



Cuffley Hill
Goffs Oak EN7

Cuffley Hill

Goffs Oak EN7

❖ A beautifully presented and luxurious 5-bedroom detached house set behind electric gates offering 3,000 square ft of accommodation, a perfect blend of sophistication and comfort. Boasting a bright and inviting atmosphere, this homely property exudes a stylish charm that is sure to impress any discerning buyer. The well-maintained interiors are beautifully lit, creating a warm ambiance throughout. Outside, the property features a spacious garden which is in excess of 120', perfect for relaxing or entertaining guests, along with a lovely patio area for al fresco dining. Additional perks include off-street parking, a garage for convenient storage, and a versatile outbuilding that can be used as a gym/studio or workspace.

❖ The property is conveniently located 0.5 miles from Cuffley Station with direct links to London Moorgate and Finsbury Park and approximately 0.6 miles from Cuffley and Goffs Oak Villages with a selection of amenities. The plot is within easy reach of the A10 and M25. There are excellent leisure facilities close at hand including golf, tennis clubs and riding stables.







































**Approximate Gross Internal Area 3041 sq ft - 282 sq m
(Including Outbuilding)**

Ground Floor Area 1486 sq ft – 138 sq m

First Floor Area 946 sq ft – 88 sq m

Second Floor Area 404 sq ft – 37 sq m

Outbuilding Area 205 sq ft – 19 sq m

Local Authority:
Broxbourne
Council Tax Band: G
FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
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.





**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com