



**St Johns Road  
Goffs Oak**



**£624,000  
Freehold**

## Stunning Nearly New Three-Bedroom Detached Home – Monarch Oaks Development

This beautifully presented three-bedroom detached home, built just two years ago, offers contemporary living with a generously sized garden — perfect for relaxing or entertaining. The property also benefits from two good-sized parking spaces and a convenient EV charging point.

At the heart of the home is a spacious open-plan kitchen and dining area, complemented by a separate living room, a useful utility room, and a ground floor WC. Upstairs, you'll find three well-proportioned bedrooms, including a master with en-suite, along with a stylish family bathroom.

Additional features include premium Amtico flooring, Sharp's fitted wardrobes, and bespoke shutters by Hillarys. The home also comes with the reassurance of the remaining 10-year NHBC structural warranty.

Energy-efficient lighting and gas central heating complete this exceptional family home.

Ideally located within a sought-after school catchment area for both primary and secondary education, the property is just a short walk from Goffs Oak Parade, offering shops, a library, and a local pub. Cuffley train station and excellent A10/M25 motorway links are also within easy reach.

Viewing is highly recommended to fully appreciate the quality, comfort, and setting of this impressive home.

- **Stunning nearly new three-bedroom detached home on the sought-after Monarch Oaks development**
  - **Built just two years ago and beautifully presented throughout**
- **Spacious open-plan kitchen and dining area – the heart of the home**
  - **Separate living room and a useful utility room**
  - **Ground floor WC for added convenience**
  - **Generously sized rear garden, perfect for relaxing or entertaining**
- **Two good-sized parking spaces with an EV charging point**
- **Premium finishes including Amtico flooring, Sharp's fitted wardrobes, and Hillarys shutters**
  - **Energy-efficient lighting, gas central heating, and remaining 10-year NHBC structural warranty**
- **Excellent location within top school catchment area, close to Goffs Oak Parade, Cuffley train station, and A10/M25 links**

### Front

Off street parking with a driveway parking for 2 cars. EV charging point. Landscaped gravel front garden with ornate trees and bushes. Carriage light. Storm porch.

### Entrance

Composite double glazed entrance door to the:-

### Hallway

Amtico wood effect flooring. Radiator. Inset spotlights. Stairs to first floor. Doors to:-

### W.C.

Amtico wood effect flooring. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap and tiled splash back. Wall mounted radiator. Inset spotlights. Extractor fan.

### Living Room

Through lounge with dual aspect double glazed French doors and side windows to the rear. Double glazed windows to the front with fitted shutters. Double radiator. Amtico wood effect flooring. Eye level TV point.

### Kitchen/Dining Room

Dual aspect room with double glazed windows to the rear and double glazed windows to the front with fitted shutters. Double radiator. Amtico wood effect flooring. Inset spotlights. Extractor fan. Range of German style wall and base fitted units in light grey with marble effect worktops over with up-stands incorporating a stainless steel 1 & 1/2 bowl sink with mixer tap and drainer. Four ring gas hob with glass splash back. Extractor fan. Built in oven. Wall cabinets have under lighting. Fridge and freezer. Dishwasher. Door to:-

### Utility Room

UPVC door to the garden. Amtico wood effect flooring. Radiator. Built in storage cupboard under the stairs. Wall and base fitted unit in light grey with marble effect worktops over with up-stands incorporating a stainless steel sink.

Plumbing and space for washing machine. Cupboard housing a Worcester boiler. Inset spotlights. Extractor fan.

### First Floor

Double glazed window to the rear. Radiator. Doors to:-

### Bedroom 1

Double glazed window to the front with fitted shutters. Radiator. Range of fitted bespoke wardrobes by Sharps in Willow green. Door to:-

### En-Suite Shower Room

Opaque double glazed window to the front. Chrome towel radiator. Suite comprising of tile enclosed double shower cubicle with mixer valve and hand attachment. Back to wall low flush W.C. with concealed cistern and chrome flush button plate. Semi-countered wash hand basin with mixer tap and feature niche. Shaver socket. Part tiled walls. Amtico tile effect flooring. Inset spotlights. Extractor fan.

