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Colesgrove Farm

Goffs Oak, EN7



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Goffs Oak, Walham Cross, Hertfordshire, EN7 5EN

The Oakhurst -To the Ground floor you will benefit from a bespoke-fitted Kitchen, open-plan with Family area as well as a glass Conservatory for further Dining / Entertaining space. Beyond this there is the Front Lounge, a further Reception Room (or if preferred the 5th Bedroom), a 3-piece Bathroom & a Utility Room.

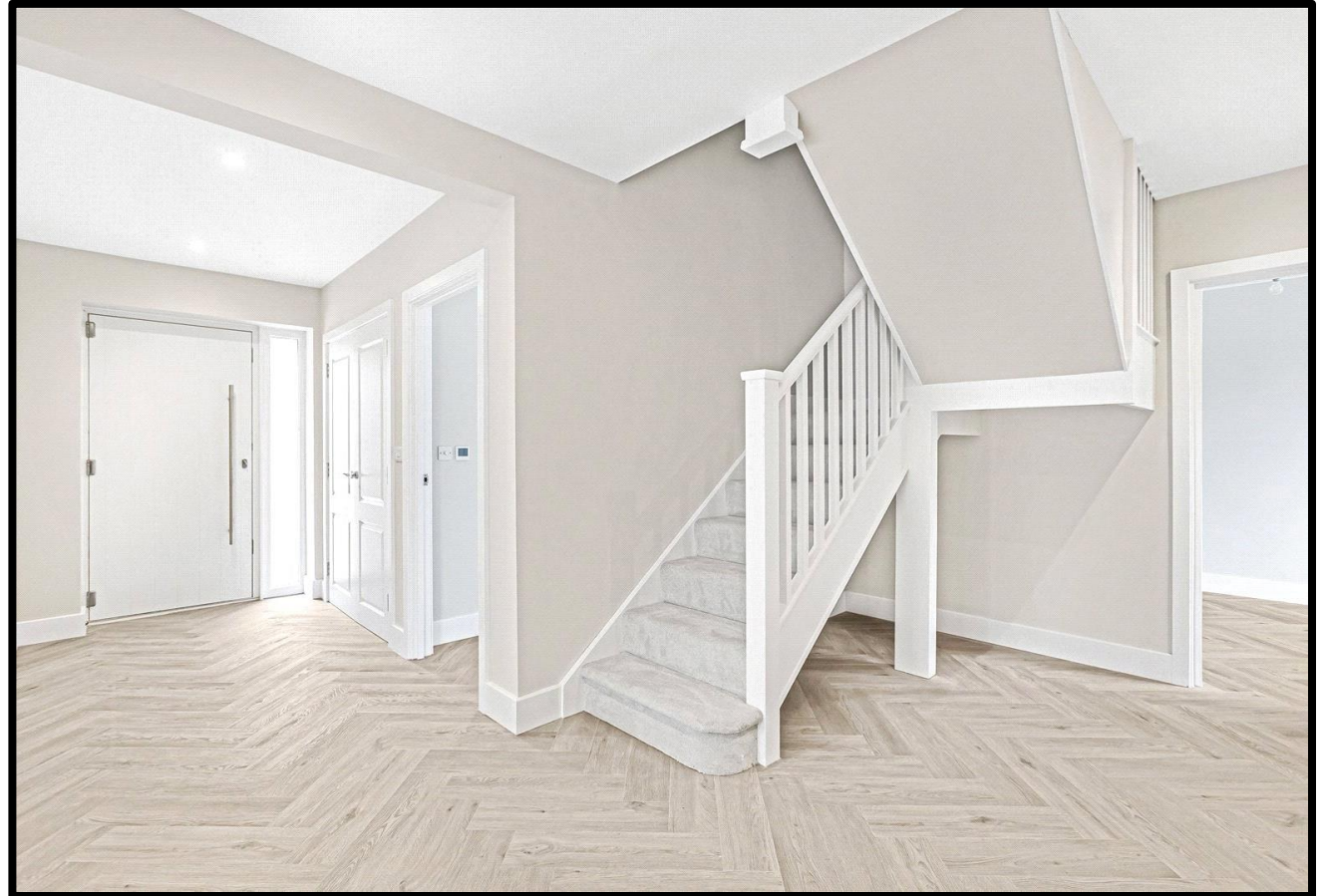
To the 1st Floor there are 3 generous Bedrooms (with one of them having its own En-suite & Walk-in Wardrobe) along with the Family bathroom. Finally to the top floor is the 4th Bedroom which also comes with En-suite & Walk-in Wardrobe

Externally there is Off-Street Parking as well as a wrap-around Garden. Beyond the gate, these homes are set off Goffs Lane, enjoying an ideal location being within easy reach of Goffs Oak & Cuffley amenities. Both Cuffley & Cheshunt Stations offer regular direct routes to London (Moorgate & Liverpool Street respectively), and there are excellent road links such as the A10, M25 & M11. Within the surrounding area there is a choice of highly regarded schools.

