



 FINE &
COUNTRY

Private Road | Goffs Oak | EN7 5EY | Guide Price £1,500,000





Private Road | Goffs Oak | EN7 5EY

GUIDE PRICE £1,500,000 - £1,550,000. Fine & Country Lea Valley are delighted to bring to the market this beautifully crafted new-build five-bedroom detached residence, occupying an enviable position within an exclusive private road, backing directly onto mature woodland and offering approximately 2,740 sq ft of luxurious accommodation.

Step Inside

Upon entering the property, you are welcomed by the reception hall, which immediately sets the tone for the quality and craftsmanship found throughout. Off the entrance hall sits an elegant formal living room, offering a peaceful retreat with generous proportions and an abundance of natural light. Undoubtedly the centrepiece of the home is the spectacular 35ft open-plan kitchen, breakfast, dining and family room. Beautifully finished with contemporary cabinetry, premium integrated appliances, a substantial central island and extensive entertaining space, this impressive room flows effortlessly onto the rear garden through bi-fold doors, creating the perfect environment for both everyday family living and large-scale entertaining. A separate utility room and guest cloakroom complete the ground floor.

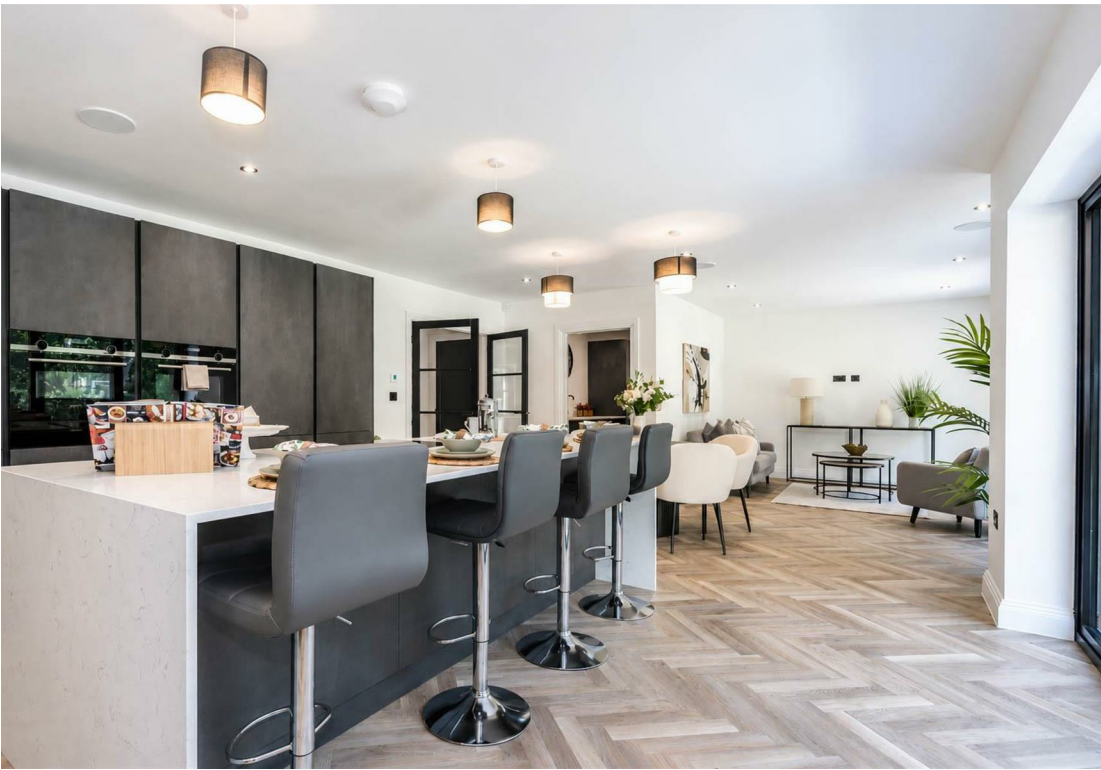
Ascending to the spacious galleried landing, the first floor offers five well-proportioned bedrooms. The impressive principal bedroom suite provides a true sanctuary, complete with an elegant dressing area, a luxurious en-suite bathroom and magnificent elevated views across the mature woodland from the Juliet balcony. A second guest suite also benefits from its own en-suite shower room, whilst three further double bedrooms are served by a beautifully appointed family bath/shower room.

