



**Broadfields
Goffs Oak**



**£1,099,950
Freehold**

No Onward Chain!

Stunning 4/5 Bedroom Detached Home with South-Facing Garden and Countryside Views

Enjoying a south-facing garden with magnificent views of rolling countryside and London's skyline in the distance, this beautifully presented 4/5 bedroom detached family home is set on one of the most sought-after roads in Goffs Oak.

The property offers a fantastic blend of space, comfort, and location. Ideally positioned close to scenic country walks and local playing fields, it also provides excellent connectivity with Cuffley Train Station nearby and easy access to the A10 and M25.

Families will also appreciate its position within the catchment area for popular and highly regarded local schools.

Inside, the home features generous and versatile living spaces including three reception rooms including a conservatory overlooking the garden, and a dedicated study — perfect for working from home. The well-appointed kitchen and breakfast room/utility benefits from stylish quartz stone worktops, offering both practicality and elegance. Upstairs, there are spacious bedrooms, two of which enjoy en-suite facilities, providing comfort and privacy for the whole family.

Further benefits include an integral garage, a private driveway, and the option of solar panels offering energy efficiency and long-term savings.

This is a rare opportunity to secure a spacious and well-located home with stunning views — ideal for family life in a peaceful and highly desirable setting.

- **4/5 bedroom detached family home in highly sought-after Goffs Oak location**
 - **South-facing garden with stunning countryside views and a glimpse of London's skyline**
 - **Three spacious reception rooms including a bright conservatory**
 - **Separate study/home office ideal for remote working**
 - **Stylish kitchen and breakfast room/utility with quartz stone worktops**
 - **Two en-suite bedrooms plus additional family bathroom**
 - **Integral garage and private driveway**
 - **Optional solar panels**
 - **Close to country walks, local playing fields, and green spaces**
 - **Easy access to Cuffley Station, A10/M25, and in catchment for popular local schools**

Covered Entrance Porch

UPVC opaque double glazed entrance door with matching side window to the:-

Lobby

Coving to ceiling. Laminate wooden floor. Radiator. Fitted shoe cupboard. Glazed door to the:-

Hallway

Stairs to first floor with storage cupboard under. Inset spotlights. Coving to ceiling. Double radiator. Laminate wooden floor. Doors to:-

Ground Floor W.C.

Opaque window to the front. Low flush W.C. with push button flush and concealed cistern and fitted cupboards. Semi-countered wash hand basin with fitted cupboards with inset lights. Part tiled walls.

Kitchen

Double glazed window to the rear with views of the fields. Inset spotlights. Coving to ceiling. Range of wall and base fitted units in gloss white with black granite worktops over and up-stands. Underslung 1 1/2 bowl stainless steel sink with mixer tap and drainer grooves. Four ring gas hob with splash back and extractor over. Eye level double oven and warming drawer. Integrated fridge and freezer. Integrated dishwasher. Chrome towel radiator. Double radiator. Breakfast bar. Eye level microwave. Glazed door to the:-

Breakfast Room/Utility Room

Double glazed window to the rear. Double glazed door to the garden. Ceramic tiled floor. Two double radiators. Range of wall and base fitted units in gloss white with glass display cabinets. Sparkly black granite worktops over with upstands integrating a breakfast bar. Sink with mixer tap and drainer. Plumbing and spaces for tumble drier and washing machine. Space for slimline wine cooler. Larder cupboard. Door to the garage.

Study

Double glazed window to the front. Double radiator. Coving to ceiling. Inset spotlights. Access to a small loft space storage.

Dining Room

Georgian style glazed French doors. Coving to ceiling. Laminate wooden floor. Double radiator. Glazed French doors and side windows to the:-

Living Room

Dual aspect room with a double glazed bow window to the front with fitted plantation shutters. Coving to ceiling. Double radiator. Inset spotlights. Marble fireplace with marble inset and hearth with coal real flame effect fire. Wall lights. Sliding double glazed doors to the:-

Conservatory

Double glazed conservatory with French doors to the garden. Ceramic tiled flooring. Air conditioning unit which produces hot and cold. Ceiling fan with lighting. Opening vents.

