



9, Poets Gate, Goffs Oak  
EN7 6SB  
Price Guide £1,400,000



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## 9 Poets Gate, Goffs Oak, Hertfordshire, EN7 6SB

Situated within the highly desirable Poets Gate development, this impressive five bedroom detached home offers generous and versatile accommodation ideal for modern family living. The property boasts five well proportioned bedrooms, providing ample space for growing families. The principal bedroom benefits from a stylish en-suite, while the remaining bedrooms are served by two further contemporary bathrooms. At the heart of the home is a stunning kitchen/breakfast room, thoughtfully designed with high quality fittings and ample space for dining and entertaining. The spacious living areas are both elegant and practical, creating a welcoming environment throughout. Externally, the home enjoys a secluded side and rear garden. Located in a sought-after area, Poets Gate is renowned for its peaceful surroundings while remaining conveniently close to local amenities, schools, and transport links.

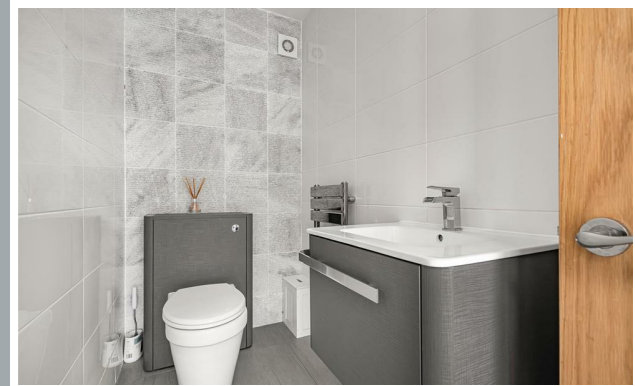
The property sits in a prime residential location in Goffs Oak, a semi-rural part of Hertfordshire, on the edge of north London. Goffs Oak itself has a village feel full of tree-lined roads, local shops, pubs and community spaces, while still being within an easy commute of London, Whilst nearby Cuffley offers even more shops and restaurants and a mainline station serving London.



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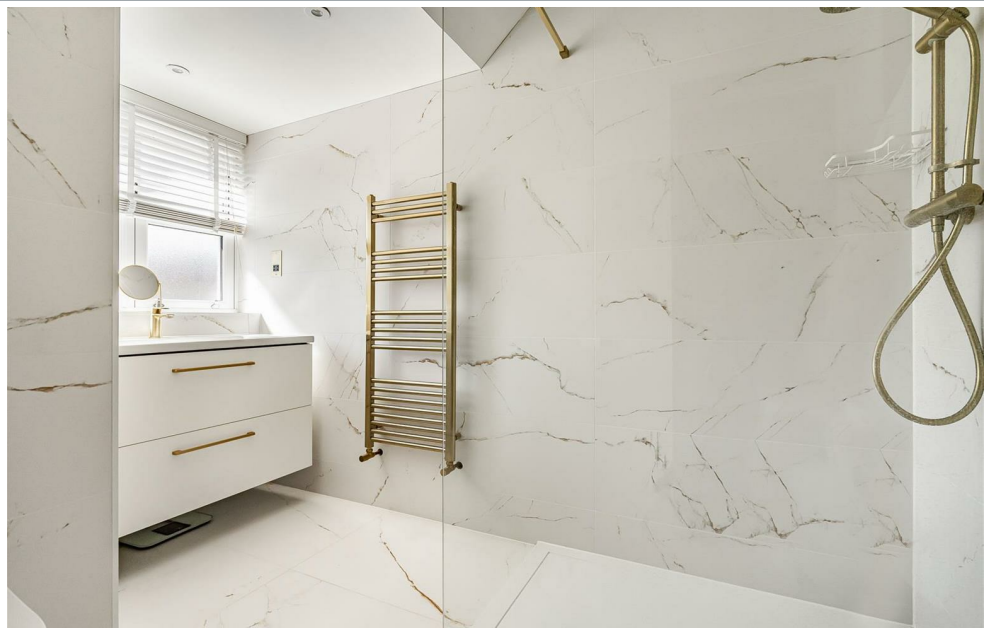
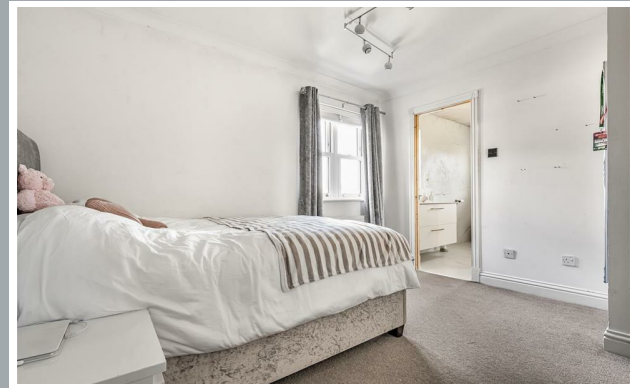