Step Outside

The property is approached via a private road, leading onto a block-paved driveway that provides ample off-street parking alongside the integral garage. The handsome double-fronted façade immediately sets the tone for the quality found throughout. To the rear, the garden enjoys a truly special setting. Predominantly laid to lawn and backing directly onto mature woodland, it offers a peaceful and private environment where nature provides a stunning backdrop throughout the seasons. Constructed with efficiency and sustainability in mind, the property benefits from underfloor heating throughout, powered by an air source heat pump, delivering outstanding comfort alongside impressive energy performance.

Perfectly positioned within the sought-after village of Goffs Oak, the property enjoys convenient access to highly regarded state and private schooling and within walking distance of Cuffley train station, as well as a short drive of Cheshunt Train Station. Brookfield Shopping Centre, the A10 and M25, making it ideally suited to both families and commuters seeking luxury living in a semi-rural setting. A rare opportunity to acquire an exceptional new-build residence, finished to an exacting specification in one of Hertfordshire's most prestigious locations.

- | | | |
|--|---------------------------------------|---|
| • Exceptional New Build Residence | • Exclusive Private Road Setting | • Backing Onto Mature Woodland |
| • Magnificent Kitchen/Breakfast/Dining/Family Room | • Five Beautifully Appointed Bedrooms | • Principal Bedroom With En-Suite & Dressing Area |
| • Further En Suite & A Family Bath/Shower Room | • Underfloor Heating Throughout | • Highly Regarded Goffs Oak Location |