First Floor

Two double glazed windows to the front. Doors to:-

Bedroom 1

Double glazed windows to the rear with views over the fields and beyond. Double radiator. Cupboards. Inset spotlights. Coving to ceiling. Ceiling fan. Wall lights. Door to the:-

En-Suite

Opaque double glazed window to the side. Suite comprises of a tile enclosed double shower cubicle with electric shower. Low flush W.C. with concealed cistern. Semi countered wash hand basin with mixer tap and cupboards. Chrome towel radiator. Ceramic tiled floor. Extractor fan. Inset spotlights. Shaver socket.

Bedroom 2

Double glazed window to rear. Double radiator. Cupboards. Ceiling fan light fitting. Coving to ceiling. Access to loft space. Door to:-

En-Suite Shower

Double glazed window to front. Double radiator. Pedestal wash hand basin with mixer tap. Low flush WC with concealed cistern and push button flush. Quadrant shower cubicle

Bedroom 3

Double glazed window to rear. Double radiator. Ceiling fan. Built in airing cupboard housing immersion cylinder. Door to Bedroom 2.

Bedroom 4

Double glazed window to the rear. Coving to ceiling. Double radiator. Access to loft space. Built in sliding door wardrobe.

Bedroom 5

Double glazed window to the front. Double radiator. Built in storage cupboard/wardrobe. Inset spotlights. Coving to ceiling.

Bathroom

Opaque double glazed window to the front. Double radiator. Towel radiator. Suite comprising of panel bath with mixer tap and shower valve over with hand attachment and shower screen. Semi-countered wash hand basin with cupboards under. Low flush W.C. with push button flush and concealed cistern. Fitter cupboards with inset lights. Extensively tiled walls.

Garden

Block paved landscaped patio area. Two outside water taps. Side access via gate. Beautifully manicured lawn with shrub and flower borders, rockeries and pond water feature. Vegetable patch. Raised planters. Timber summer house with glazed windows. Good sized garden shed. Second patio to the rear of the garden with stunning views.

