



Cuffley Hill  
Goffs Oak, EN7 5EY



## An Exceptional Detached Home in a Private Woodland Setting

Nestled at the end of a private road with views across open woodland, this beautifully crafted home combines contemporary luxury with peaceful surroundings. Designed for modern living, the property features an impressive open-plan kitchen and living area, creating a perfect space for entertaining and family life.

The kitchen boasts a sleek, modern design with handleless cabinetry, quartz worktops, and a full range of premium integrated appliances including a double oven with microwave, induction hob with extractor, full-length fridge and separate freezer, dishwasher, wine cooler, and a hot water Quooker tap.

Every detail has been thoughtfully considered, with underfloor heating to both the ground and first floors, controlled by digital wall thermostats, and Lutron lighting systems to the hallway, lounge, and kitchen. LED downlights, flatplate screwless sockets, and data/TV points to all bedrooms ensure a seamless blend of style and functionality.

The bathrooms and en-suites feature luxury Porcelanosa sanitaryware and tiles, concealed cistern toilets, and Aqualisa shower controls to the master en-suite with a walk-in shower. PIR lighting adds a touch of sophistication to the en-suites, while plush fitted carpets grace the bedrooms, lounge, and first-floor landing.

Additional highlights include a fitted multi-zone music system, NACOSS-approved alarm system, and fitted smoke detectors for peace of mind. Outside, the gardens are fully landscaped and turfed with porcelain tiled patios, while the electric garage doors and a Juliet balcony to the master bedroom add the perfect finishing touches.

This remarkable home is completed with a 10-Year Structural Guarantee, offering reassurance and comfort for years to come.

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, Sopers House and riding stables.



















