



The Gateways  
Goffs Oak, EN7 6SU



# ACCOMODATION SUMMARY

This imposing detached residence offers circa 5000 sq. ft of meticulously designed modern accommodation creating a simply stunning family home. The property is presented in pristine condition and offers contemporary living space and quality throughout.

The ground floor comprises large welcoming hallway, three spacious reception rooms, beautiful open plan kitchen/family room, separate utility room, and guest cloakroom. The first floor boasts six bedrooms, three of which have en-suite facilities and a family bathroom.. The principal bedroom has the added benefit of a spectacular dressing room accessed from stairs going up to the second floor.

The low maintenance rear garden has two lovely seating areas ideal for outdoor entertaining with the remainder laid mainly to lawn, there is also a fabulous detached studio. To the front there is a driveway providing off street parking and allowing access to the double garage..

The property is conveniently located within approximately two miles from Cuffley Station with direct links to London Moorgate and Finsbury Park and approx. 0.7 miles from Goffs Oak Village with a selection of amenities. The property is also within easy reach of the A10 (approx. 3 miles), and the M25 (J25 approx. 4 miles).

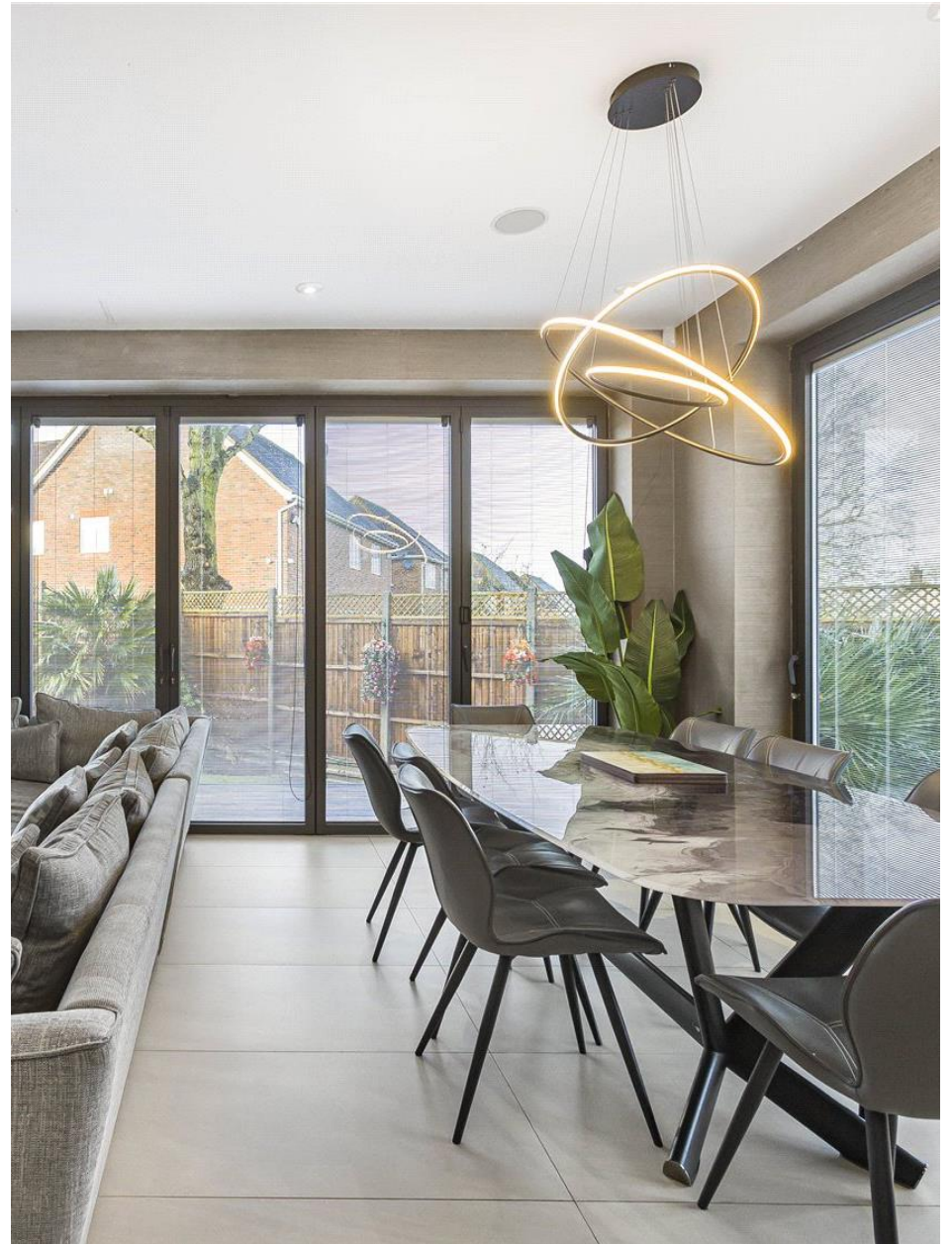










































































Local Authority: Broxbourne  
Council Tax Band: H  
Tenure: Freehold

**Approximate Gross Internal Area 4994 sq ft - 464 sq m**

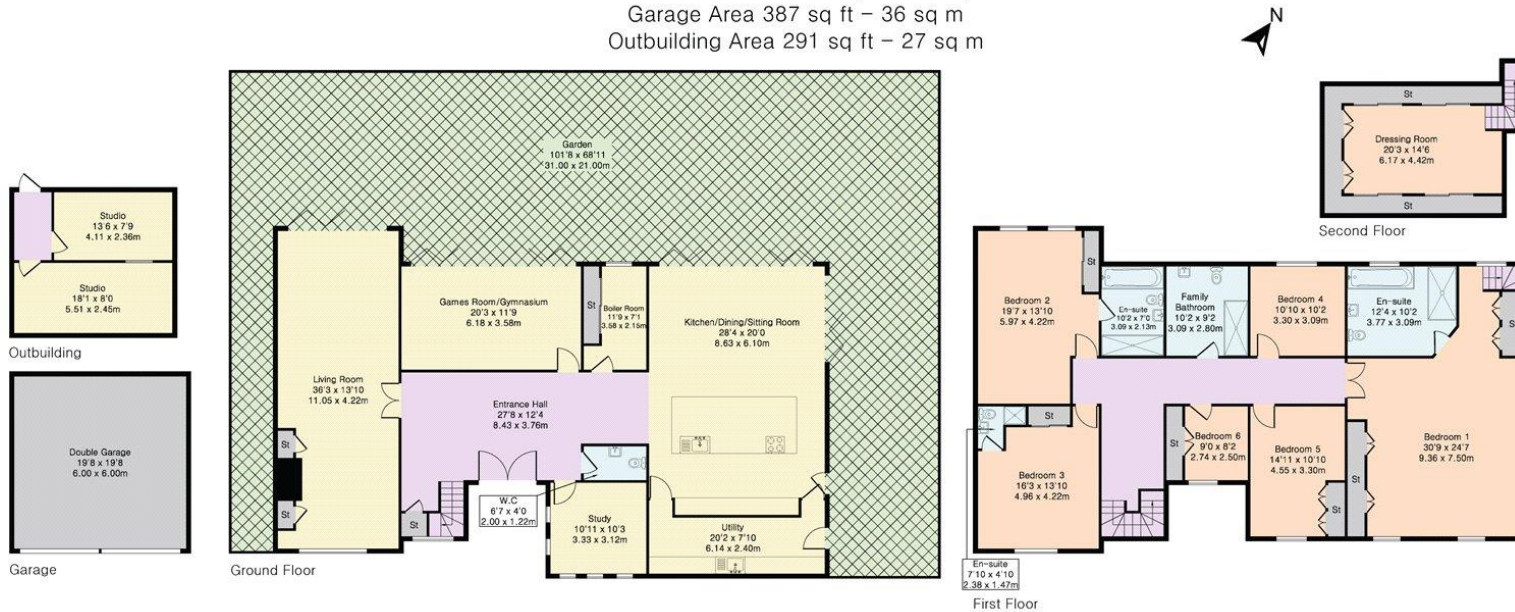
Ground Floor Area 2069 sq ft – 192 sq m

First Floor Area 1935 sq ft – 180 sq m

Second Floor Area 312 sq ft – 29 sq m

Garage Area 387 sq ft – 36 sq m

Outbuilding Area 291 sq ft – 27 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		





**STATONS**

**BROOKMANS PARK**

53 Bradmore Green, Brookmans Park, AL9 7QS

Tel: 01707 661 144

Email: [brookmans@statons.com](mailto:brookmans@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)