Front

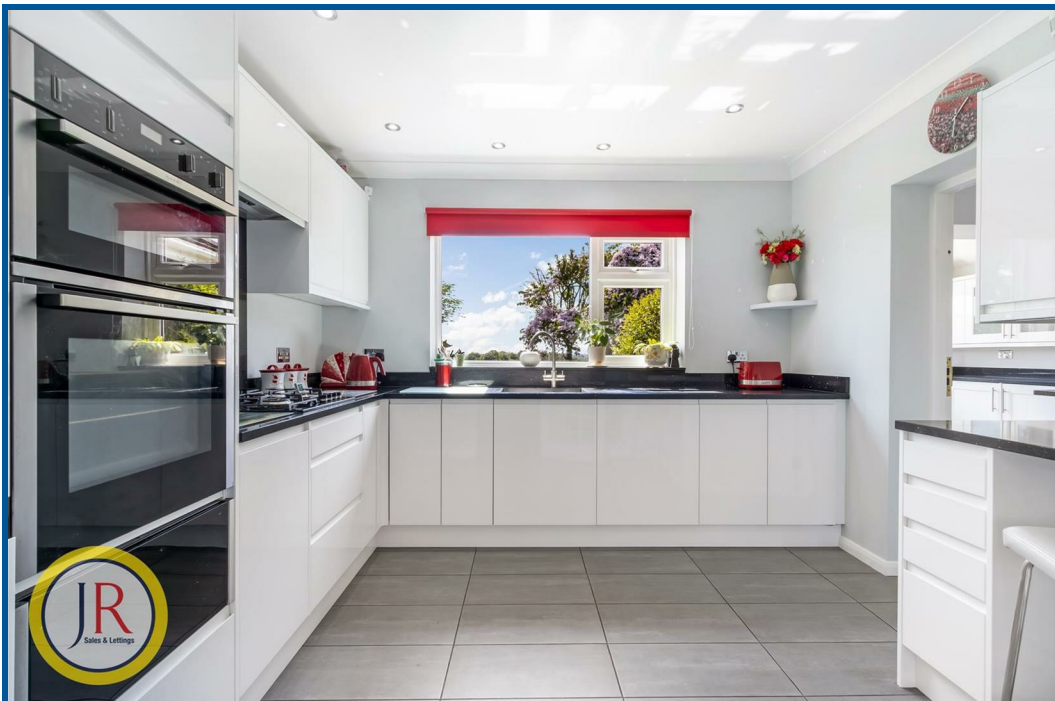
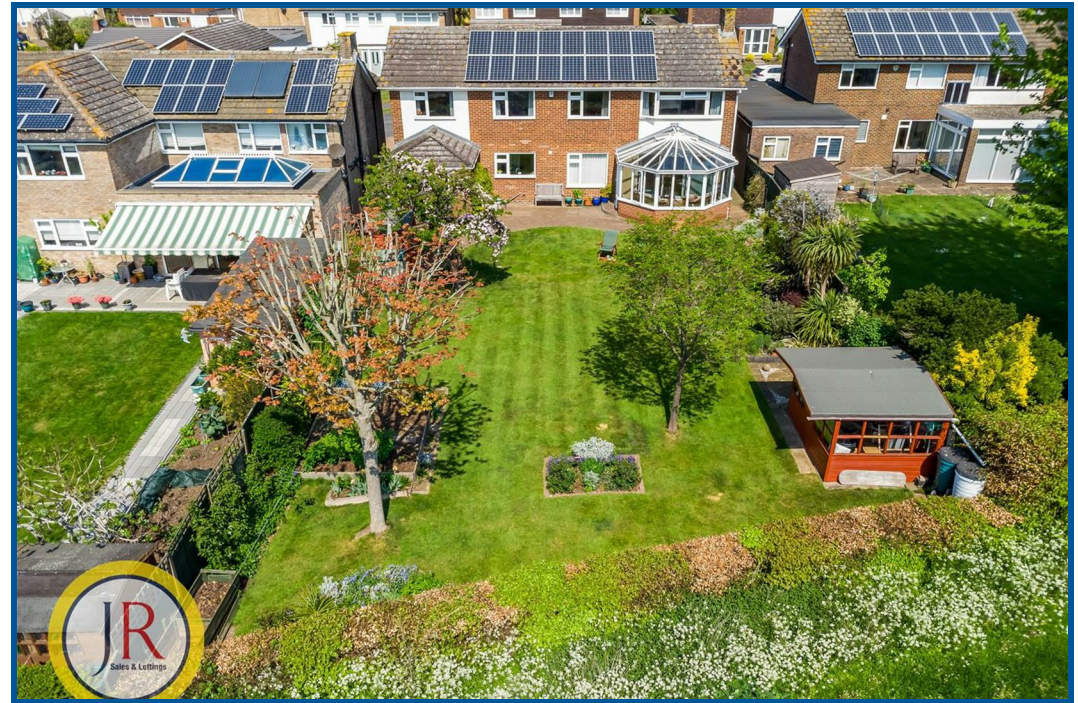
Laid lawn. Shrub and flower borders. Block paved driveway