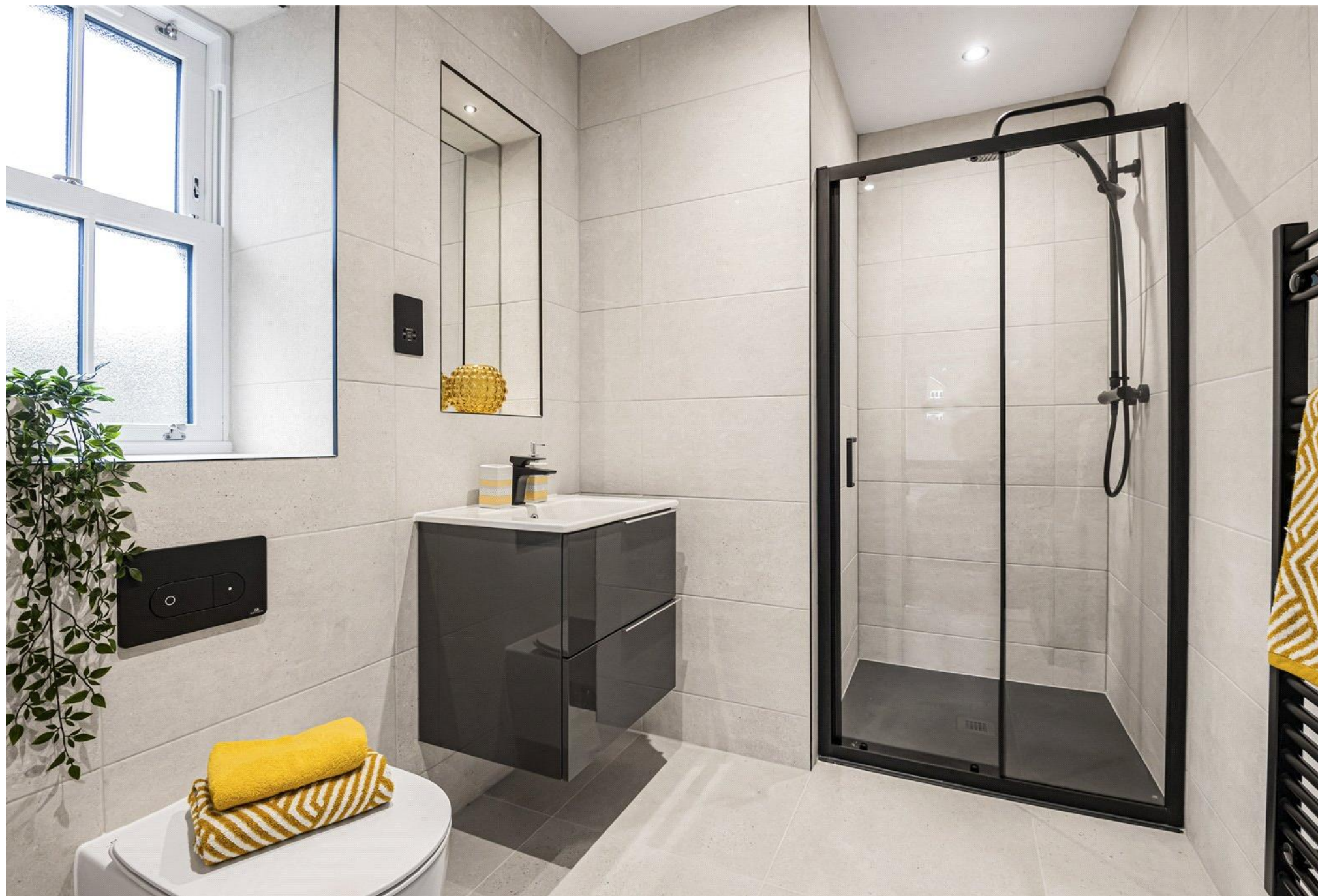














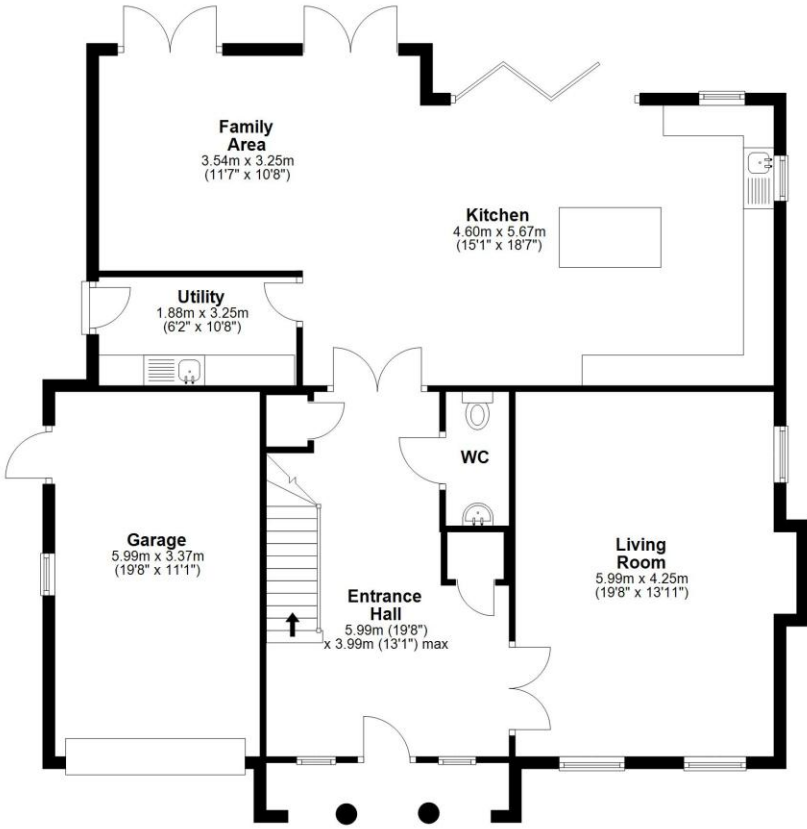






Local Authority:  
Broxbourne Borough Council  
Council Tax Band: TBC  
FREEHOLD

Ground Floor



First Floor

