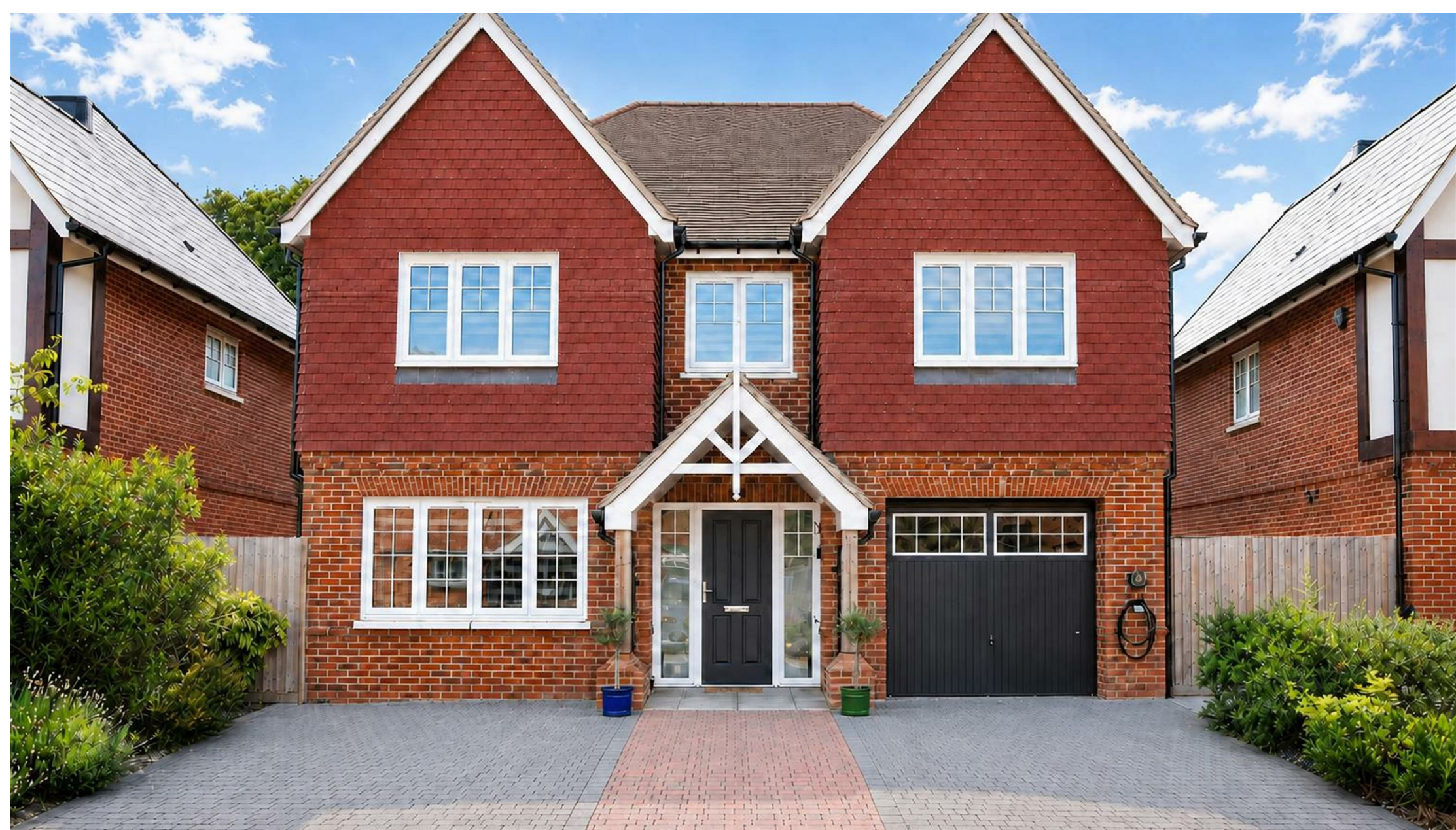
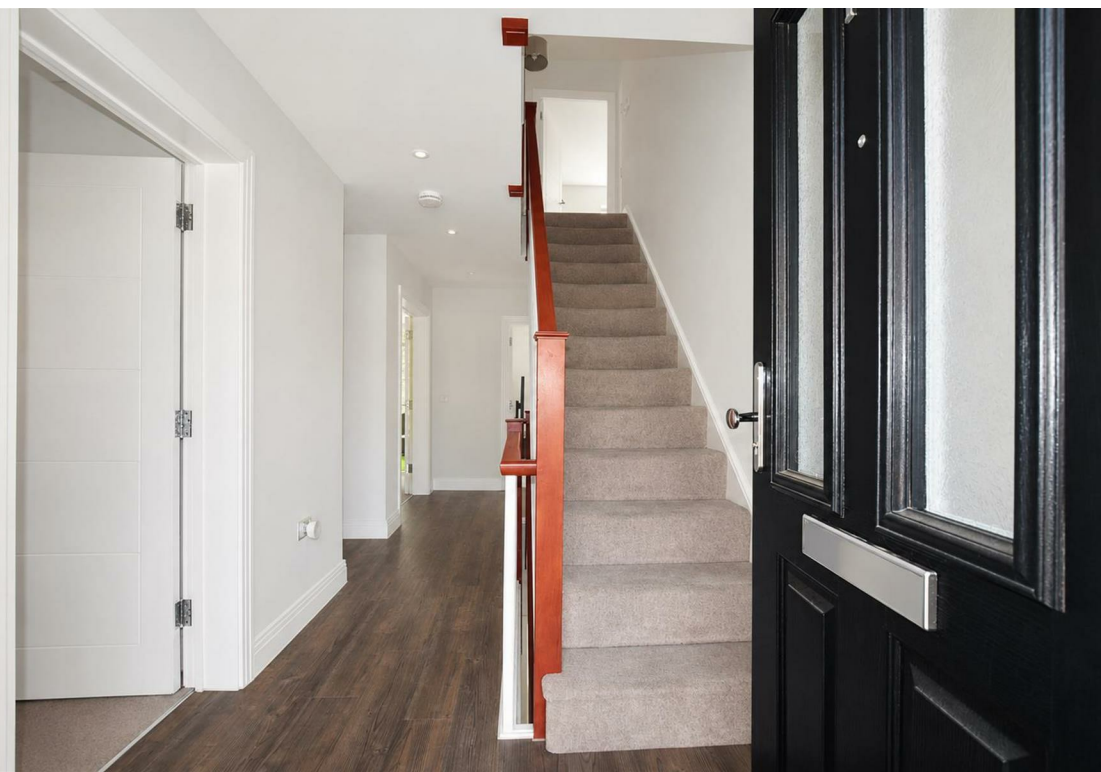








