

FREEHOLD



House - Detached

# 25 BIGGS GROVE ROAD, GOFFS OAK, EN7 6XX

Asking price

## £635,000

### FEATURES

- 4 spacious bedrooms
- Detached family home
- Separate dining room
- En-suite in principal bedroom
- 2 modern bathrooms
- Bright bay-fronted living room
- Fitted kitchen with utility
- Integral garage



**Robert Adam  
Estate Agents**

# 4 Bedroom House - Detached located in Goffs Oak

Call us on

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Robert Adam Estate Agents are delighted to present this well-proportioned four-bedroom detached family home, ideally situated in a quiet and desirable cul-de-sac in the heart of Goffs Oak. The property offers spacious accommodation, an attached garage, and excellent potential for extension (STPP).

The ground floor comprises a welcoming entrance hall, a bright bay-fronted living room, a separate dining room with doors leading to the rear garden, a fitted kitchen with an adjoining utility area, and a guest cloakroom/WC. There is also an integral garage, providing convenient storage or scope for conversion.

Upstairs, there are four bedrooms, including a generous principal bedroom with en-suite shower room, along with a family bathroom and ample storage.

Outside, the rear garden features a patio and lawn—ideal for relaxing or entertaining—while the front driveway provides off-street parking leading to the garage.

Location:  
Biggs Grove Road is a sought-after residential road within walking distance of Goffs Oak village centre, well-regarded local schools, and scenic countryside walks. The property offers excellent transport links, with Cuffley Station providing rail services to London Moorgate and the A10 and M25 close by for road commuters.

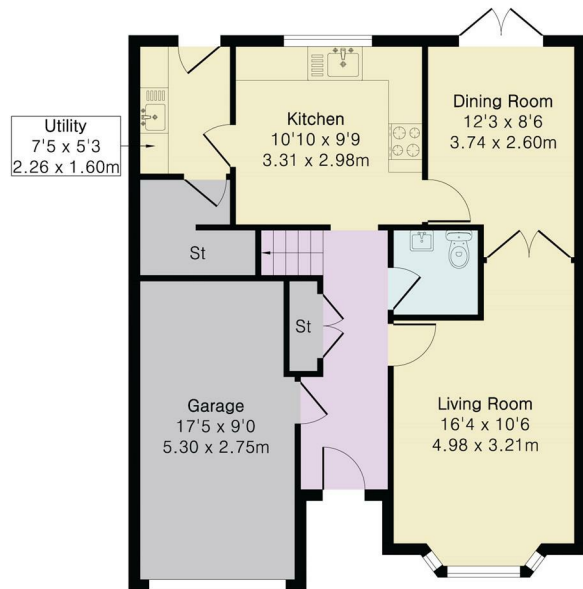
Council Tax Band

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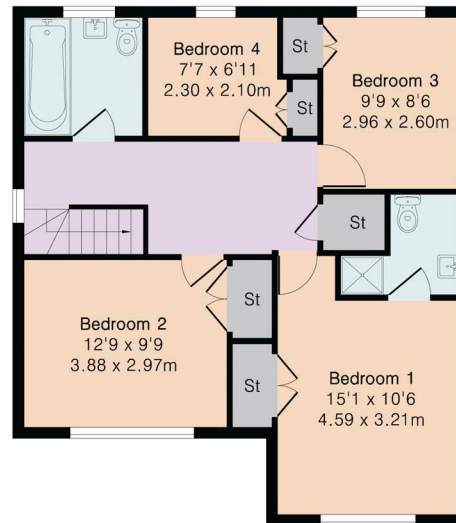
Approximate Gross Internal Area 1397 sq ft - 130 sq m  
(Including Garage)

Ground Floor Area 740 sq ft – 69 sq m

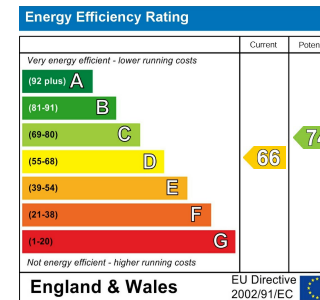
First Floor Area 657 sq ft – 61 sq m



Ground Floor



First Floor



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 are advised to recheck the measurements.

**Robert Adam  
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