

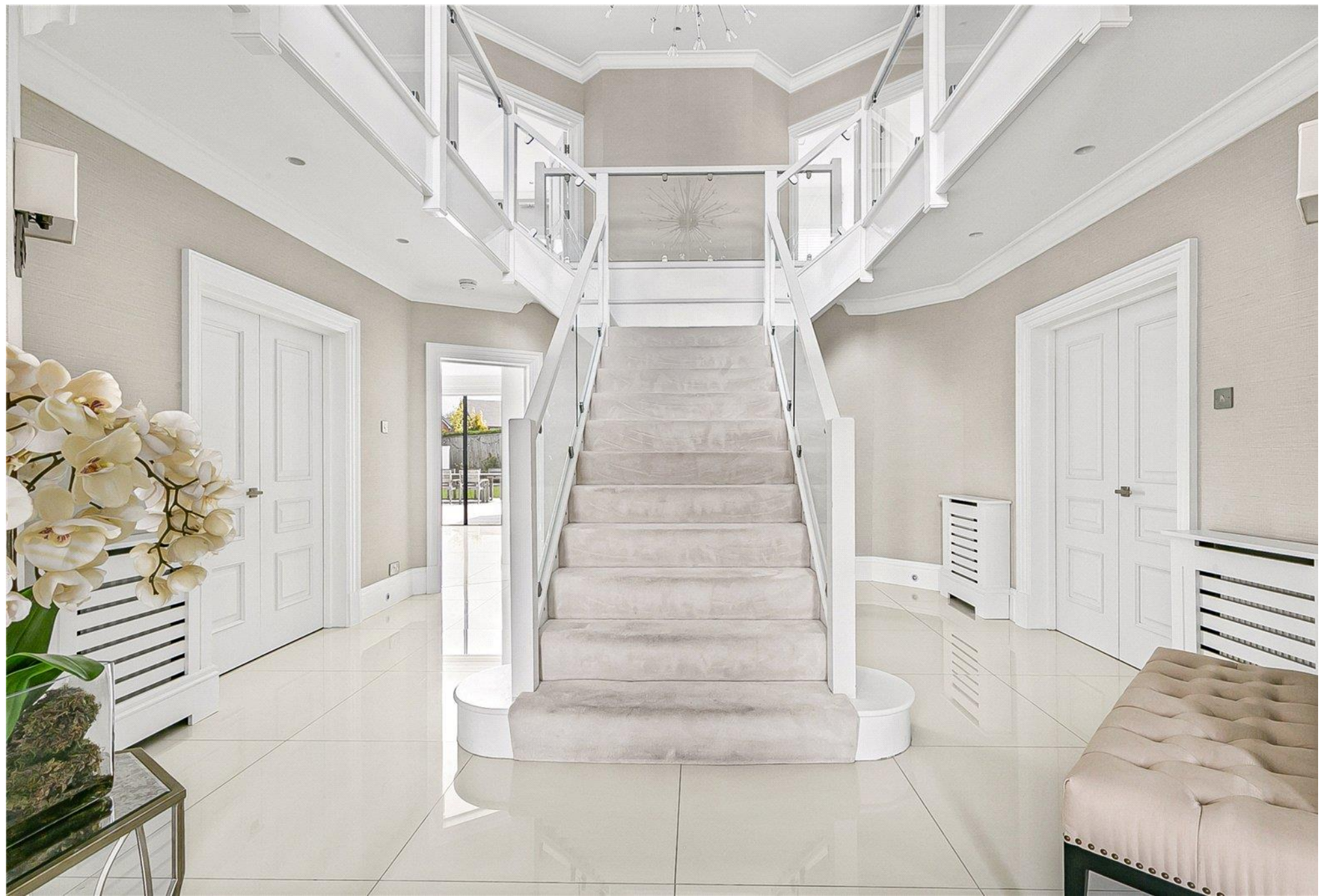


Redwood Manor
The Maples, Goffs Oak, EN7 6ST



Redwood Manor, 5 The Maples Goffs Oak EN7 6ST

- NO ONWARD CHAIN. A stunning double gated 5 bedroom detached residence offering versatile and luxurious accommodation of circa 4,000 sq ft. arranged over two floors.
- The ground floor comprises impressive and spacious reception hallway with centralised staircase, six wonderful bright and modern reception rooms, orangery overlooking the large rear garden, fabulous kitchen/breakfast room with central island and a guest cloakroom. The first floor has five bedrooms with the principal bedroom benefitting from luxurious dressing room and en-suite bathroom. There are also en-suites to two further bedrooms and a family bathroom.
- The larger than average rear garden has a wonderful seating area to the immediate rear ideal for outdoor entertaining and al fresco dining, a further entertaining area to the rear, with the remainder laid mainly to lawn. The frontage is approached via electric security gates and is laid mainly to paving providing off street parking for several cars.
- Situated in popular gated development within the exclusive St James area in Goffs Oak, a short distance to the village with its shops and amenities. Cuffley is approximately 2 miles away, with its mainline rail service into London Moorgate (approximately 39 minutes) while the M25 and A10 are within easy access. Education is well provided within the vicinity, with numerous state and private schools for both boys and girls of all ages.











