



Edward Close, Goffs Oak

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10 Edward Close, Goffs Oak EN7 5ED

This substantial four/five bedroom detached residence constructed circa 2 years ago is located in a fabulous gated development and boasts circa 2664 sq. ft of luxurious and modern living accommodation arranged over three floors.

On the lower ground floor there is a modern open plan kitchen/family/dining room with bi fold doors out to the garden, home office, utility room and guest cloakroom. On the ground floor there is a reception hallway, living room, media/playroom, study/bedroom five and a guest cloakroom. The first floor comprises landing, four bedrooms with en-suite in principal and a family bathroom.

The rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn backing onto woodland. The frontage is mainly laid to paving providing off street parking and allowing access to the garage.

Commanding a magnificent location within close proximity to Cuffley Station and local shops and amenities, surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, contemporary living at its best.

















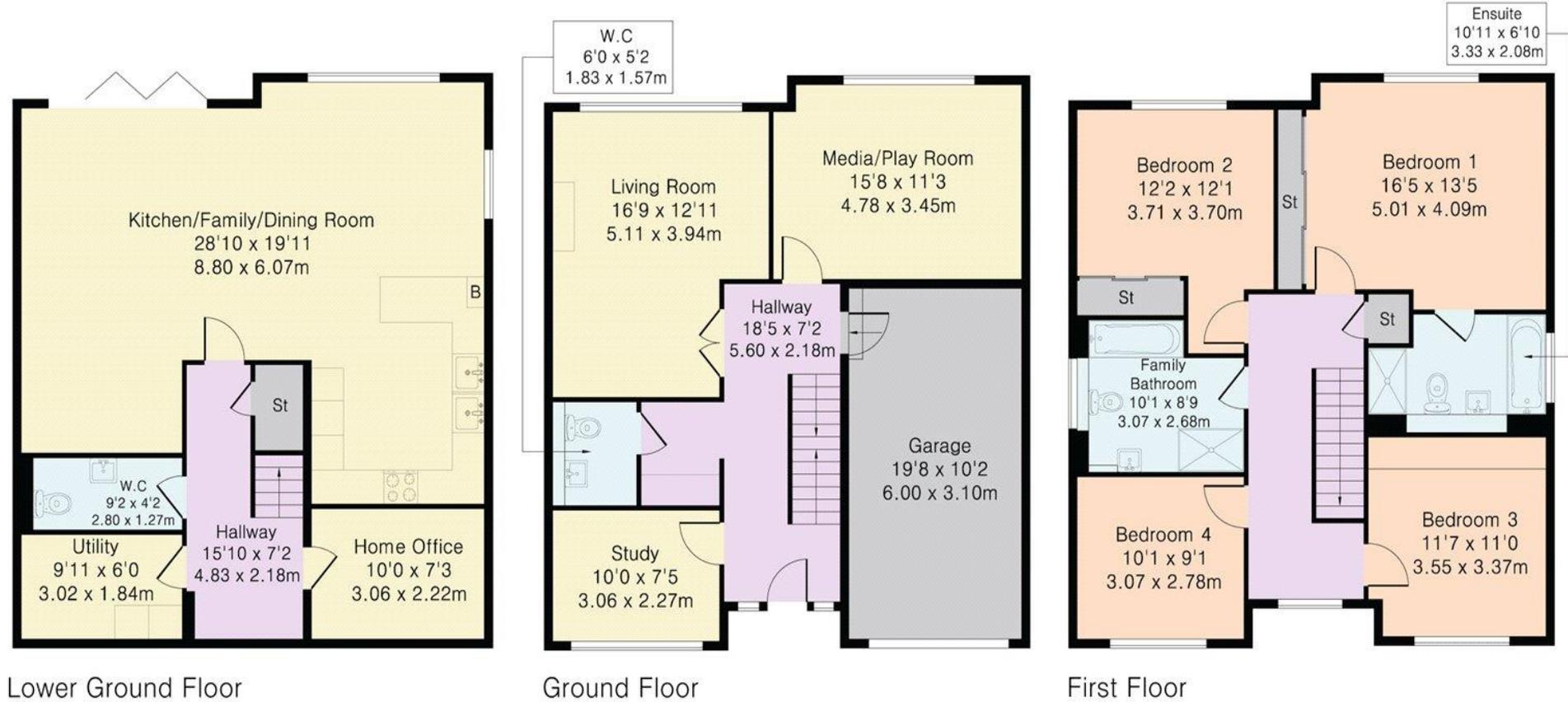


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority:
 Broxbourne Borough Council
 Council Tax Band: G
 FREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 2664 sq ft – 247 sq m
 Lower Ground Floor Area 895 sq ft – 83 sq m
 Ground Floor Area 885 sq ft – 82 sq m
 First Floor Area 884 sq ft – 82 sq m





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