



 paulwallace

28 Moorhurst Avenue Goffs Oak, EN7 5LE |  
£595,000 | Freehold

## 28 Moorhurst Avenue Goffs Oak, EN7 5LE

The property provides a welcoming and comfortable living environment, with bright and well-proportioned rooms throughout. The ground floor benefits from a convenient downstairs cloakroom, ideal for everyday family living, while upstairs offers three well-sized bedrooms, including a bedroom with its own en-suite shower room, complemented by a further family bathroom. The property also benefits from its own driveway, providing valuable off-road parking. The home is ideally positioned for access to a range of local schools, making it particularly appealing to families, while Cuffley BR Station is also within walking distance, offering convenient transport links for commuters.

### Key features

- Driveway
- Close to station
- 3 Bedrooms
- En Suite
- Downstairs Cloakroom
- Modern Kitchen

### Property Information

Tenure

Freehold

Council Tax

E

EPC Rating

C

Local Authority

Broxbourne Borough Council



**Paul Wallace Estate Agents**  
Brookfield Centre  
Cheshunt  
Hertfordshire  
EN8 0NN

01992 781100

cheshunt@paulwallace.co.uk

www.paulwallace.co.uk

**Opening Times**

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

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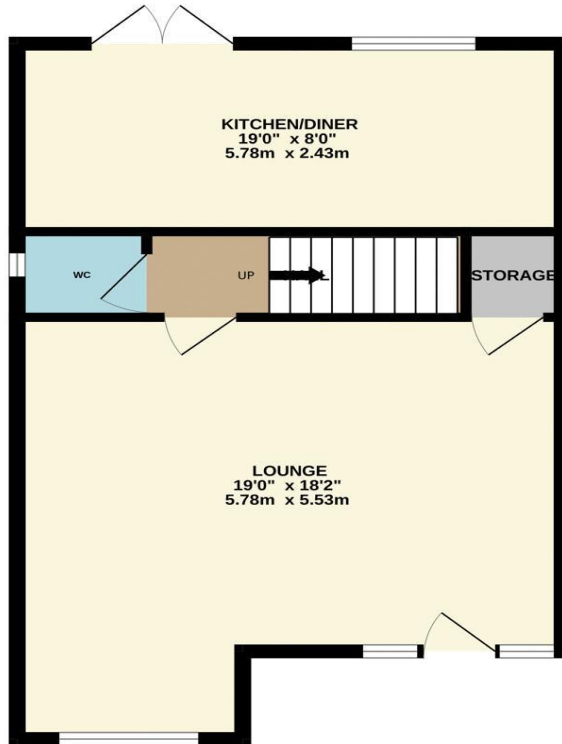
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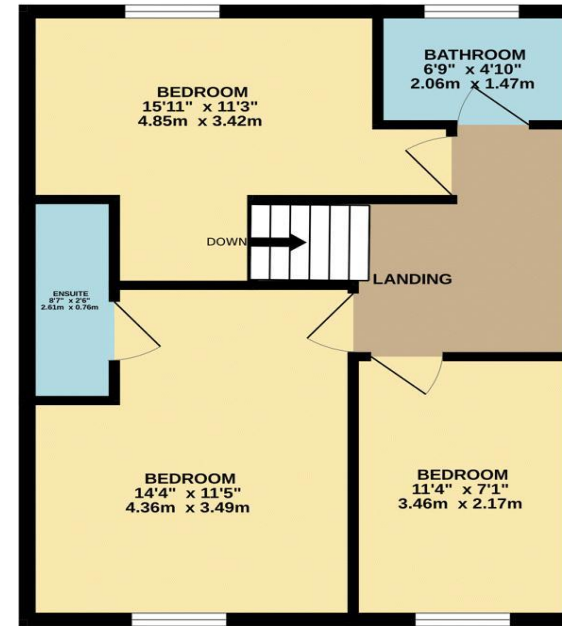




GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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