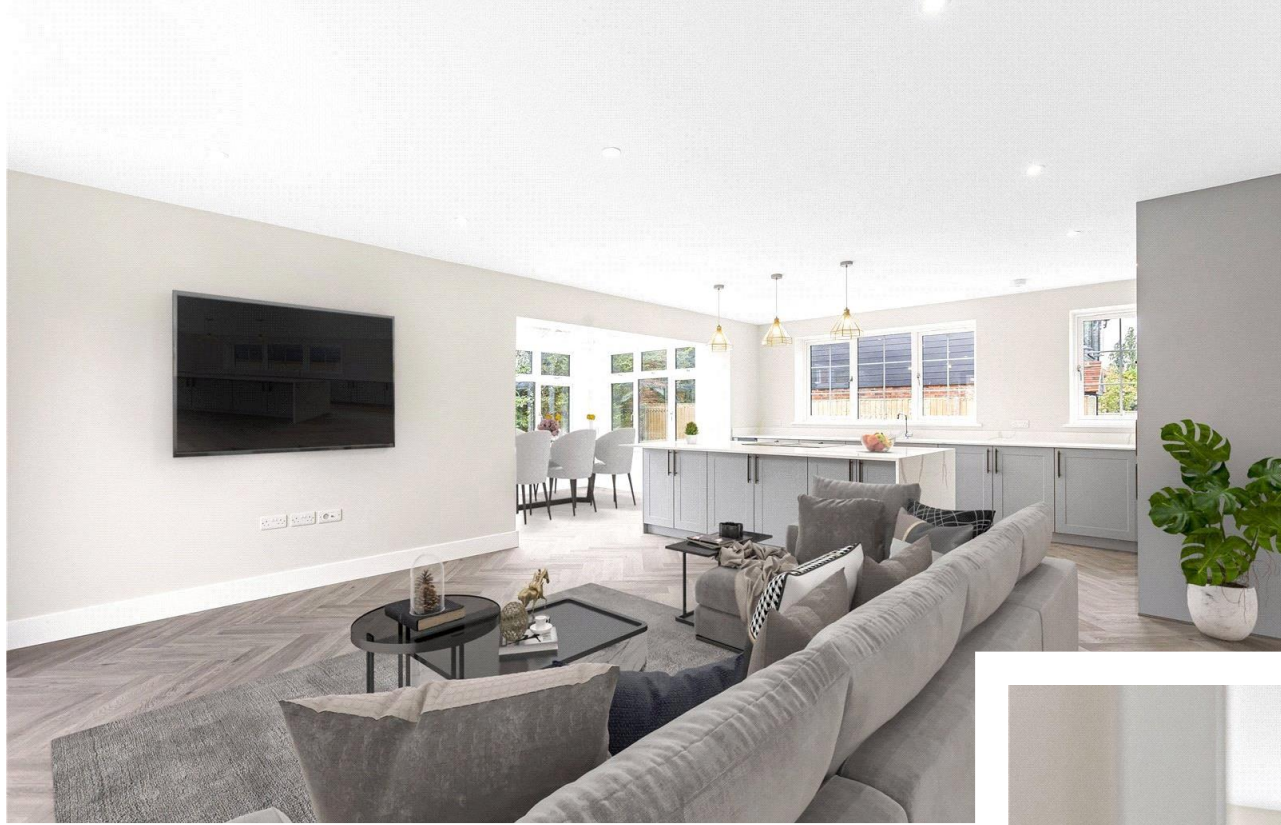
Local Authority: Broxbourne