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

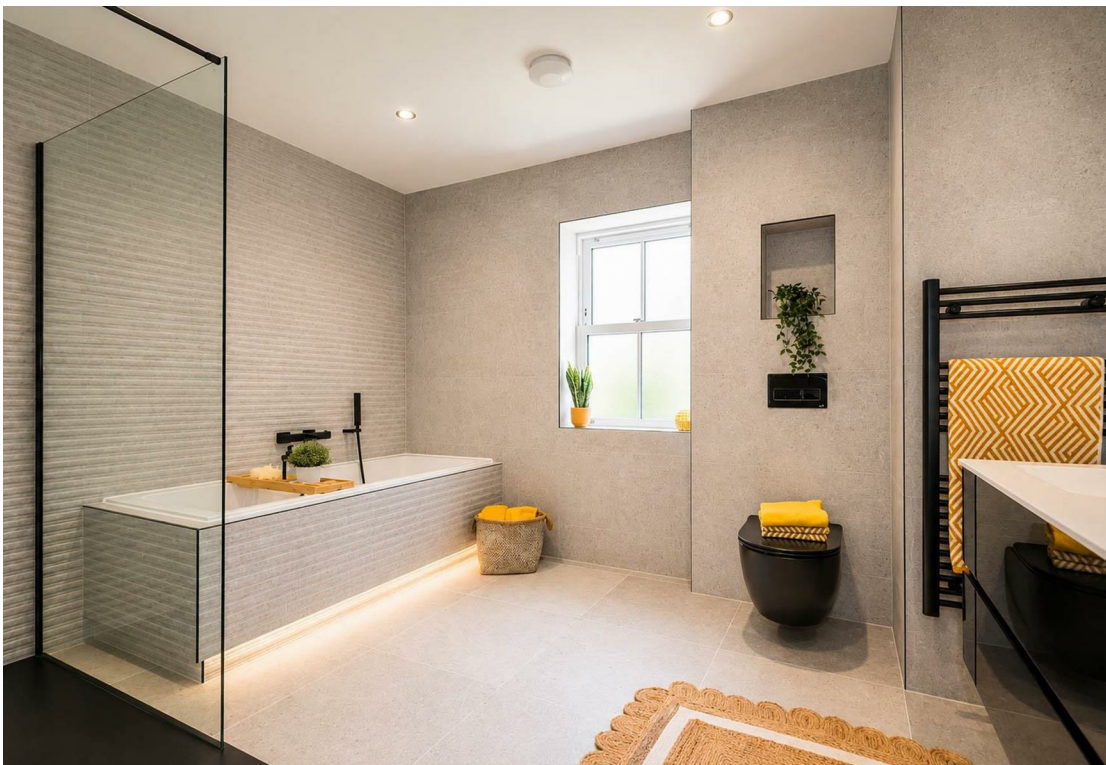
 5
  3
  2
  B

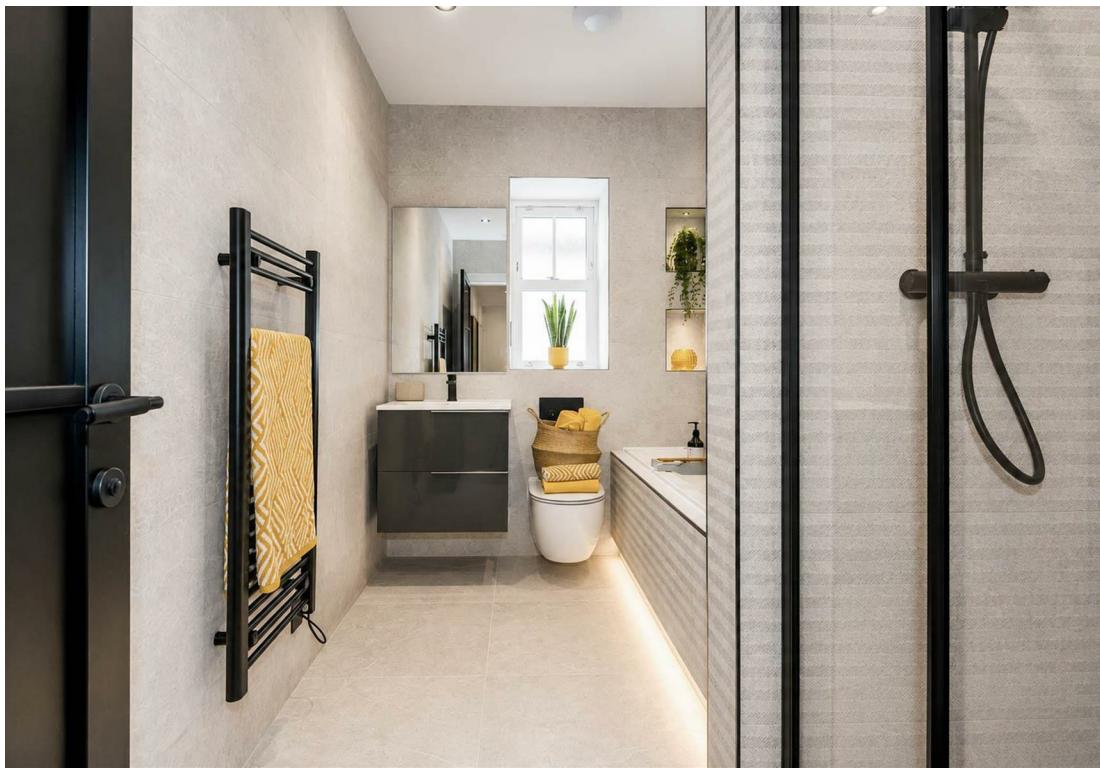
Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: New Build