### Bedroom 2

Double glazed window to the front with fitted shutters. Radiator. Built in storage cupboard over the stairs. Access to loft space.

### Bedroom 3

Double glazed window to the rear. Radiator.

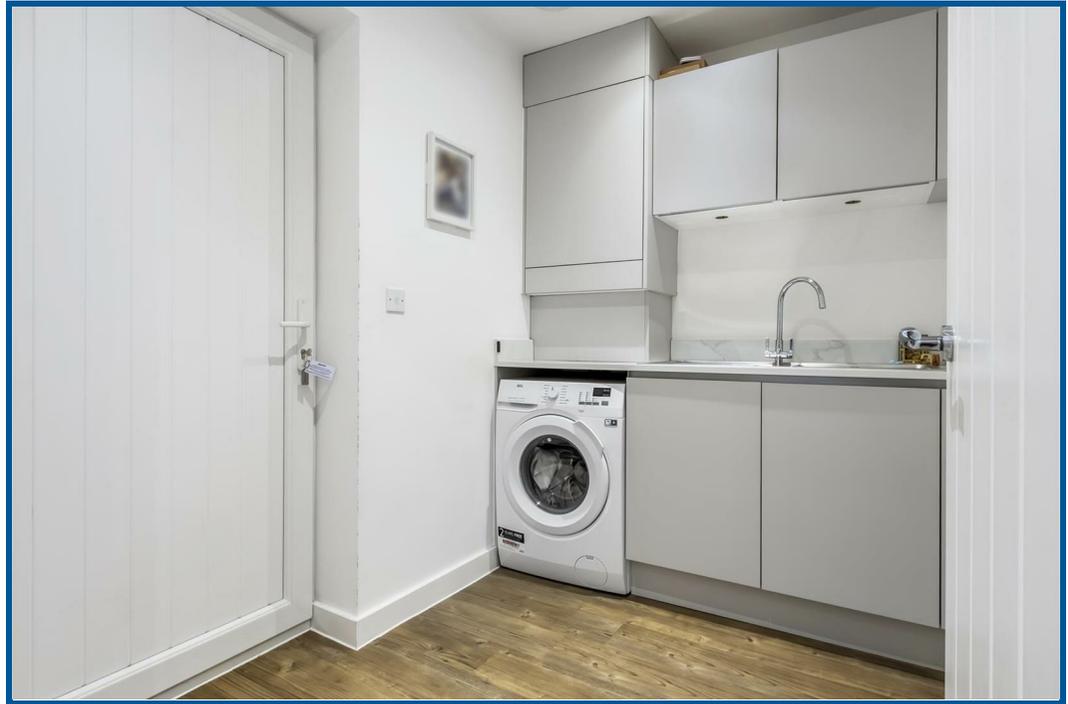
### Family Bathroom

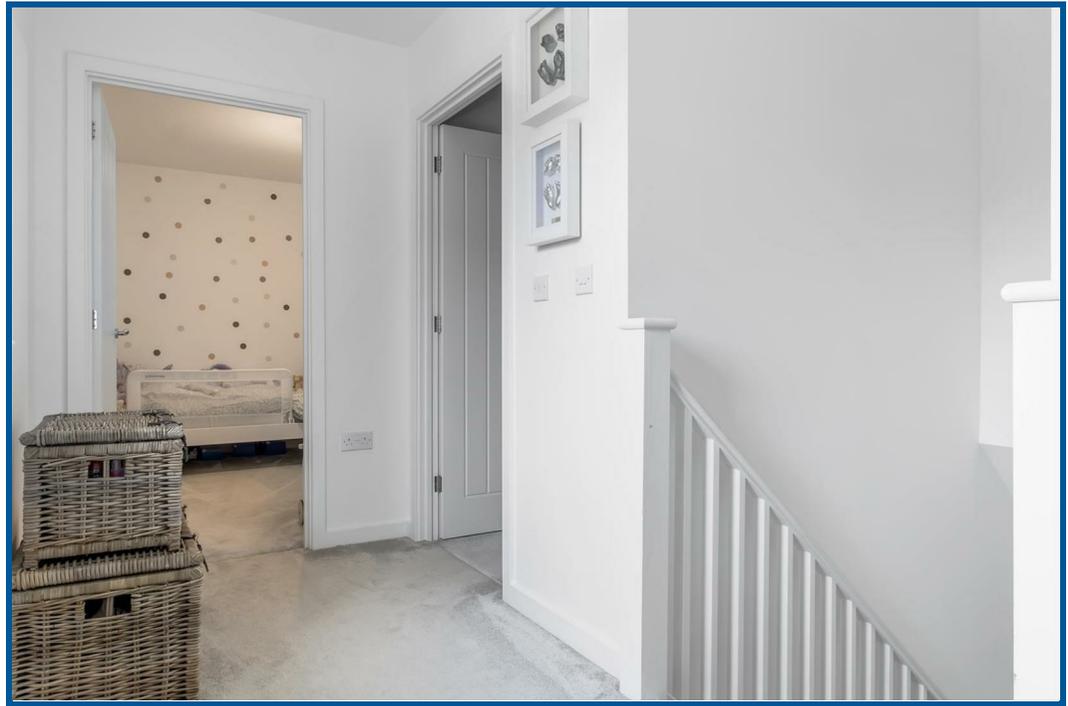
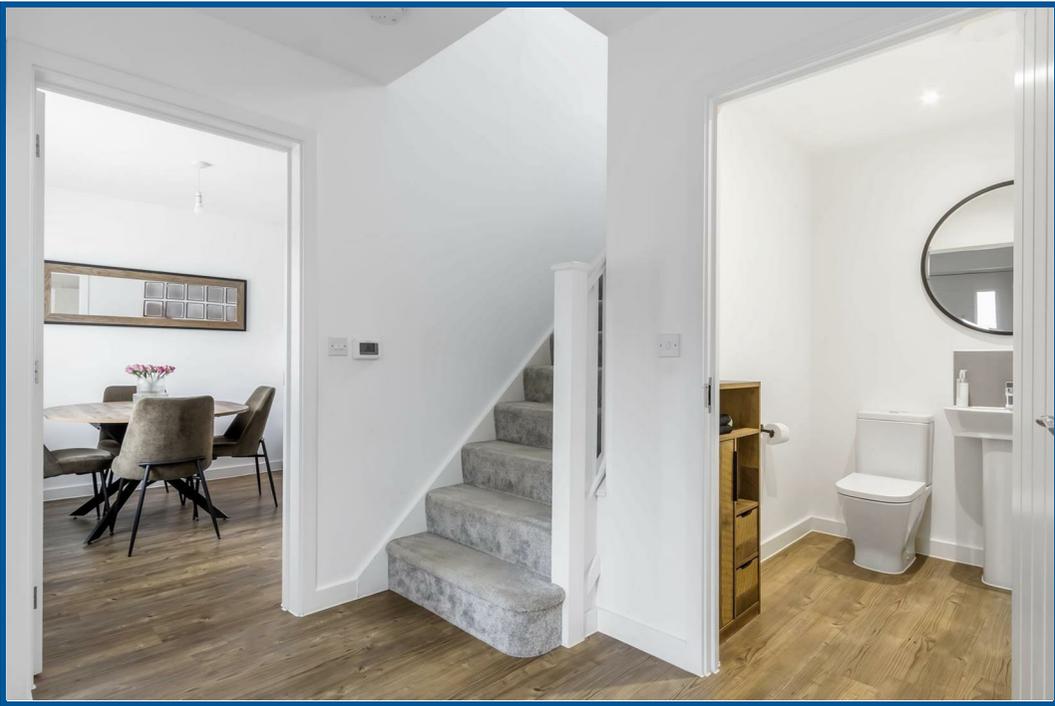
