



Cuffley Hill, Goffs Oak



- SPACIOUS CONTEMPORARY LIVING
- 4 RECEPTION ROOMS
- 5 BEDROOMS
- 2 BATHROOMS
- GARDEN STUDIO
- GATED DRIVEWAY
- LARGE REAR GARDEN BACKING ONTO WOODS
- WALKING DISTANCE TO STATION

Cuffley Hill
Goffs Oak EN7 5EY

An impressive five bedroom detached family home, discreetly positioned behind electric gates and providing around 3,000 sq ft of spacious, high quality accommodation. Designed to combine contemporary elegance with everyday practicality, the property offers bright, well-proportioned interiors finished to an excellent standard throughout. The internal layout is both flexible and inviting, with an abundance of natural light enhancing the sense of space and comfort, making the home ideal for modern family living as well as entertaining. Outside, the property sits on a generous plot with a rear garden extending beyond 120 feet, offering ample space for relaxation and social occasions. A patio area provides an ideal setting for outdoor dining, while additional features include extensive off street parking, a garage, and a substantial outbuilding suitable for use as a home office, gym, or studio. The location is particularly convenient, with Cuffley Station approximately half a mile away, providing direct rail services into London Moorgate and Finsbury Park. Cuffley and Goffs Oak villages are both within easy reach and offer a range of local amenities. Excellent road links are available via the A10 and M25, and nearby leisure facilities include golf courses, tennis clubs.

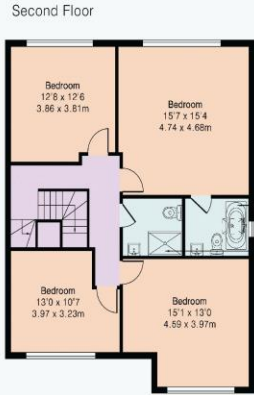
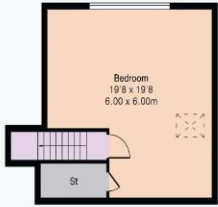
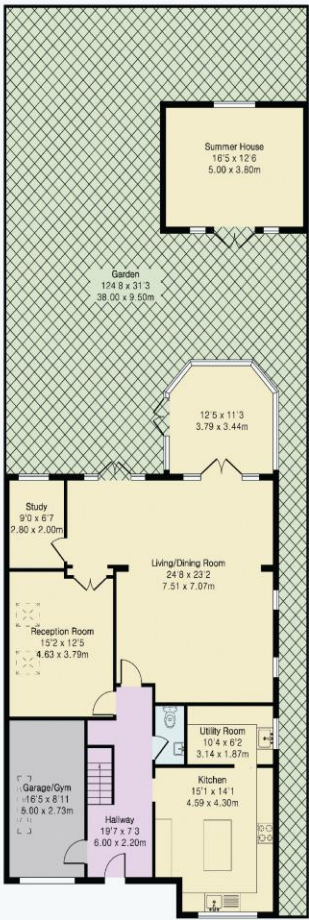
The villages of Cuffley and Goffs Oak are popular with commuters as they are located within the beautiful Hertfordshire countryside, yet are conveniently placed for transport links into London, with easy access to the M25. The property is just a short walk from Cuffley station with regular trains to London, Finsbury Park, Kings Cross and Moorgate. The area has a very good variety of local shops and restaurants, and there is a large shopping centre at Brookfield Farm, just a short drive away. The property is in walking distance of two highly regarded primary schools; Woodside Primary and Cuffley, and within reach of several excellent state and private schools.



Approximate Gross Internal Area 3041 sq ft - 282 sq m
(Including Outbuilding)

Ground Floor Area 1486 sq ft - 138 sq m
First Floor Area 946 sq ft - 88 sq m
Second Floor Area 404 sq ft - 37 sq m
Outbuilding Area 205 sq ft - 19 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor