



Poppy Walk, Goffs Oak



- FABULOUS FAMILY ROOM WITH STUNNING KITCHEN
- IMMACULATELY PRESENTED WITH HIGH-END FINISHES THROUGHOUT
- THREE GENEROUS RECEPTION ROOMS
- MASTER SUITE WITH
- QUIET CUL-DE-SAC LOCATION
- DOUBLE GARAGE
- THREE BATHROOMS
- FIVE DOUBLE BEDROOMS

# Poppy Walk

Goffs Oak EN7 6TJ

Set within the prestigious St James Parish, this substantial five-bedroom detached residence combines generous proportions with elegant design and refined finishes. Immaculately presented throughout, the home offers three versatile reception rooms, a dedicated ground-floor study, and a well-appointed utility room—ideally suited to the demands of modern family living and professional life. At its heart lies a large family area with luxurious kitchen, crafted to an exceptional standard and enhanced by a beautifully designed oak staircase that serves as a striking architectural feature. The master suite enjoys a private en suite and a spacious dressing area, while the second bedroom also benefits from its own en suite facilities. To the front, a detached double garage and extensive off-street parking, while to the rear, a landscaped garden offers a peaceful outdoor retreat with ample space for relaxation and entertaining—completing this exceptional home in one of the area’s most sought-after settings.



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Total Area: 296.1 m<sup>2</sup> ... 3188 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		