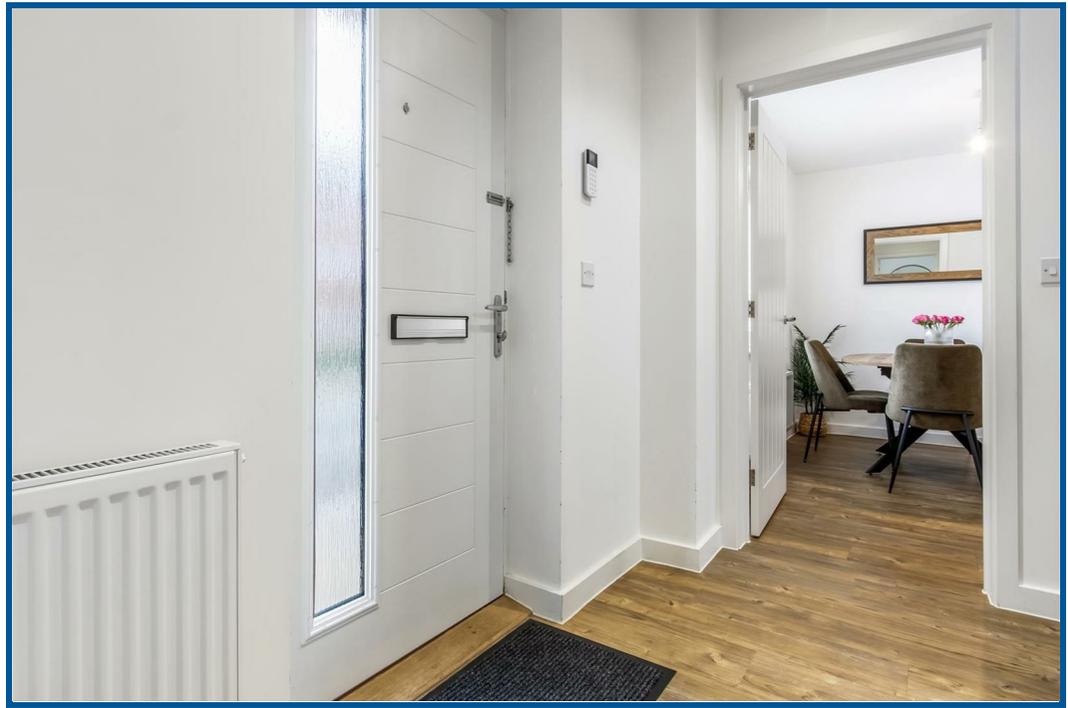
Opaque double glazed window to the rear. Chrome towel radiator. Suite comprising of a panel bath with mixer tap and shower attachment. Back to wall low flush W.C. with chrome flush button plate. Semi countered wash hand basin with mixer tap. Part tiled walls and feature niche. Amtico tile effect flooring. Inset spotlights. Extractor fan.

