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**Newgatestreet  
Road  
Goffs Oak**

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T: 01707 661144**

# Saxonwold, Newgatestreet Road, Goffs Oak EN7 5RT

NO ONWARD CHAIN. This wonderful brand new home offers circa 2544 sq ft of spacious, bright and versatile accommodation arranged over two floors.

The ground floor comprises large welcoming reception hallway, lounge and kitchen/family room with doors onto the lovely rear garden, utility room and guest cloakroom. The first floor has a wide landing with spectacular skylight allowing natural light to flood in, four double bedrooms two of which have en-suite facilities and a family bathroom.

The rear garden has a seating area to the immediate rear ideal for outdoor entertaining and al fresco dining with the remainder being laid mainly to lawn. The frontage is mainly laid to paving providing off street parking for several cars.

The property is conveniently located within approximately 1.5 mile from Cuffley Mainline Train Station with Cuffley Village approx. 1.6 miles with a wide range of local shops and amenities. There are several highly regarded schools both in the private and state sectors close by.

The property is also within easy reach of the A10 (approx. 3.3 miles), and the M25 (J25 approx. 4 miles). A1(M) and M11 are also within easy reach, offering excellent transport links to London and the North with easy access to major airports including Stansted, Luton and Heathrow. There are also excellent leisure facilities close at hand including golf, tennis clubs and riding stables.





















EPC RATING TO BE ADVISED

Local Authority: Broxbourne  
Council Tax Band: TBC  
FREEHOLD

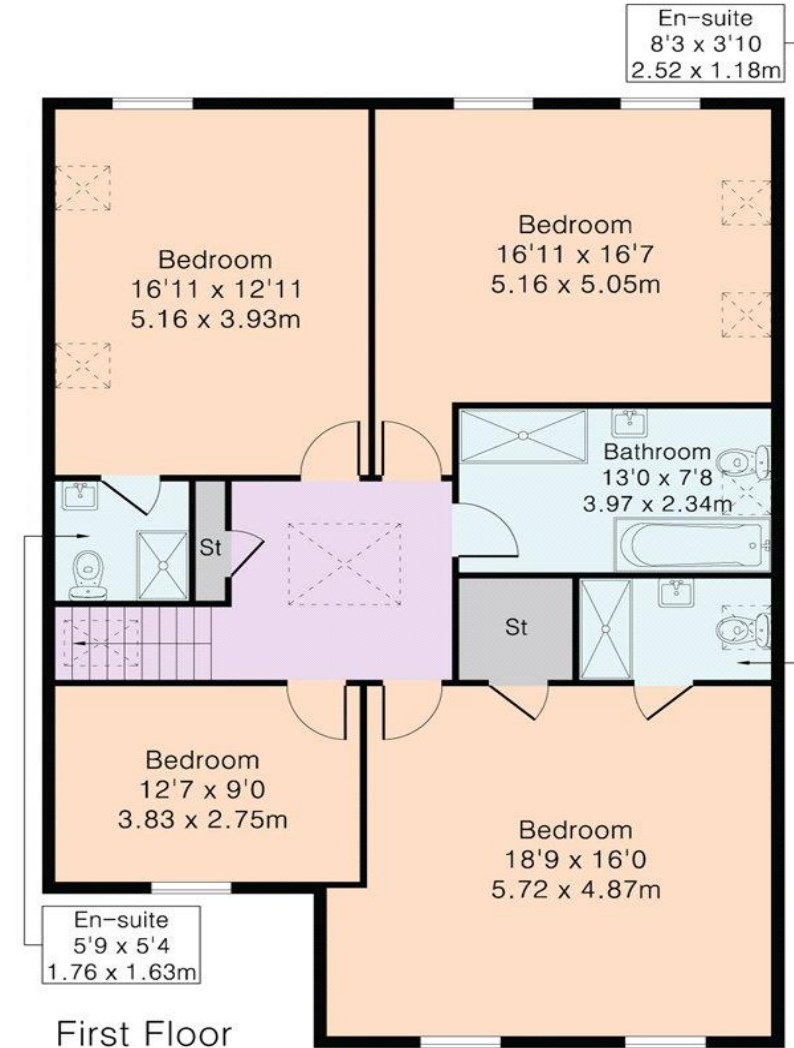
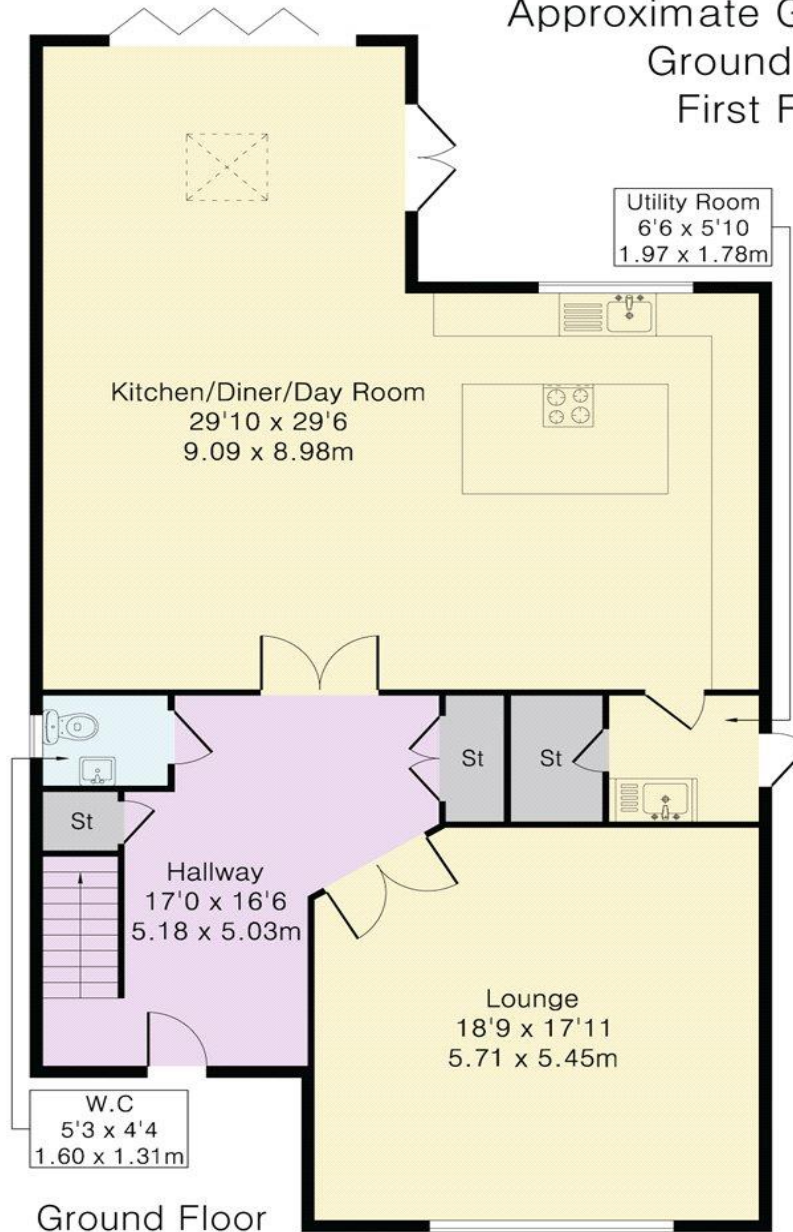


**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 2544 sq ft – 236 sq m

Ground Floor Area 1358 sq ft – 126 sq m

First Floor Area 1186 sq ft – 110 sq m







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