Edward Close | Goffs Oak | EN7 5FD

Fine & Country Lea Valley are proud to present this impressive five-bedroom detached family residence, offering approximately 2,518 sq ft of spacious and highly versatile accommodation arranged across three floors. Set within a prestigious gated development in the sought-after village of Goffs Oak, the property provides exceptional space for modern family living, complemented by a landscaped rear garden, generous driveway and a fabulous woodland backdrop. The property is offered for sale chain free.

Upon entering the property, you are welcomed by an inviting entrance hall, which provides access to a useful home office, cloakroom and practical coat and shoe store. The spacious living room offers a comfortable setting in which to relax, while the versatile fifth bedroom/games room could serve equally well as a guest bedroom or additional reception room. The integral garage can also be accessed from this level. The lower-ground floor forms the true heart of the home and is centred around an outstanding open-plan kitchen, dining and family room measuring approximately 28'10" x 24'5". Generously proportioned and perfectly suited to both everyday family life and entertaining, this impressive space provides clearly defined areas for cooking, dining and relaxing. Bi-folding doors open directly onto the rear terrace and garden, framing remarkable views towards the adjoining woodland and creating a seamless connection between the indoor and outdoor spaces. The kitchen is supported by a separate utility room, while an additional WC and snug further enhance the practicality and versatility of this level. The first floor accommodates four well-proportioned bedrooms arranged around a generous central landing. The impressive principal bedroom suite benefits from built-in wardrobes and its own en-suite bathroom with a separate shower. The remaining bedrooms are served by a spacious family bathroom, which also features a separate shower.

- Prestigious Gated Development
- Spectacular Open-Plan Living
- Five Versatile Reception Rooms
- Approximately 2,518 Sq Ft
- Fabulous Woodland Backdrop
- Generous Driveway And Garage
- Five-Bedroom Detached Residence
- Luxurious Principal Bedroom Suite
- Chain Free Sale





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

 5  2  5  B

Tenure: Freehold
Council: Broxbourne Borough
Tax Band: G





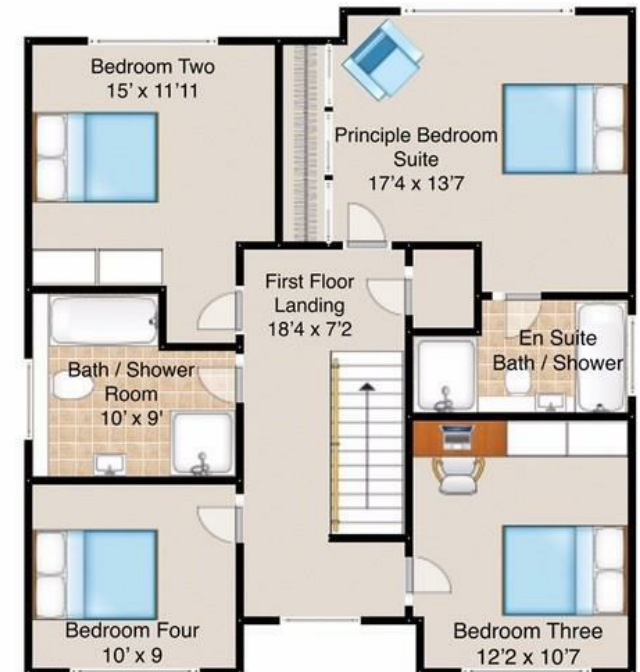






Approx Overall Sqft - 2518

Edward Close, Cuffley Hill, Goffs Oak



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