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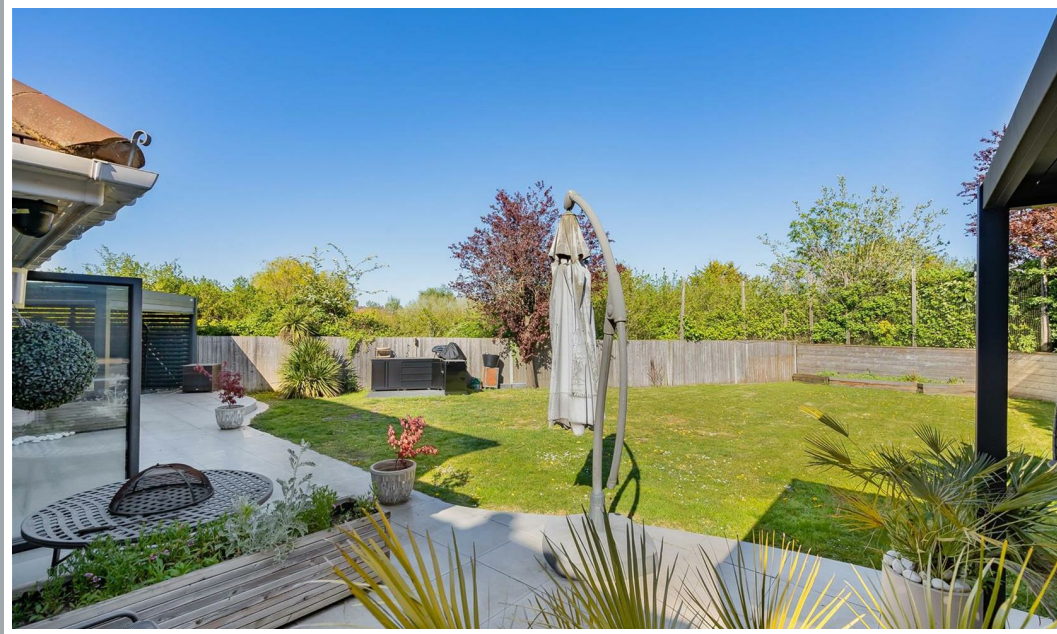
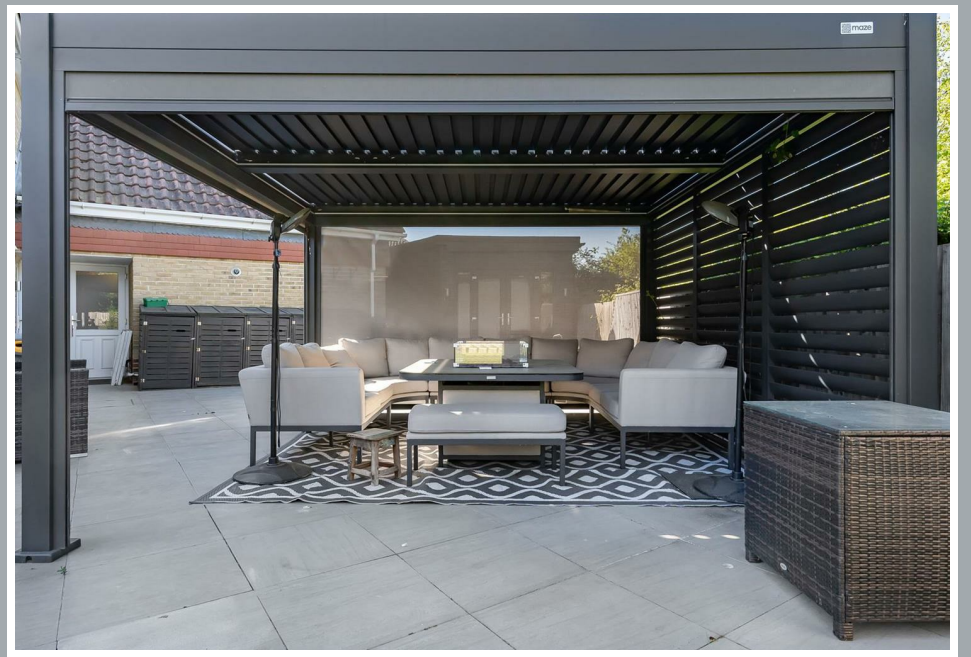
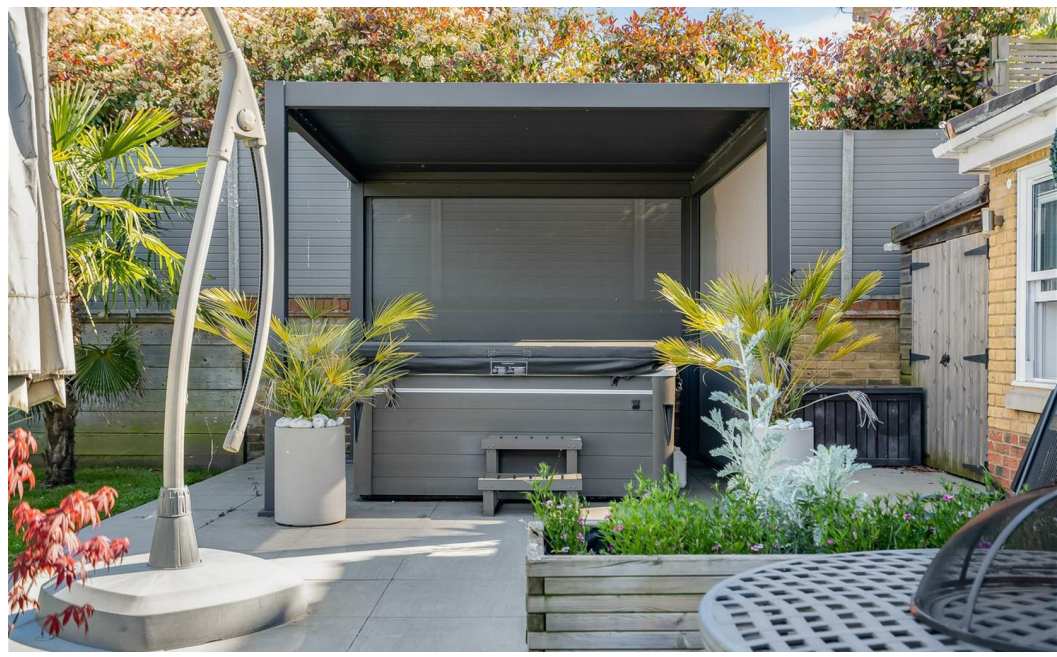