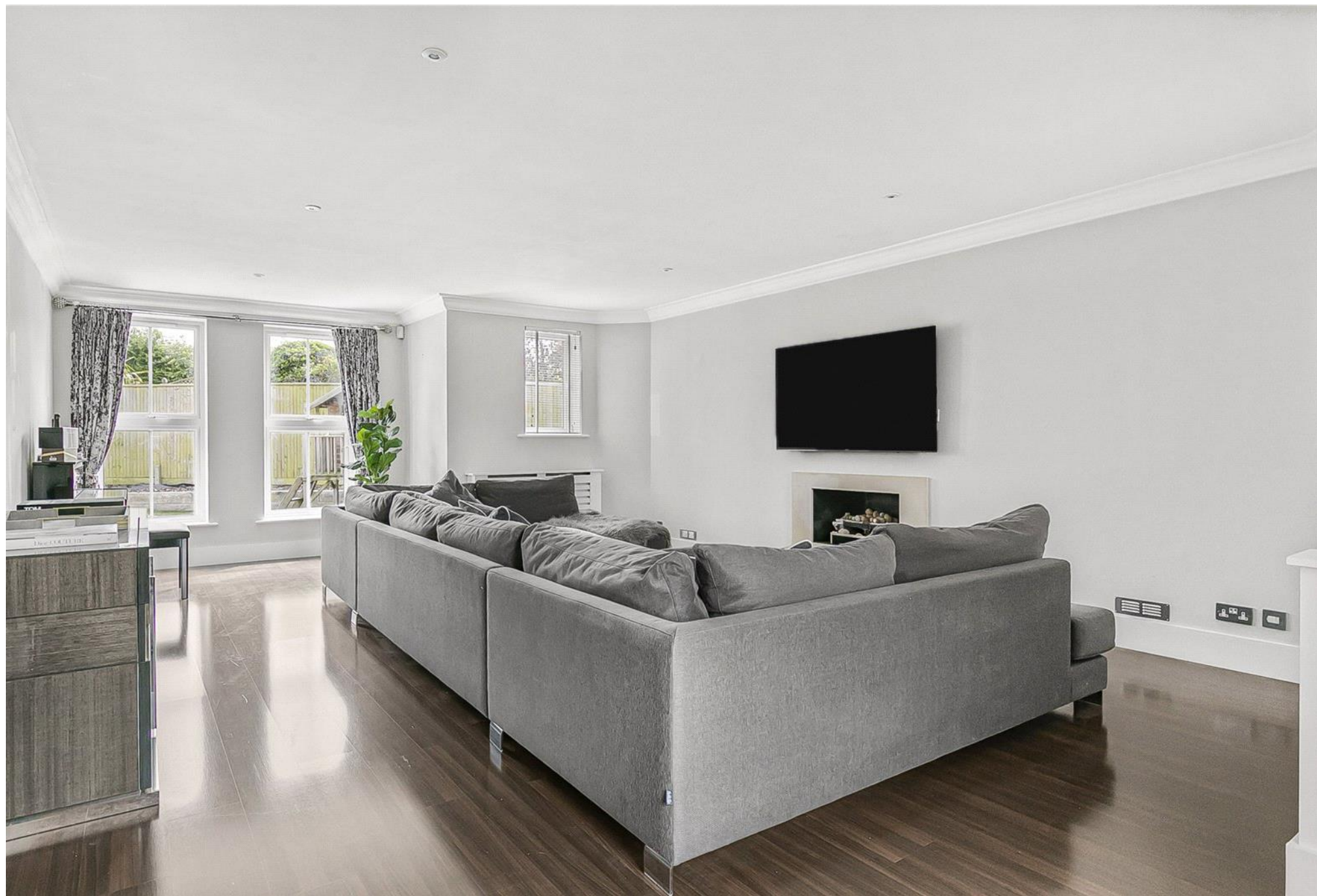


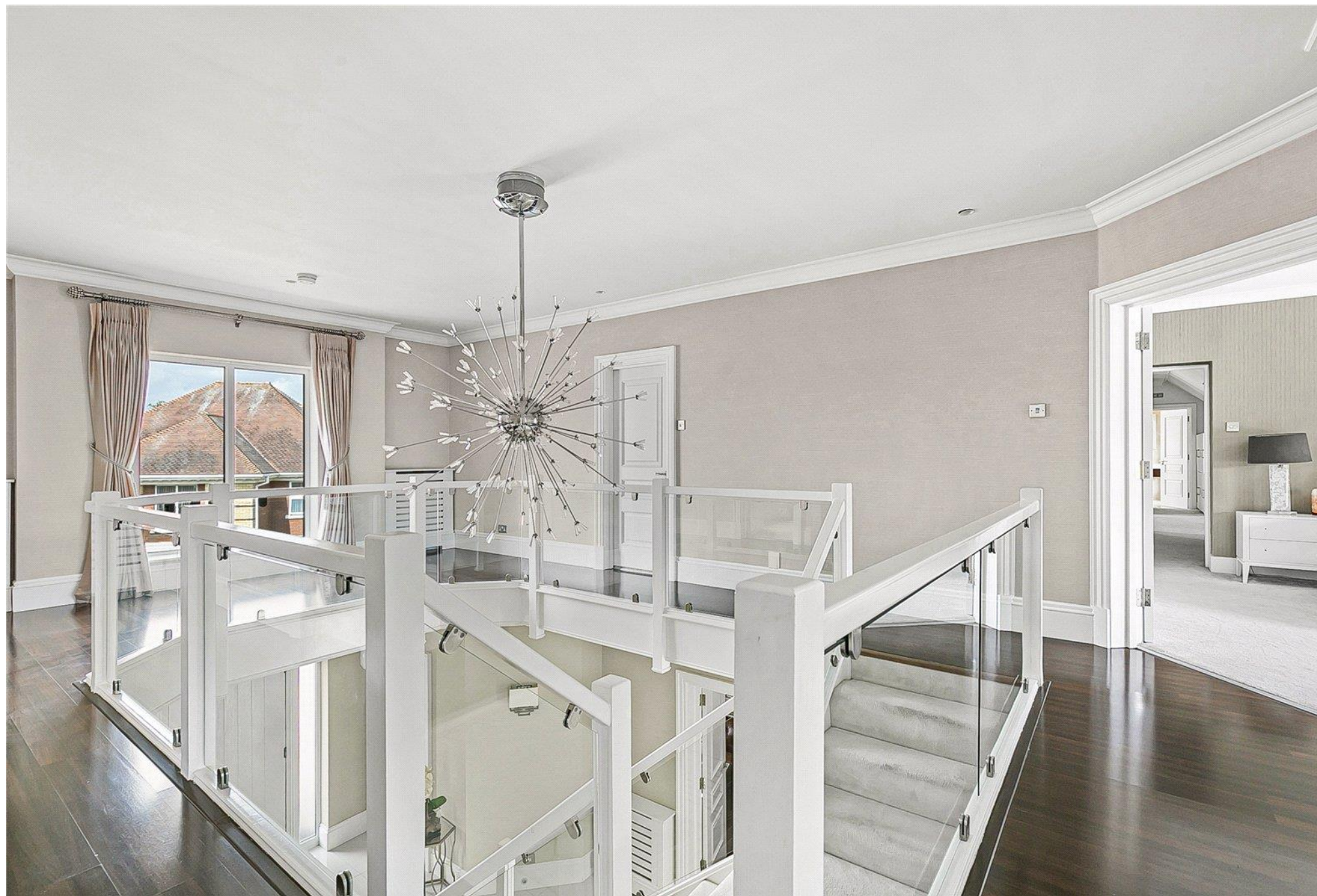






























Local Authority:
 Broxbourne Borough Council
Council Tax Band: H
 FREEHOLD

Approximate Gross Internal Area 4000 sq ft - 371 sq m
 Ground Floor Area 2222 sq ft – 206 sq m
 First Floor Area 1778 sq ft – 165 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.





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