



Cattlins Close, Goffs Oak, EN7 5RD

FOUR-BEDROOM DETACHED FAMILY HOME Situated in the sought-after area of Goffs Oak, this spacious four-bedroom detached house offers excellent family accommodation throughout. The property benefits from two reception rooms, providing versatile living and entertaining space, alongside four well-proportioned bedrooms, two en-suite shower rooms and a family bathroom. Externally, the property boasts a good-sized driveway, providing off-road parking. The property is also conveniently located close to Cuffley BR Station, making the property well positioned for commuters into London, while also offering convenient access to local schools, shops and amenities. Perfect for growing families seeking space and comfort in a popular residential location. VENDOR SUITED, making this an excellent opportunity to secure a wonderful family home in Goffs Oak.

Key features

- 4 Bedrooms
- One Family Bathroom
- Downstair WC
- Modern Kitchen
- 2 En Suites
- Driveway
- Close to Goffs Oak Academy School
- Modern Bathroom

Property Information

Tenure

Freehold

Council Tax

G

EPC Rating

D

Local Authority

Broxbourne Borough Council



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

paulwallace
estate agents

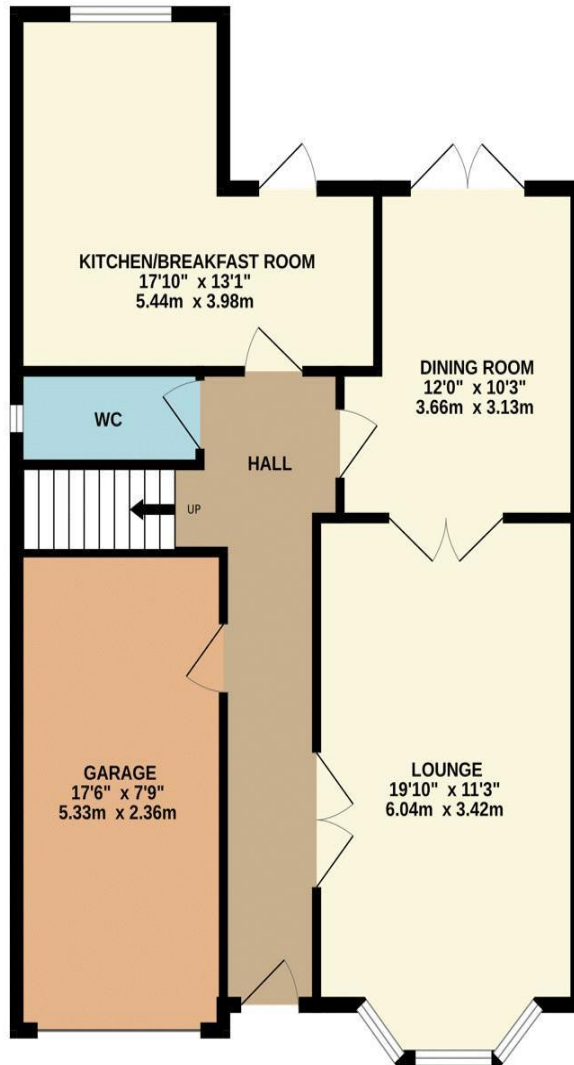
Cheshunts leading estate agent.
Please get in touch for your free
property valuation.



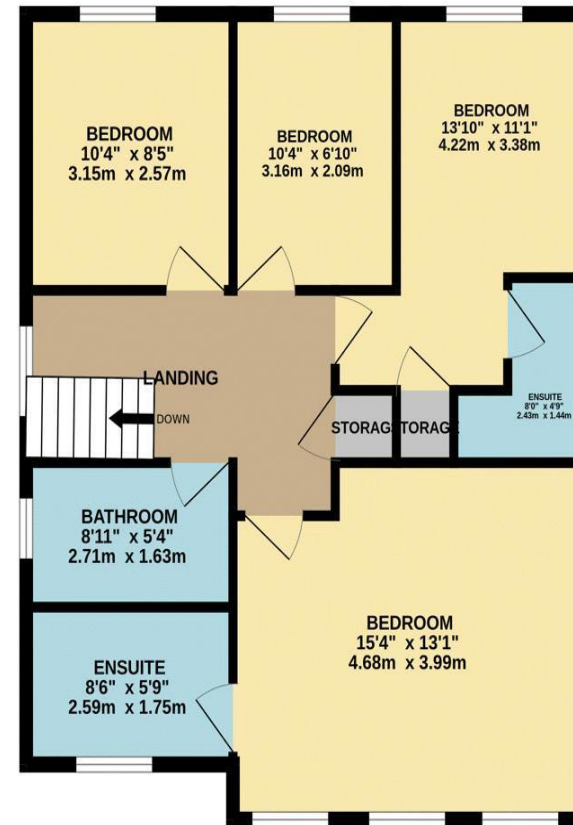




GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.6 sq.m.) approx.

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.

Made with Metropix ©2026







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



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



Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.