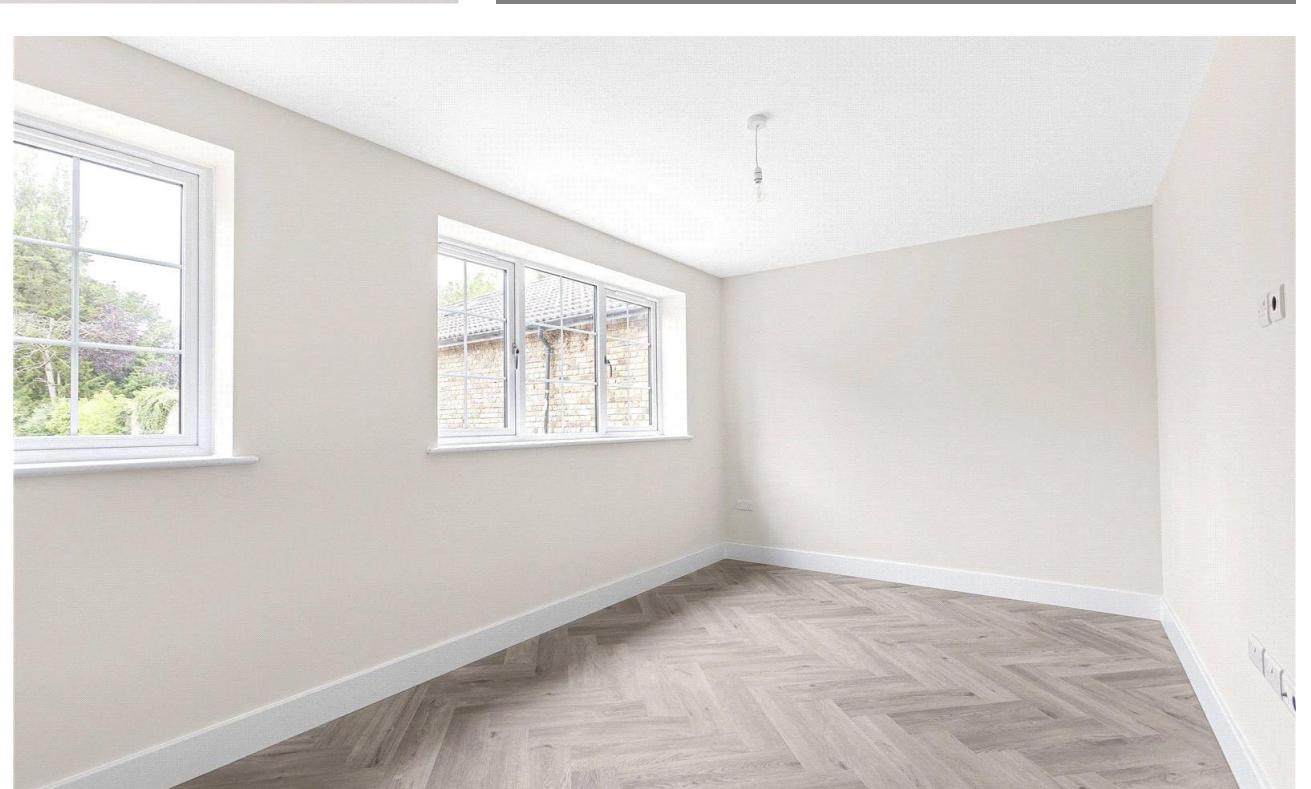