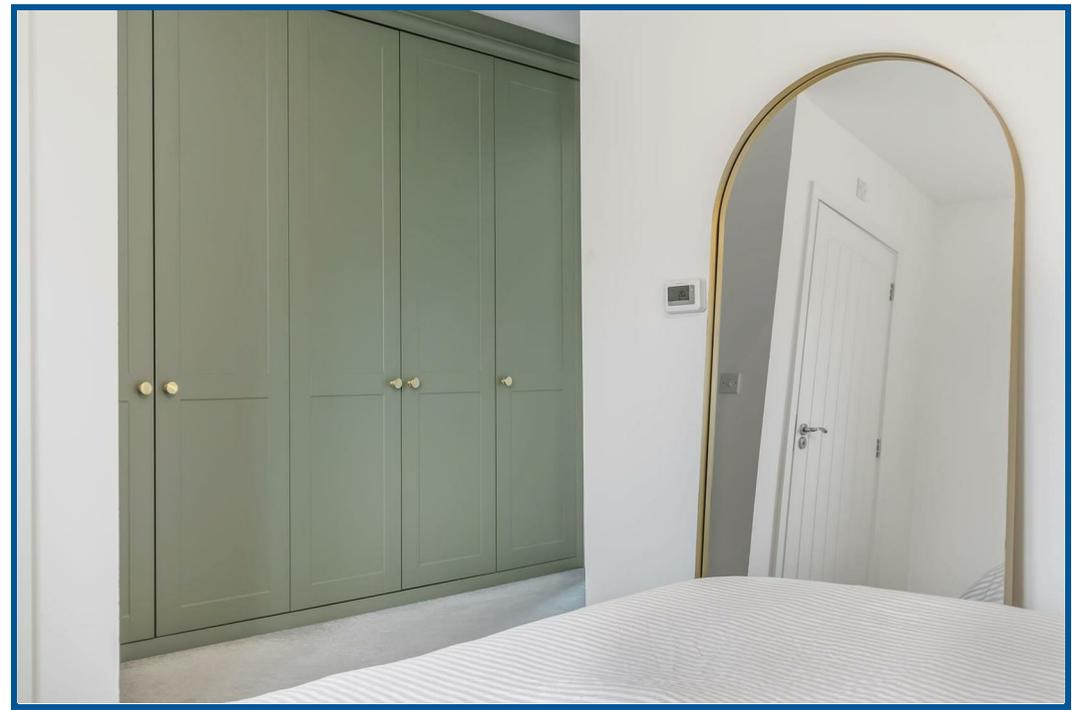
### Garden

Larger than average garden. Mainly laid to lawn. Patio paved area. Water tap. Wall lights. Power point.