Garage

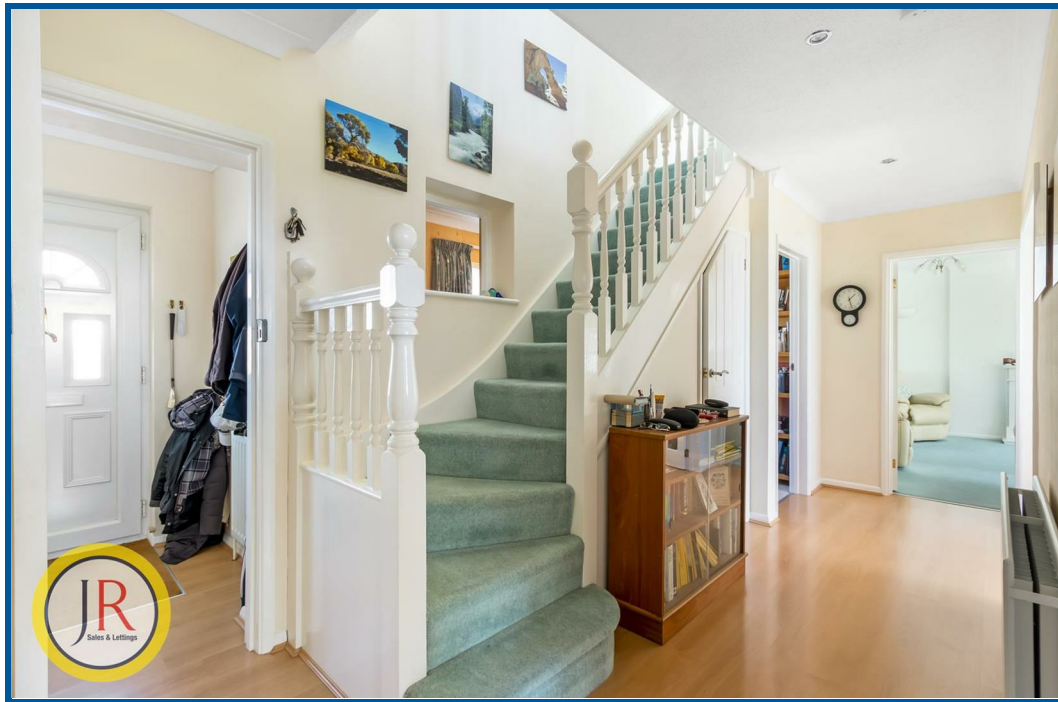
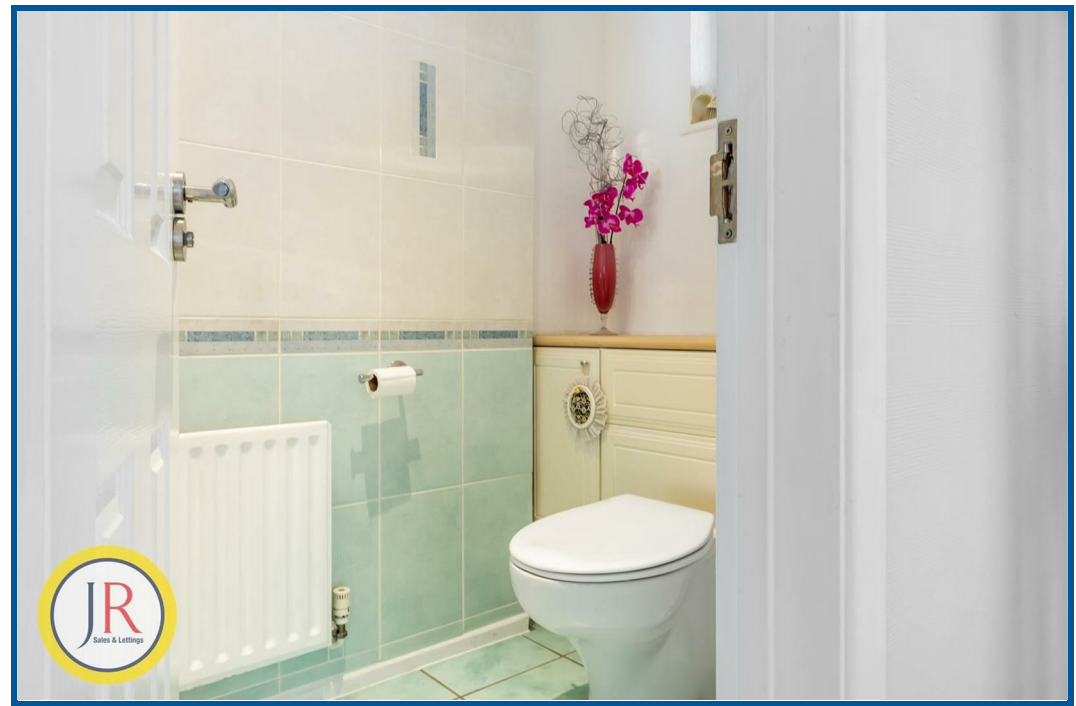
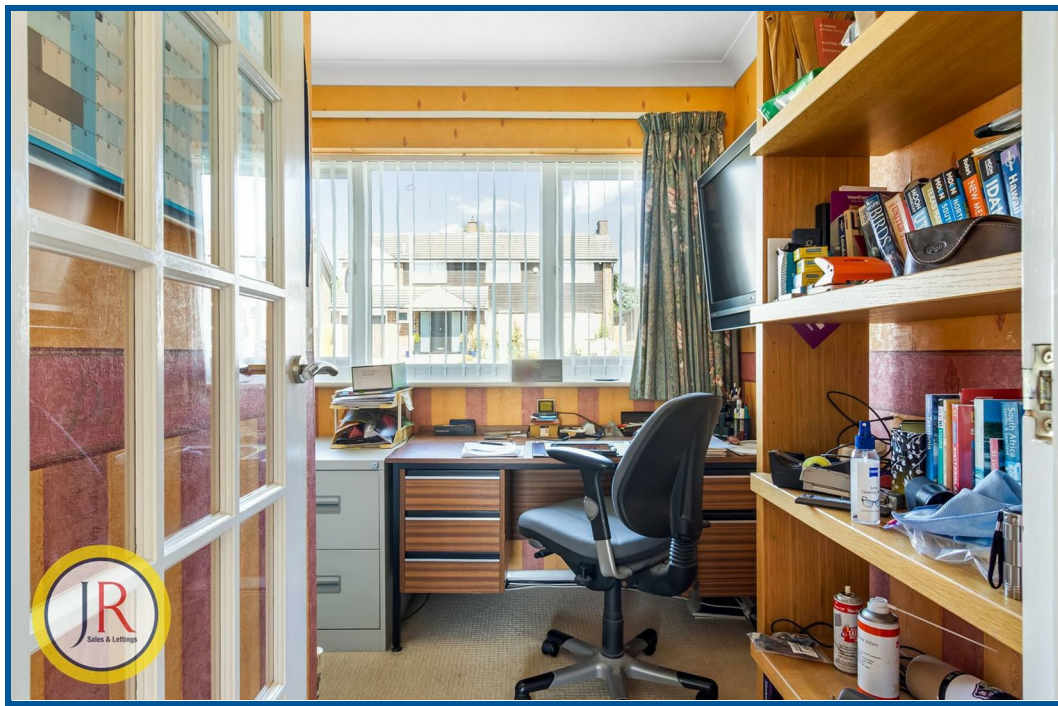
Up and over door. Wall mounted Ideal boiler. Fitted storage and shelving. Wall mounted Meters.