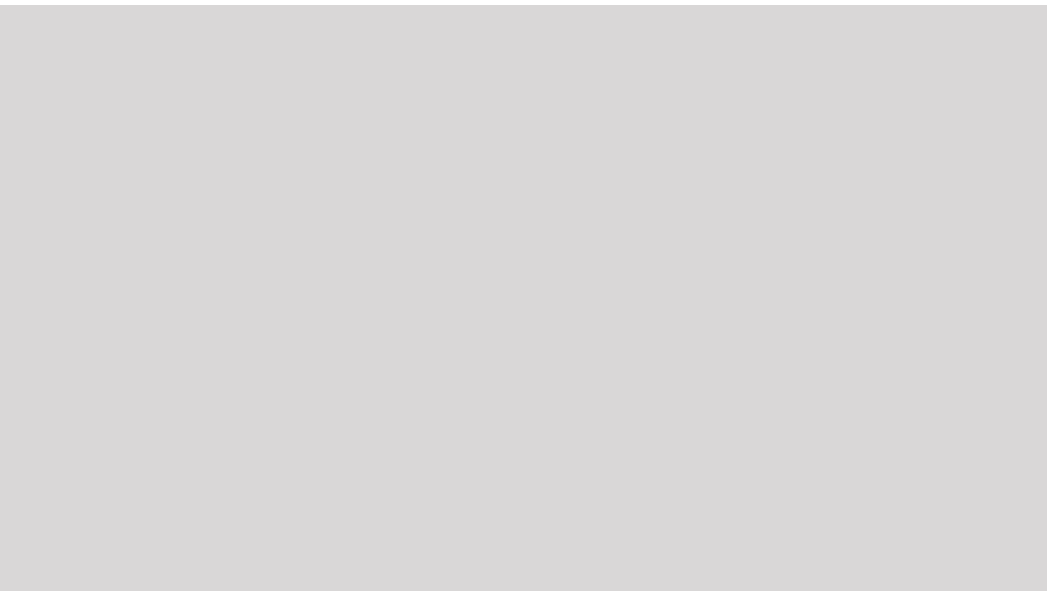
Council Tax Band: TBC

