



JR Sales & Letting

**Broadfields
Goffs Oak**



**£949,950
Freehold**

Nestled at the end of a quiet cul-de-sac just off Jones Road, this impressive five-bedroom fully detached family home occupies a generous plot and boasts a beautifully landscaped garden extending approximately 120ft in width.

The accommodation includes a spacious principal bedroom with en-suite and dressing room, a bright conservatory, and a recently refitted kitchen, all designed to offer comfortable and flexible family living.

Ideally positioned within half a mile of Goffs Oak's local shops, amenities, and well-regarded schools, Cuffley train station is just one mile away, providing excellent commuter links. Despite this convenience, the property enjoys a semi-rural setting with easy access to scenic countryside walks towards Crews Hill.

A superb family home offering both space and potential in a highly desirable location.

- **Situated at the end of a quiet cul-de-sac just off Jones Road**
 - **Impressive five-bedroom fully detached family home**
- **Generous plot with beautifully landscaped garden approximately 120ft wide**
- **Principal bedroom with en-suite bathroom and dressing room**
 - **Recently refitted kitchen offering modern family living**
 - **Light-filled conservatory overlooking the garden**
- **Semi-rural setting with access to countryside walks towards Crews Hill**
- **Within half a mile of Goffs Oak shops, amenities, and local schooling**
- **Approximately one mile from Cuffley train station with commuter links**
- **An ideal family home offering space, comfort, and future potential**

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		
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	

Front
Block paved driveway. Lighting.

Entrance
UPVC Opaque double glazed entrance door with matching side windows to the:-

Entrance Porch
Quarry tiled floor. Dado rail. Inset spotlights. Double glazed French entrance doors into the:-

Hallway
Coving to ceiling. Dado rail. Inset spotlights. Double radiator. Laminate wooden floor. Stairs to first floor. Doors to:-

Downstairs W.C.
Opaque triple glazed window to the front. Low flush W.C. with push button flush. Radiator. Vanity wash hand basin with mixer tap and cupboard under. Tiled splash back. Dado rail. Inset spotlight. Cloaks cupboard with hanging space and shoe shelf.

Living Room
24' x 19'2 narrows to 13'4
Triple glazed windows to the front and rear garden. Double glazed sliding doors to the conservatory. 2 x double radiators. Dado rail. Coving to ceiling. Inset spotlights. Wall lights. Feature gas fireplace with attractive surround and hearth. Glass display cabinets. L-shaped room.

Conservatory
16'4 x 10'5
Double glazed conservatory. Ceiling fan and light. Wall mounted fan heater. Double glazed French doors to the garden. Laminate wooden floor.

Kitchen/Dining Area
18'10 x 10'10
Triple glazed windows to the rear. Inset spotlights to ceiling. Laminate wooden floor. Walk in pantry cupboard. Double radiator. Attractive range of wall and base fitted unit with Quartz worktops with upstands incorporating a stainless steel sink with mixer tap and drainer. Waste disposal unit. 5 ring gas hob with glass extractor fan over. Quooker tap. Integrated wine cooler. Eye level double oven and warming drawer. Integrated dishwasher. Integrated fridge and freezer. Glazed door to:-

Utility Room
11'5 max x 7'5
Triple glazed window and door to the garden. Radiator. Laminate wooden floor and mat area. Plumbing and space for washing machine and tumble drier. Built in cupboard housing a Worcester Boiler. Inset spotlights to ceiling. Range of cabinet space units. Stainless steel sink and mixer tap. Door to:-

Garage
12'7 x 14'3 maximum
Triple glazed window to the side. Wall mounted meters. Electric up and over door.

First Floor Landing
2 triple glazed windows to the front. Access to loft space. Built-in airing cupboard housing immersion cylinder. Doors to:-

Family Bathroom
Opaque triple glazed window to the front. Suite comprising of low flush W.C. with concealed cistern in a fitted cupboard with a push button flush. Panel bath with mixer tap and hand shower attachment over. Vanity wash hand basin with mixer tap and cupboards under. Wall cabinet. Inset spotlights. Chrome towel radiator. Extensively tiled walls in complimentary ceramics. Tile effect LVT flooring.

Main Bedroom
17'6 maximum measurement to the front of the fitte
2 triple glazed windows to the rear. Double radiator. Inset spotlights. Extensive range of fitted wardrobes with matching bedside cabinet and dressing table with chest of drawers.

En-Suite Dressing Room
7'11 x 6'10
Triple glazed window to the front. Double radiator. Inset spotlights.

En-Suite Shower Room
Opaque triple glazed window to the front Chrome towel radiator. LVT flooring. Tiled walls. Inset spotlights. Enclosed shower cubicle with Aqualisa shower. Extractor fan. Low flush W.C. with concealed cistern built into a cabinet. Semi countered wash hand basin with mixer tap and cupboards under. Cabinet.