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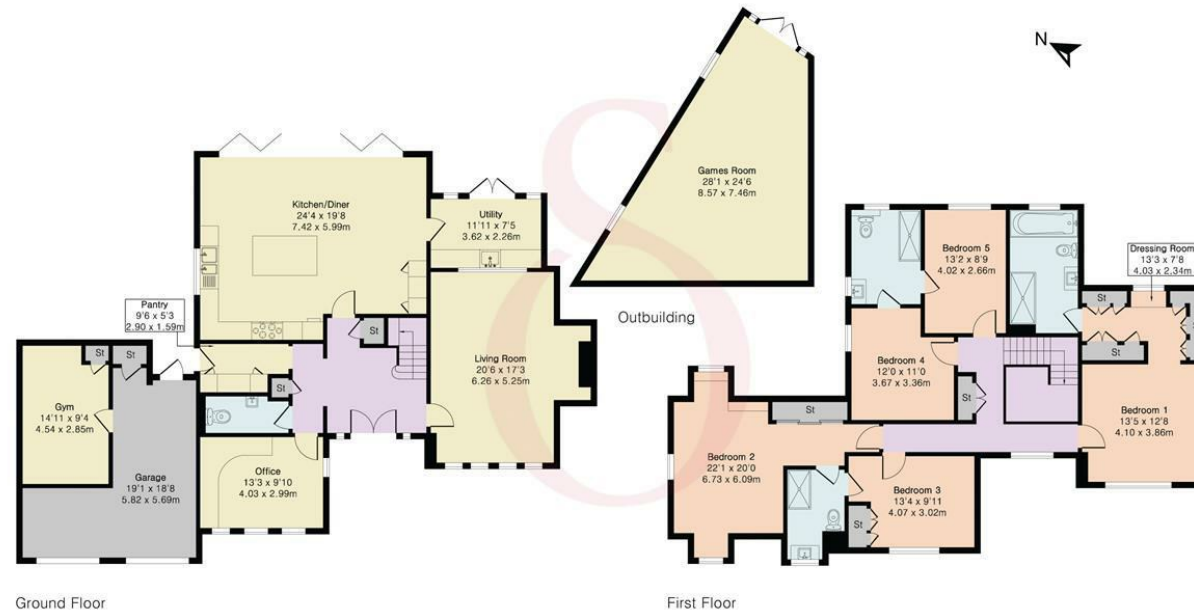
**Approximate Gross Internal Area 2621 sq ft - 244 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1265 sq ft – 118 sq m

First Floor Area 1356 sq ft – 126 sq m

Garage Area 406 sq ft – 38 sq m

Outbuilding Area 429 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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