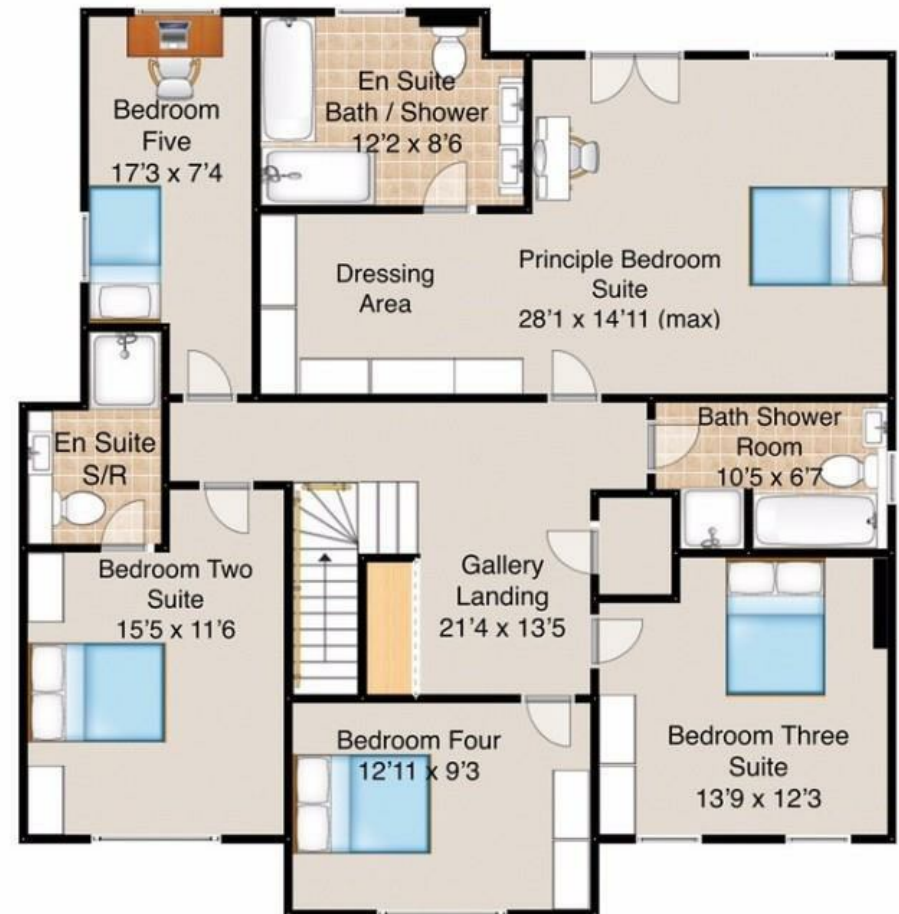
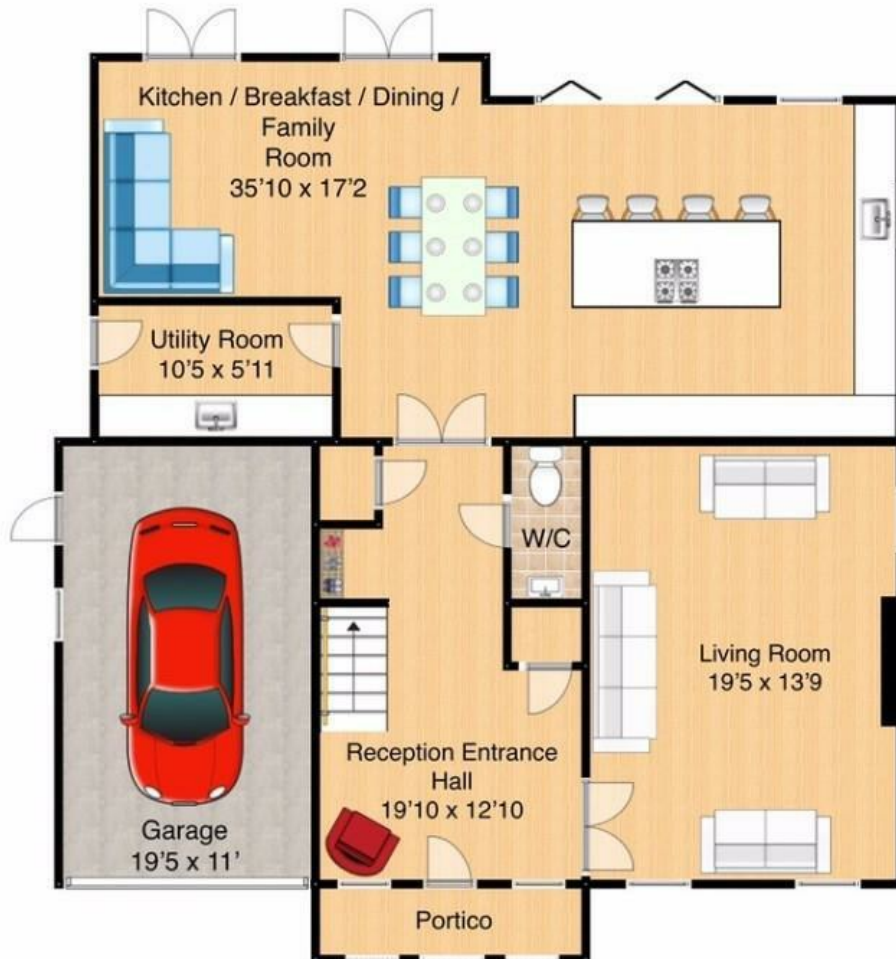






Private Road, Cuffley Hill, Goffs Oak

Approx Overall Sqft
2740



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Fine & Country Lea Valley.



FINE & COUNTRY

Fine & Country Cheshunt

1 High Street
Cheshunt
Hertfordshire EN8 0TA

Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon

37 High Street
Hoddesdon
Hertfordshire EN11 8TA

Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk

