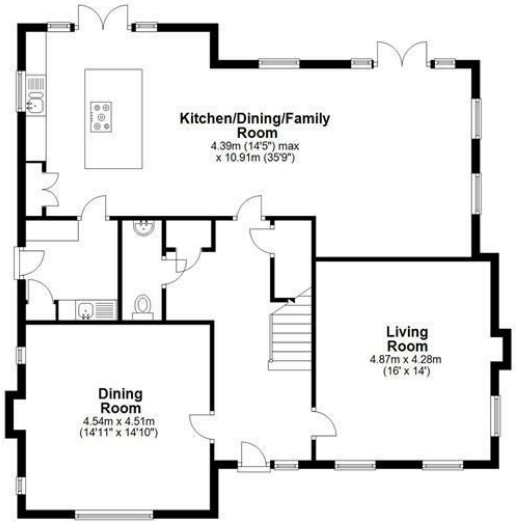
Ground Floor

Approx. 117.2 sq. metres (1261.7 sq. feet)

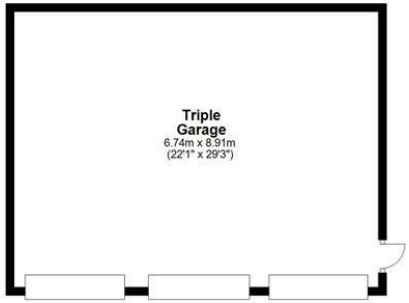


First Floor

Approx. 120.4 sq. metres (1296.3 sq. feet)

Outbuilding

Approx. 60.0 sq. metres (646.0 sq. feet)



Total area: approx. 297.7 sq. metres (3204.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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