



- ONLY BUILT 8 YEARS AGO
- 2 YEARS LEFT ON NHBC
- SPACIOUS CONTEMPORARY LIVING
- 3 RECEPTION ROOMS
- 5 BEDROOMS
- 2 BATHROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO STATION

Cuffley Hill
Goffs Oak, EN7 5EY

£1,295,000

This superb family home was built to an exceptionally high standard by the current owners in 2010, and is still under NHBC warranty. The property is approaching 3,000 sq ft, and flows extremely well from room to room, offering a spacious contemporary living space. There are 5 large double bedrooms spread over 3 floors, with 2 bathrooms, one of which is an en-suite. The large rear landscaped garden extends to 124 feet with magnificent woodland views, two sun terraces, a garden room and a substantial summer house. Approached by private gates there is ample parking for several vehicles. Offered chain free.

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.