Bedroom 2
16' x 10'8 plus door recess
Triple glazed window to the rear. Double radiator. Inset spotlights to ceiling.

Bedroom 3
10'2 x 8'
Triple glazed window to the rear. Fitted built in wardrobe. Double radiator.

Bedroom 4
11' x 7'6
Triple glazed window to the rear. Radiator.

Bedroom 5
12'10 x 7'8
Triple glazed window to the front. Double radiator. Built in wardrobe.

Garden
Mainly laid to lawn. Shrub and flower borders. Pond. Raised area and large patio paved area. Nicely landscaped. Timber shed. Greenhouse. Side access. Water tap. Lighting.

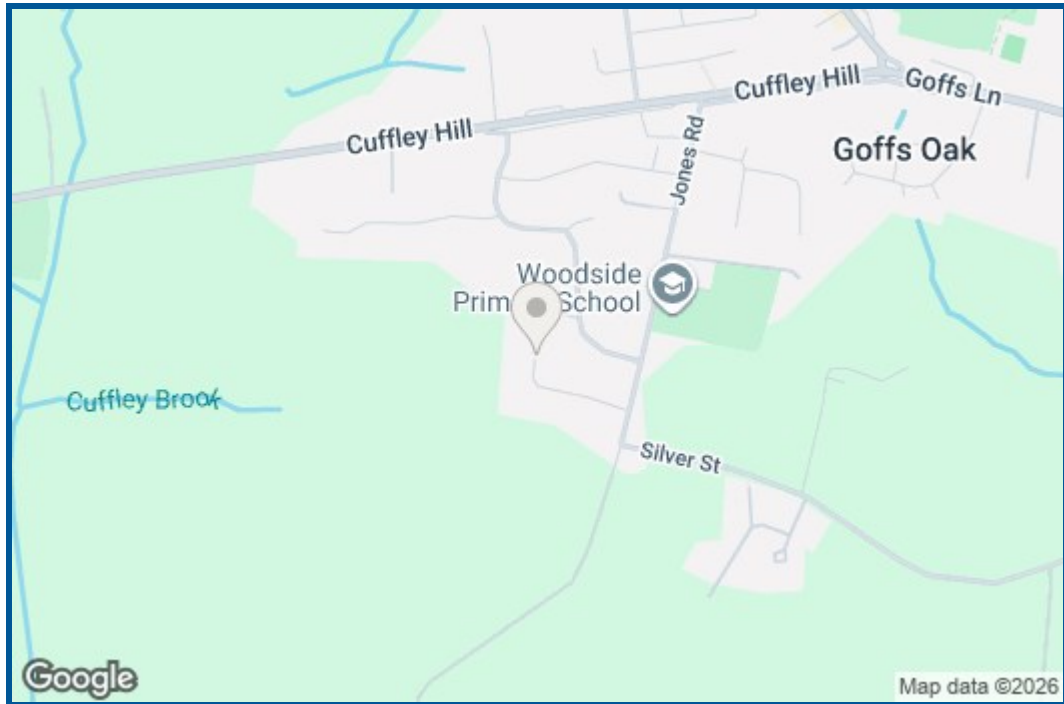
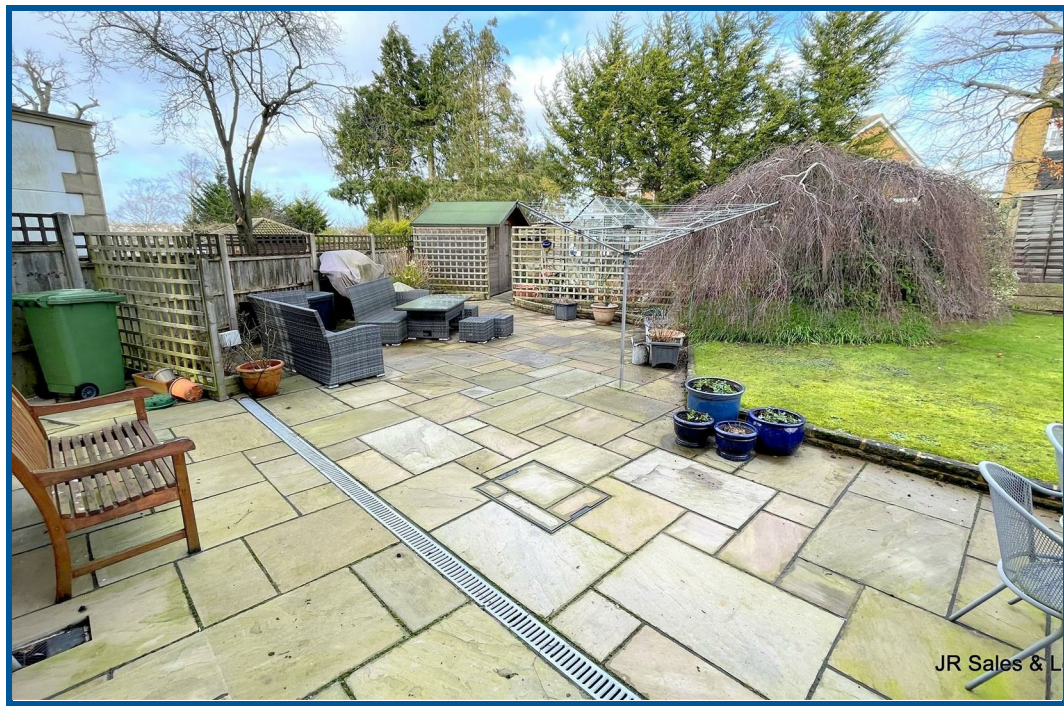