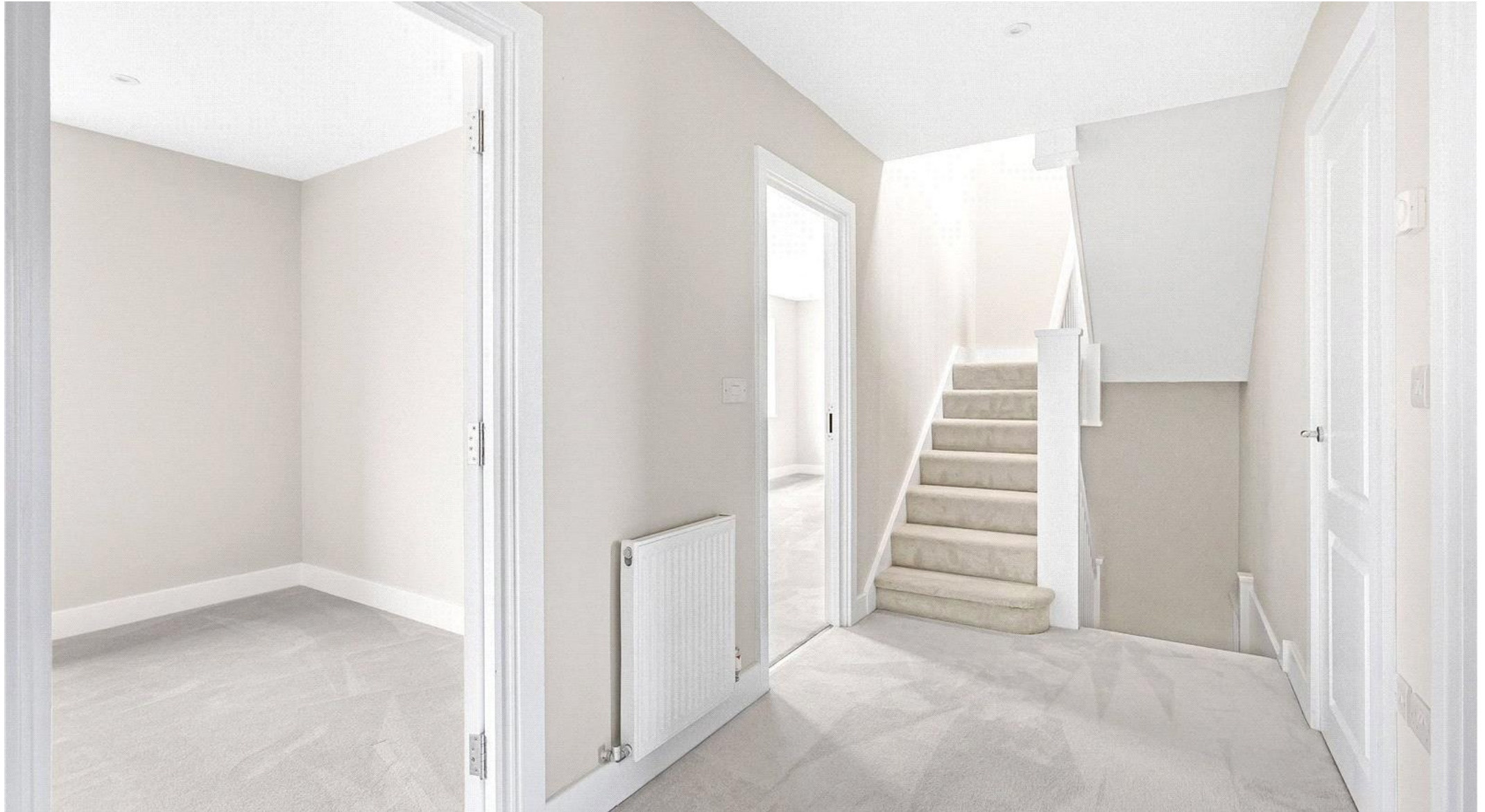
EPC: TBC

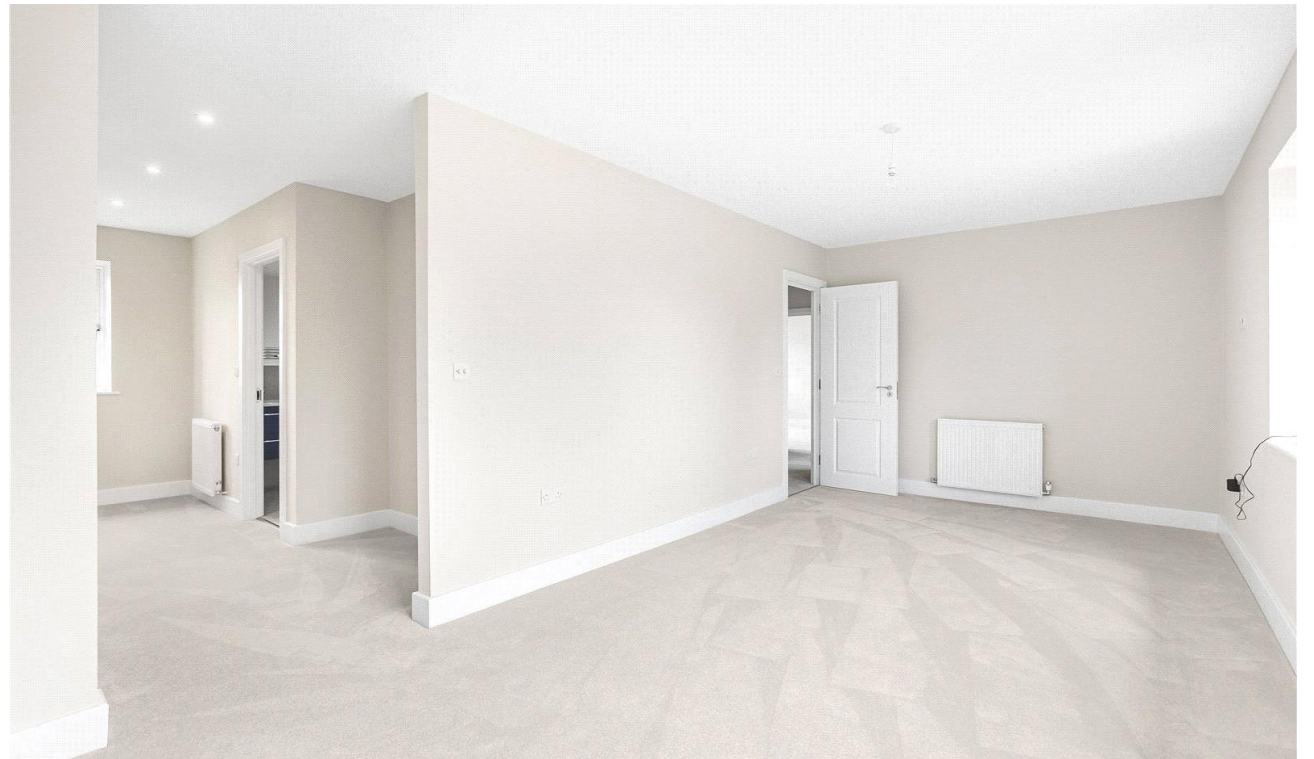