Solar Panels

Available by separate negotiation. Sixteen solar panels, with a 3.7 kWh system with the inverter in the garage. Over the last three years these panels have generated in excess of 3500 kWh per annum. The FIT contract runs until July 2036 and the current FIT tariff is in excess of 75 pence per kWh.

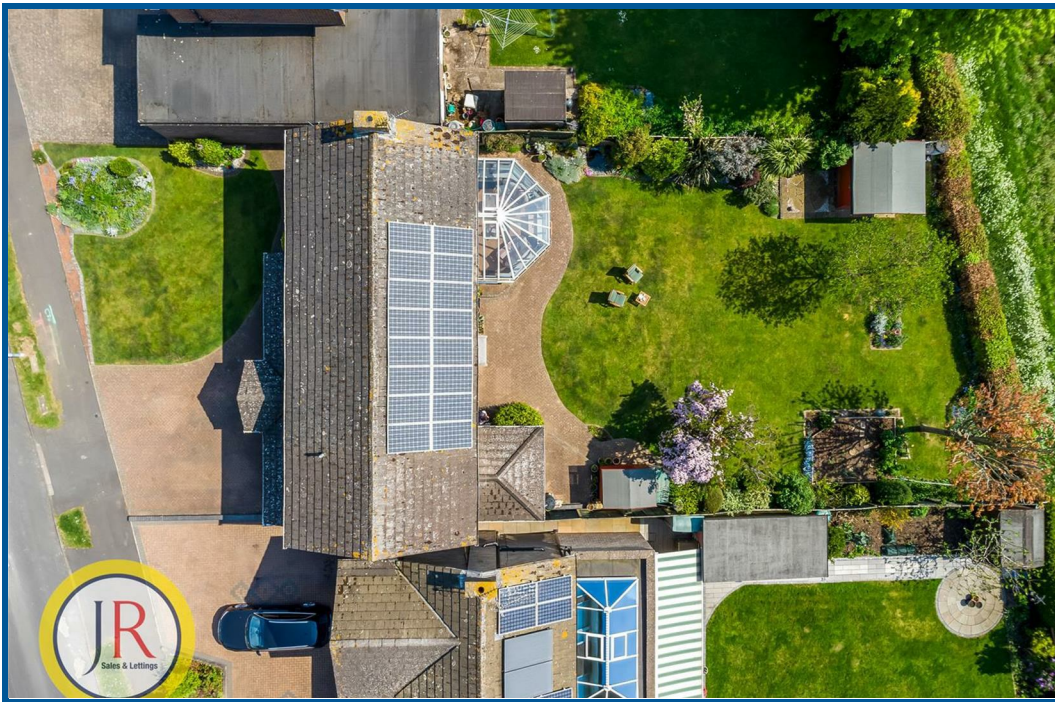
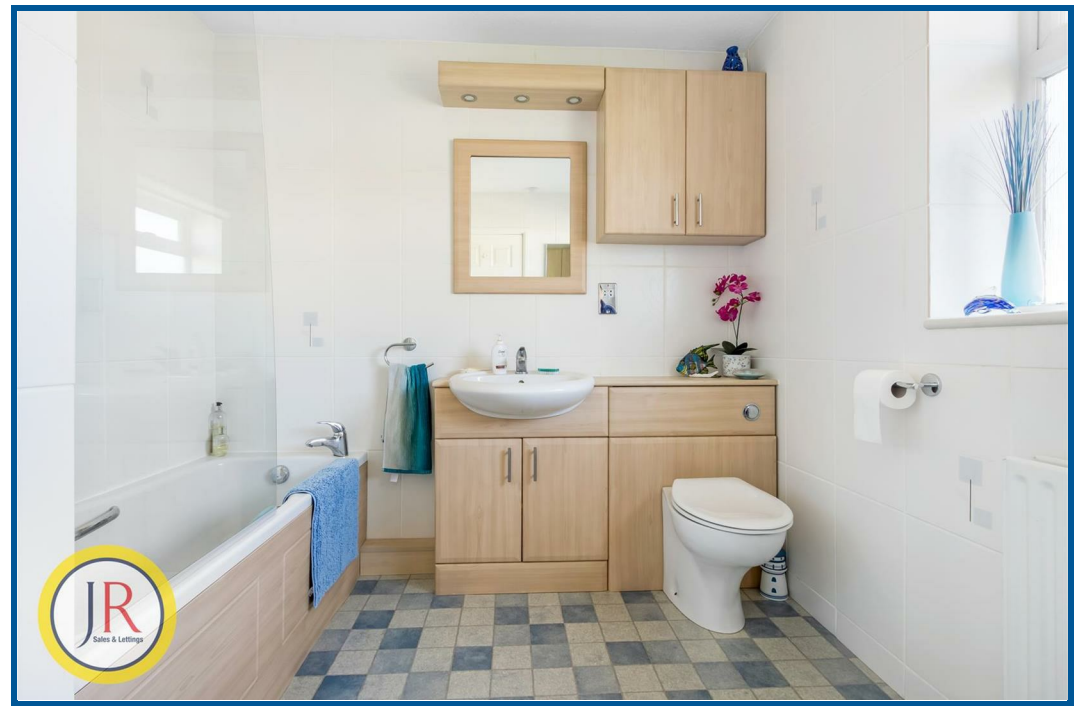