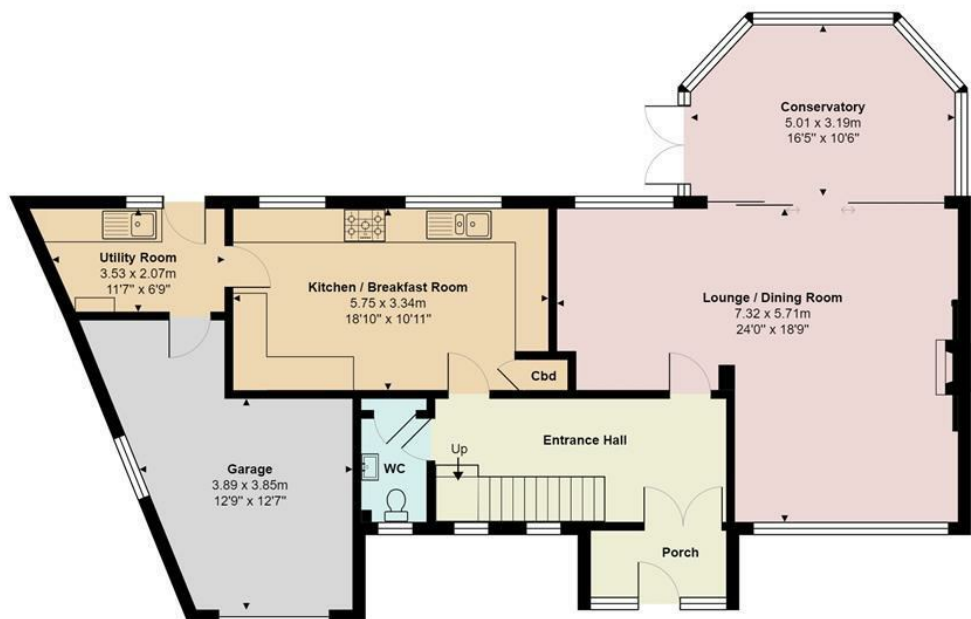




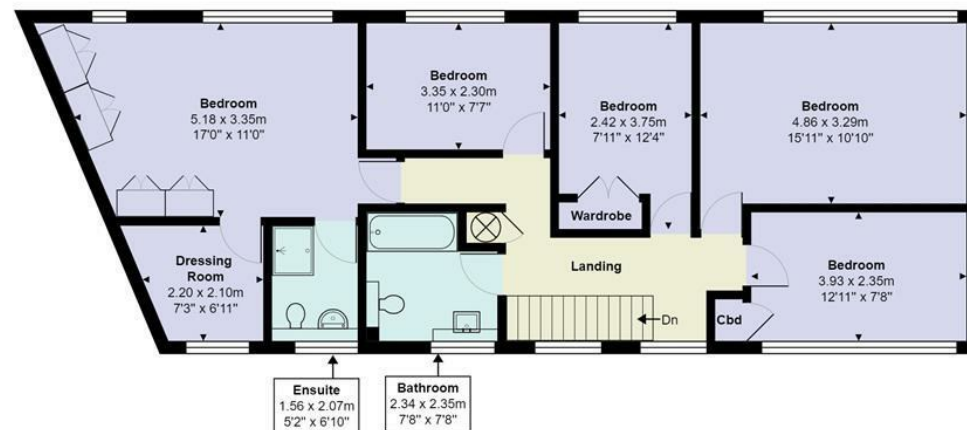








Ground Floor
Area: 113.0 m² ... 1216 ft²



First Floor
Area: 91.5 m² ... 985 ft²



Broadfields, Goffs Oak, EN7 5JU

Total Area: 204.5 m² ... 2201 ft²

All measurements are approximate and for display purposes only