



Valley View, Goffs Oak, EN7 5HL |
£299,995 | Share of Freehold

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A well-presented two-bedroom ground floor flat in the highly sought-after area of Goffs Oak. The property offers a bright and spacious lounge with direct access to a private rear courtyard overlooking open fields, creating a peaceful outdoor retreat. The modern refitted kitchen provides ample storage and space for dining. There are two well-proportioned bedrooms and a family bathroom fitted with a bath and overhead shower. Further benefits include a secure entry system leading to a private front door, double glazed windows throughout, communal parking, and an additional garage en bloc. Ideally positioned close to well-regarded schools, local amenities, excellent transport links including the A10 and M25, and within easy reach of Cuffley Station.

Key features

- Immaculately Presented
- Ground Floor
- Garage En-Bloc
- Ideal Area For Public Transport
- Two Bedrooms
- Private Gravel Garden
- Share Of Freehold
- Communal Parking

Property Information

Tenure

Share of Freehold

Council Tax

C

EPC Rating

E

Local Authority

Broxbourne Borough Council

Lease Length

108 years

Service Charge & Ground Rent

£1380 per year



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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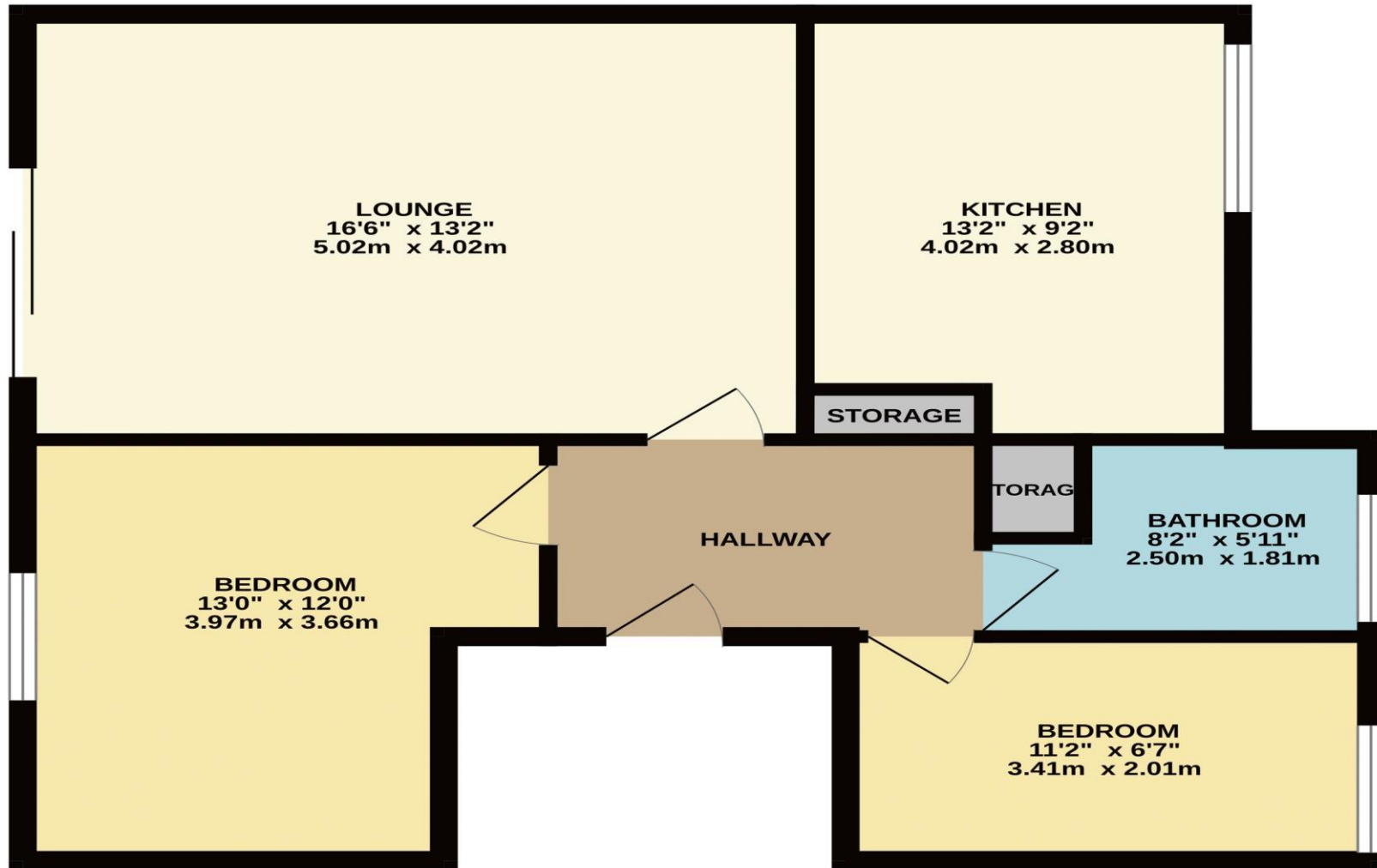


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GROUND FLOOR



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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