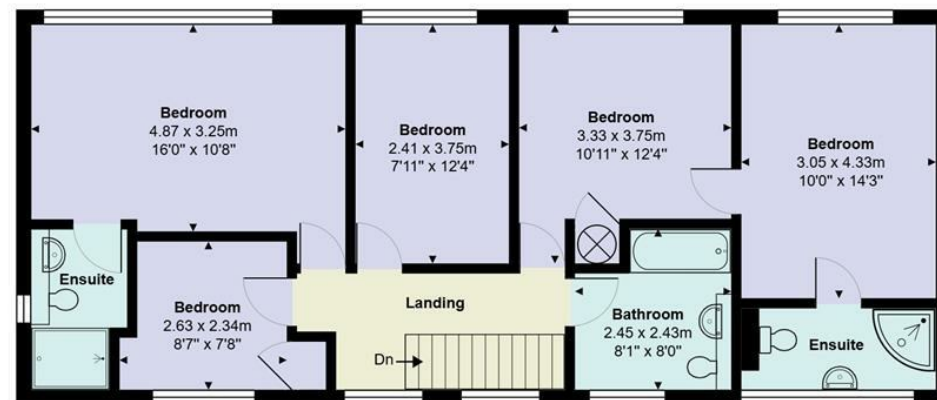
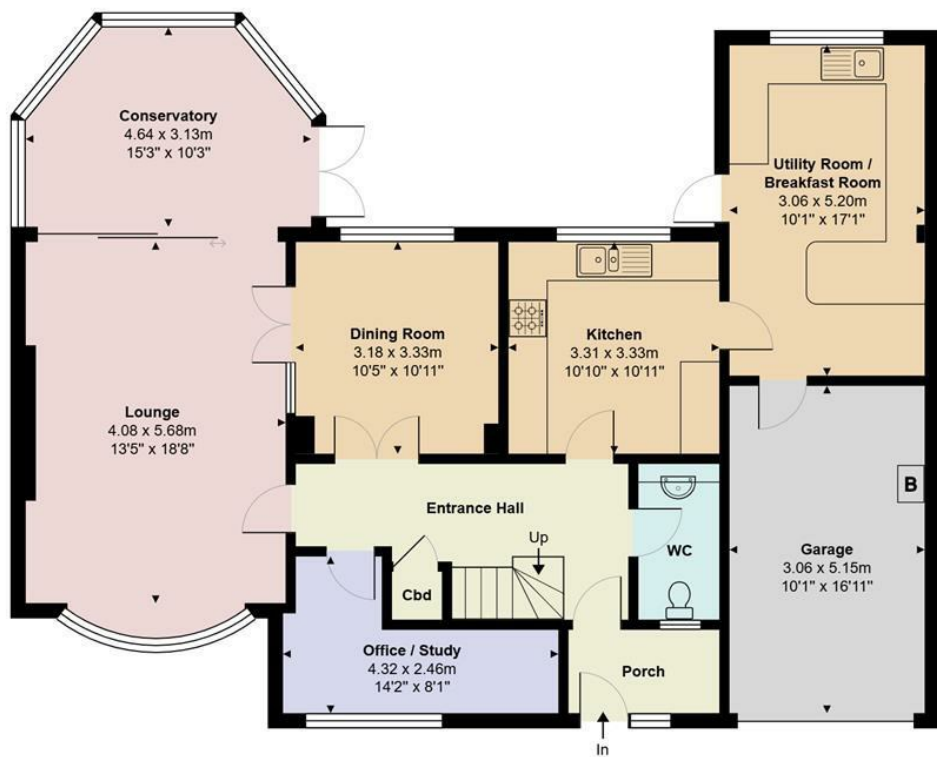






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	91
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



Broadfields, Goffs Oak, EN7 5JU

Total Area: 203.0 m² ... 2185 ft²

All measurements are approximate and for display purposes only