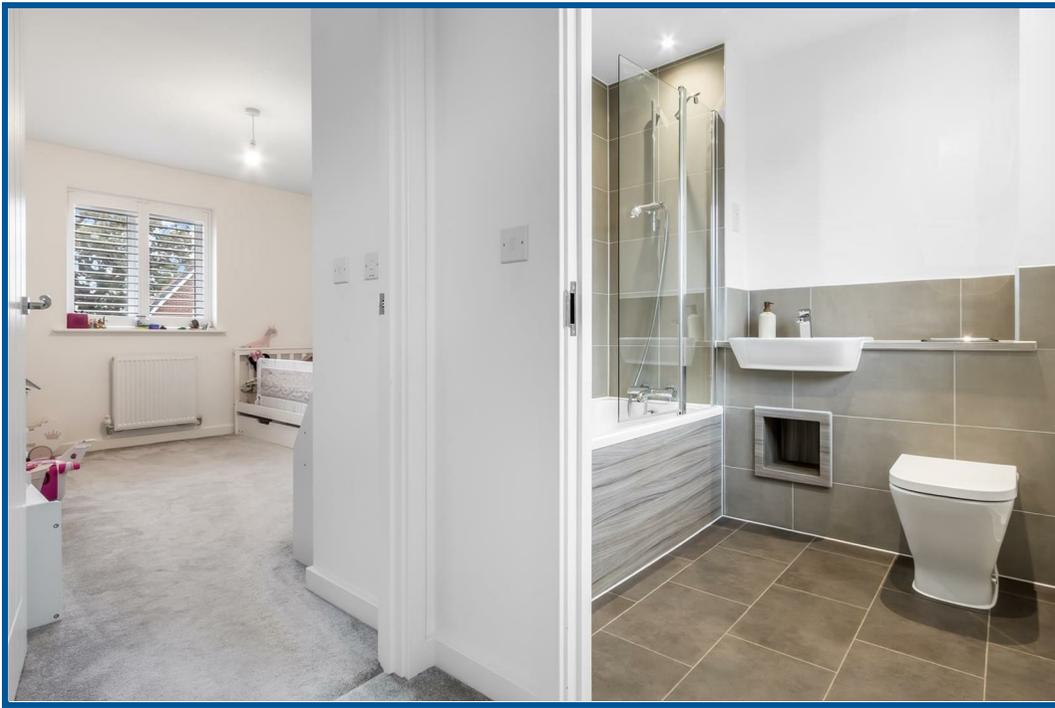




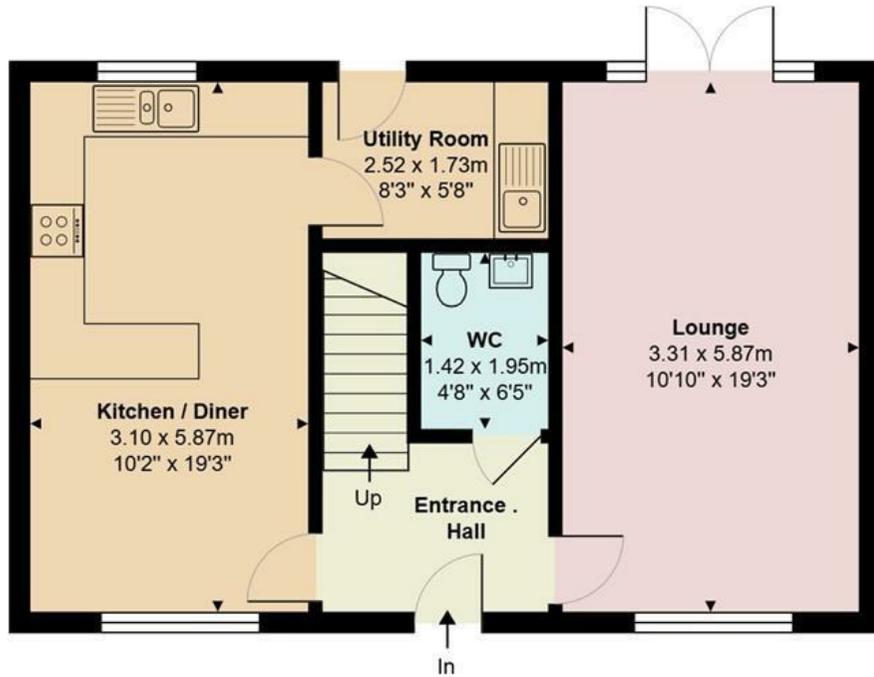




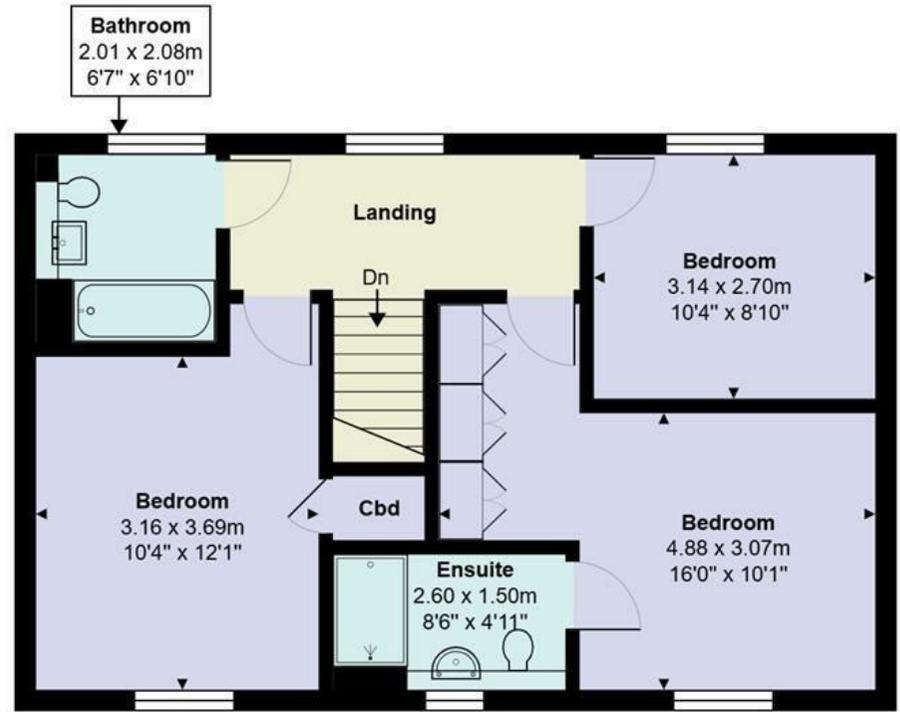








**Ground Floor**  
Area: 54.3 m<sup>2</sup> ... 585 ft<sup>2</sup>



**First Floor**  
Area: 55.6 m<sup>2</sup> ... 598 ft<sup>2</sup>



### St Johns Road, Goffs Oak, EN7 5PN

Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC