



Goffs Lane
Goffs Oak, EN7 5EN



424 GOFFS LANE IS AN EXQUISITE COLLECTION OF THREE BEAUTIFULLY DESIGNED FIVE-BEDROOM DETACHED HOMES, SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT.

Commanding a magnificent location in Goffs Oak, surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, 424 Goffs Lane offers contemporary living at its best with contemporary interiors finished with superior specifications throughout.

424 Goffs Lane offers just 3 stylish and well appointed, 5 bedroom family homes. Incorporating state-of-the-art features and the finest interior design, residents will enjoy a welcoming atmosphere and a unique sense of belonging in this glade-like oasis. A home at Goffs Lane embraces the best of village life with excellent connections, being one of the most rural parts of the London commuter belt, Cuffley Station provides key services to Moorgate and King's Cross. Whilst its close proximity to the M25, M1 and M11 motorways and Luton, Stansted and Heathrow Airports further enhance its position. Whether you're travelling for work or looking to soak up some culture in City, Goffs Lane puts you within easy reach to enjoy the very best of both worlds.

The area is also surrounded by highly regarded Junior and Secondary schools as well as recreation facilities including golf, tennis, bowls and football.

The town centre is lined with smaller shops, cafes and services, while the centrally located Laura Trott Leisure Centre and Grundy Park provide plenty of facilities to get active. Larger branches of well-known brands can be found at the Brookfield Retail Park, including a flagship Marks & Spencer store. Adjacent is the Brookfield Shopping Centre, with shops including Next and JD Sports.

Please note, images may differ from advertised plot.



424 Goffs Lane

Private Gated Development of Three Detached Family Homes

Construction & Energy Efficiency

- Fully detached executive family homes
- Traditional brick and block construction
- High-performance insulation throughout
- Double glazed energy-efficient windows
- Air Conditioning throughout the property
- Mechanical Ventilation with Heat Recovery (MVHR) system
- Air Source Heat Pump
- Underfloor heating to Ground Floor and First Floor
- Radiators to Second Floor
- 10-year structural warranty

Kitchen & Utility

- Bespoke designed kitchen with feature island
- Quartz stone worktops and matching upstands
- Integrated Bosch appliances
- Bora Pure Induction Cooktop with integrated cooktop extractor
- Integrated fridge/freezer & dishwasher
- LED feature lighting
- Brushed brass sockets and switch plates
- Built-in ceiling speakers to kitchen area
- Separate utility room

Living & Entertaining Spaces

- Expansive open-plan kitchen / dining / family area
- Large-format porcelain tiled flooring throughout Ground Floor
- Tiling extending seamlessly to external patio area
- Brushed brass light fittings throughout
- Finished in Farrow & Ball paint throughout
- High-quality bespoke joinery doors, skirting and architraves crafted by a local specialist workshop

Bedrooms

- Five generously proportioned bedrooms
- Bespoke built-in wardrobes
- Carpet throughout First and Second Floors
- Brushed brass ironmongery throughout

Bathrooms & En-suites

- Contemporary sanitaryware
- Porcelain wall and floor tiling
- Brushed brass taps and fittings throughout
- Heated towel rails
- Walk-in showers with glass screens
- Vanity units with storage

Security & External Features

- Gated private development with electric entrance gates
- Individual access panels in each home
- Remote fob access for residents
- Integrated HikVision security camera system
- Mobile device access to security system
- EV charging point
- Three private parking bays per property
- Block paved driveway

Stoned front entrance detailing



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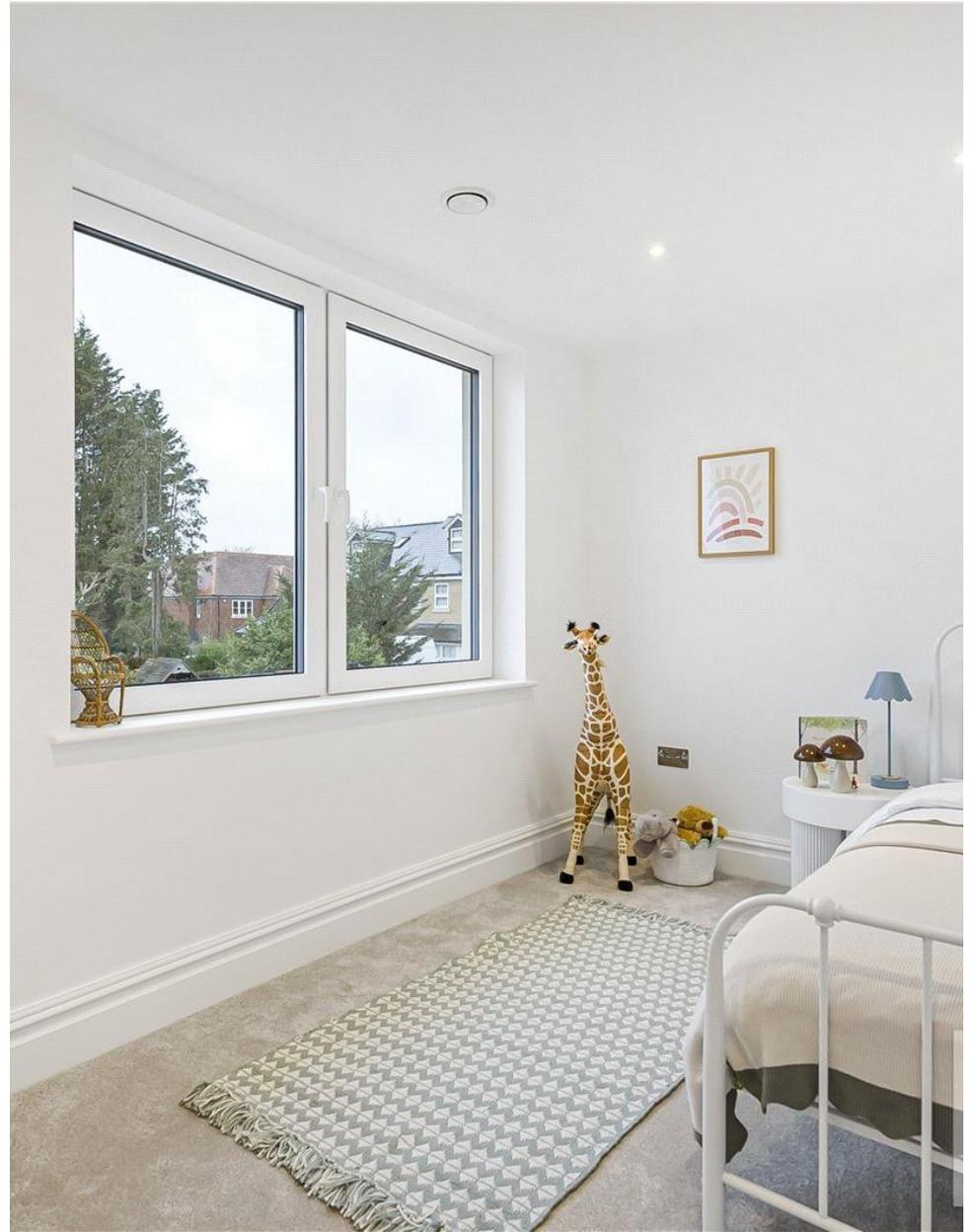




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