



Orchid Close  
Goffs Oak, EN7 5NF

# ACCOMODATION SUMMARY

NO ONWARD CHAIN. This fabulous detached residence is located in a wonderful gated development and boasts circa 4811 sq ft of versatile, stylish accommodation arranged over two floors, as well as a breath taking secluded garden with stunning views and measuring circa 250' x 100'.

The ground floor comprises spacious welcoming hallway, four bright and modern reception rooms, kitchen/breakfast room, utility, shower room and guest cloakroom. The first floor comprises five double bedrooms two of which have en-suite facilities and a family bathroom. The incredible rear garden measures circa 250' in length by circa 100' wide, there is a seating area to the immediate rear ideal for outdoor entertaining and al fresco dining, with the remainder laid mainly to lawn and enjoying wonderful views over open countryside. The frontage provides off street parking and allows access to the integrated double garage which is currently used as a gym.

Conveniently placed for transport links located just north of the M25 motorway (junction 25) and within reach of the A1 (M) at South Mimms. Heathrow, Luton and Stansted Airports are all around 30 miles distant. Cuffley train station is about a mile away and provides a mainline service to Kings Cross in the City. Schooling is good with secondary schools Goffs School and Chancellors and primaries Goffs Oak and Woodside nearby; In the independent sector are St Johns Prep, Haileybury in Hertford Heath, Lochinver House and Queenswood in Potters Bar, St. Marthas in Barnet and Haberdashers Askes in Elstree.



























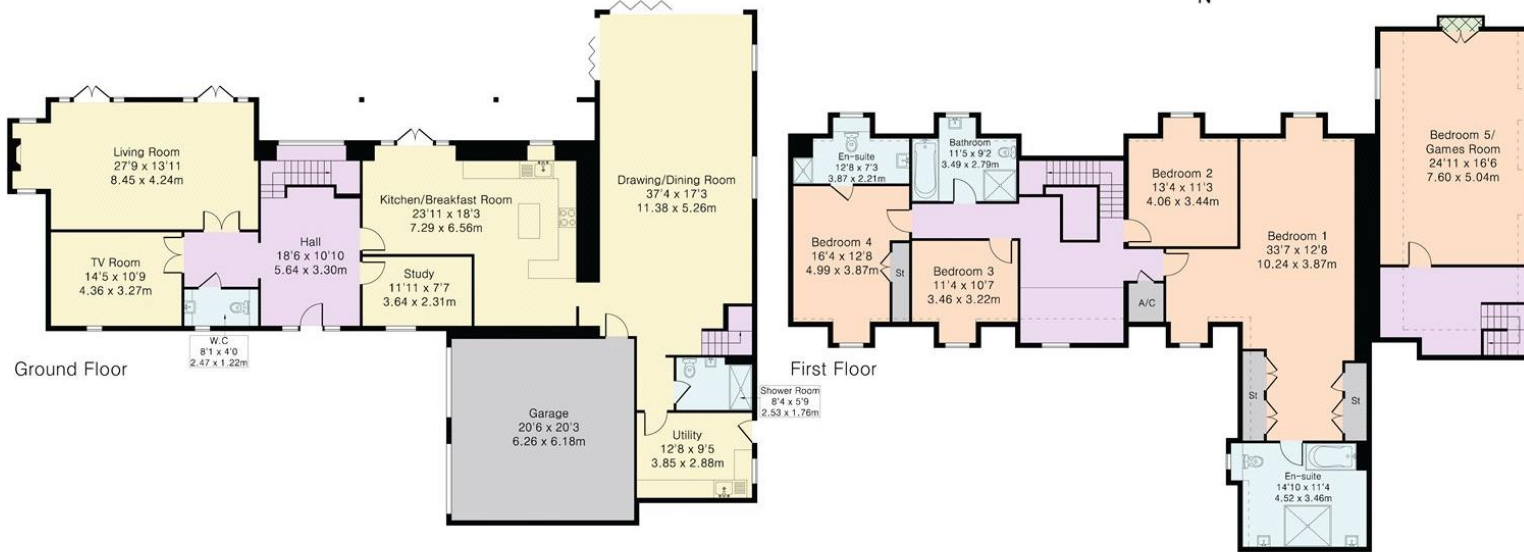




**Approximate Gross Internal Area 4811 sq ft - 447 sq m**

Ground Floor Area 2550 sq ft – 237 sq m

First Floor Area 2261 sq ft – 210 sq m



Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	77
EU Directive 2002/91/EC			





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