

GUIDE PRICE

£1,750,000

Orchid Close

Goffs Oak, EN7 5NF Freehold

PROPERTY SUMMARY

Tucked away within an exclusive gated development, this exceptional detached family residence offers an impressive 4,811 sq ft of beautifully presented and highly versatile living accommodation, complemented by a truly stunning, secluded rear garden with far-reaching countryside views.

This wonderful home exudes a sense of space, comfort and elegance with welcoming entrance hall, 4 generous and light-filled reception rooms, a well-appointed kitchen/breakfast room, utility room, shower room and guest cloakroom.

Upstairs, the first floor hosts 5 spacious double bedrooms, including 2 with en-suite facilities, together with a stylish family bathroom.

One of the property's most captivating features is the magnificent rear garden, extending to approximately 250 ft in length and 100 ft in width. Beautifully private and enjoying breathtaking views across open countryside, A generous patio area immediately behind the house is perfect for al fresco dining, summer gatherings and relaxing evenings, while the expansive lawn offers endless space for children to play and for keen gardeners to enjoy. The property benefits from ample off-street parking and access to an integrated double garage, currently arranged as a gym.

Ideally positioned for commuters, the property enjoys excellent transport connections, situated just north of Junction 25 of the M25 and within easy reach of the A1(M) at South Mimms. Heathrow, Luton and Stansted airports are all approximately 30 miles away, while Cuffley Station, just over a mile from the property, provides regular mainline services to London King's Cross.

The area is particularly well regarded for its excellent schooling options, including Goffs School, Chancellors School, Goffs Oak and Woodside Primary Schools, as well as a number of highly respected independent schools including St John's Preparatory School, Haileybury, Lochinver House, Queenswood, St Martha's and Haberdashers' Boys' and Girls' Schools. Service Charge currently £1,028.00 P/A

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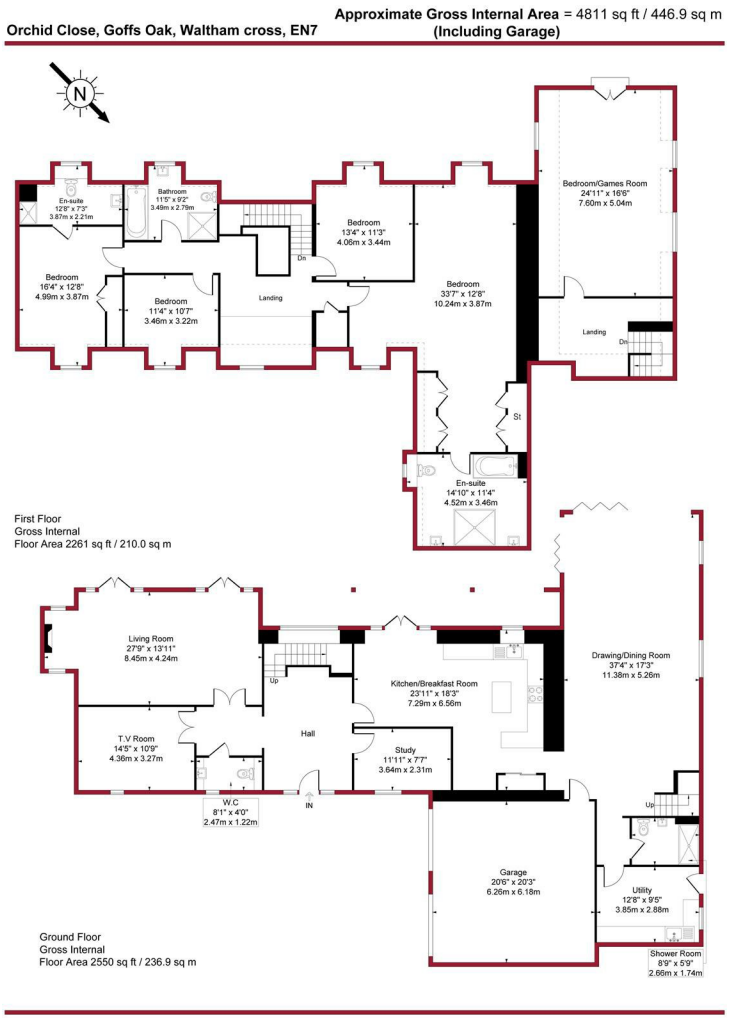
















House - Detached Freehold

Council: Broxbourne

Council Tax Band: H

Service Charge: £1,028.00 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles LONDON

OFFICE ADDRESS
243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS
0208 804 8000
enfield@castles.london
https://www.castles.london

