

FINE & COUNTRY

Edward Close I Goffs Oak I EN7 5FD I Guide Price £999,995











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GUIDE PRICE £999,995 - £1,075,000. Fine & Country Lea Valley are delighted to present this exceptional five double bedroom detached family residence, occupying a prime position within an exclusive gated community in the highly sought-after village of Goffs Oak. Offering spacious and versatile accommodation extending across three floors, this impressive home effortlessly combines contemporary design with the practicality required for modern family living.

Stepping inside, a welcoming entrance hall sets the tone for the accommodation beyond, leading through to an elegant living room that provides an inviting and comfortable space in which to relax or entertain. Spanning the rear of the property is an impressive open-plan kitchen, breakfast and dining room, a beautifully designed space that forms the heart of the home, perfectly suited to both everyday family life and entertaining, with direct access onto the landscaped south-facing garden. A guest cloakroom completes the ground floor, whilst the integral garage has been partially converted to create a practical utility room, with the remaining garage space providing excellent storage.

The first floor hosts four generously proportioned double bedrooms, thoughtfully arranged to accommodate growing families. The bedroom two suite enjoys the benefit of a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom featuring both a bath and separate shower.

Occupying the entire second floor, the principal suite offers an exceptional private sanctuary. Beautifully appointed, it comprises a generous bedroom, an elegant dressing area and a luxurious en-suite shower room, creating a refined retreat away from the main living accommodation.

- Exclusive & Private Gated Community
- Exceptional Detached Family Residence
- Five Double Bedrooms
- Impressive Principal Suite
- Two Luxurious En-Suite Shower Rooms
- Open-Plan Kitchen / Breakfast / Dining Room
- Front Driveway & South-Facing Garden
- NHBC Warranty Remaining
- Walk To Cuffley Station & High Street















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Tenure:	Freehold
Council:	Broxbourne Borough
Tax Band:	G








LG















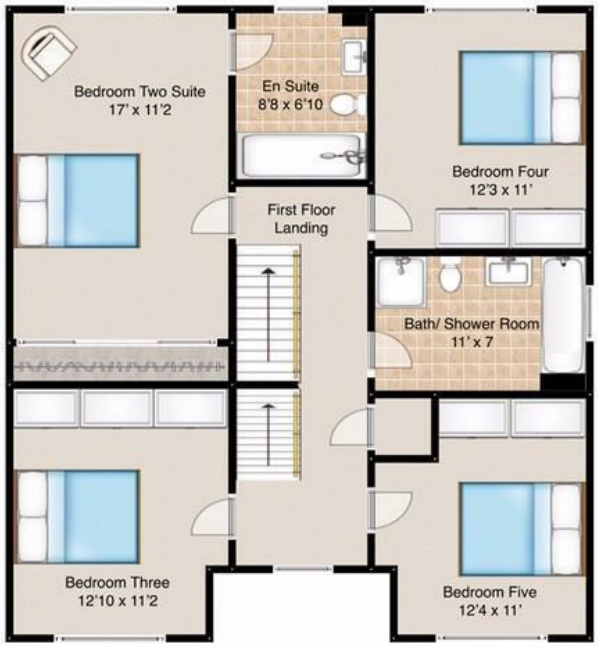






Edward Close, Cuffley Hill, Goffs Oak







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