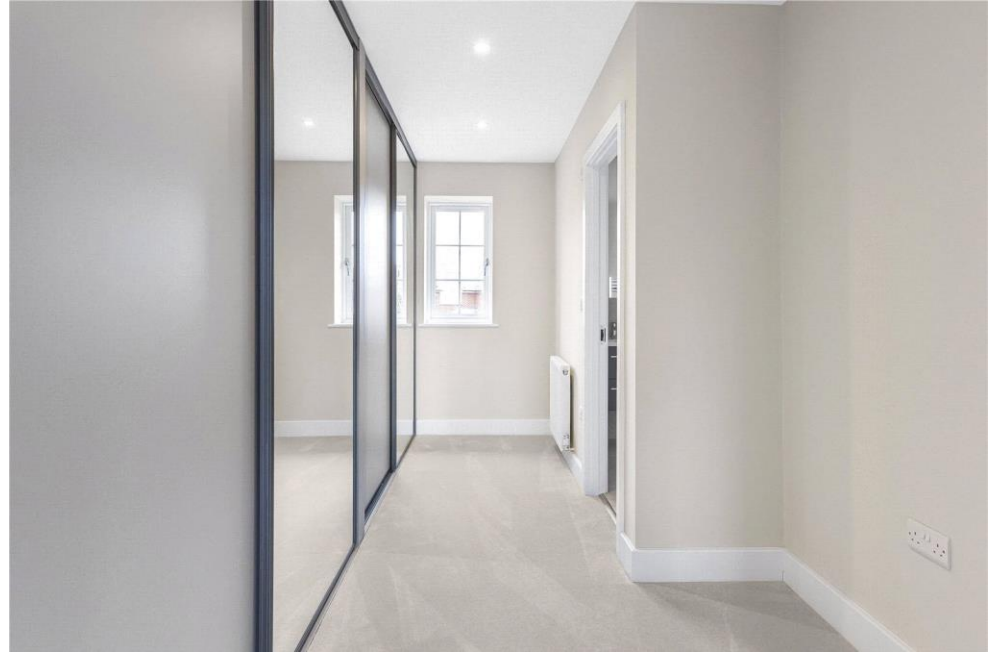


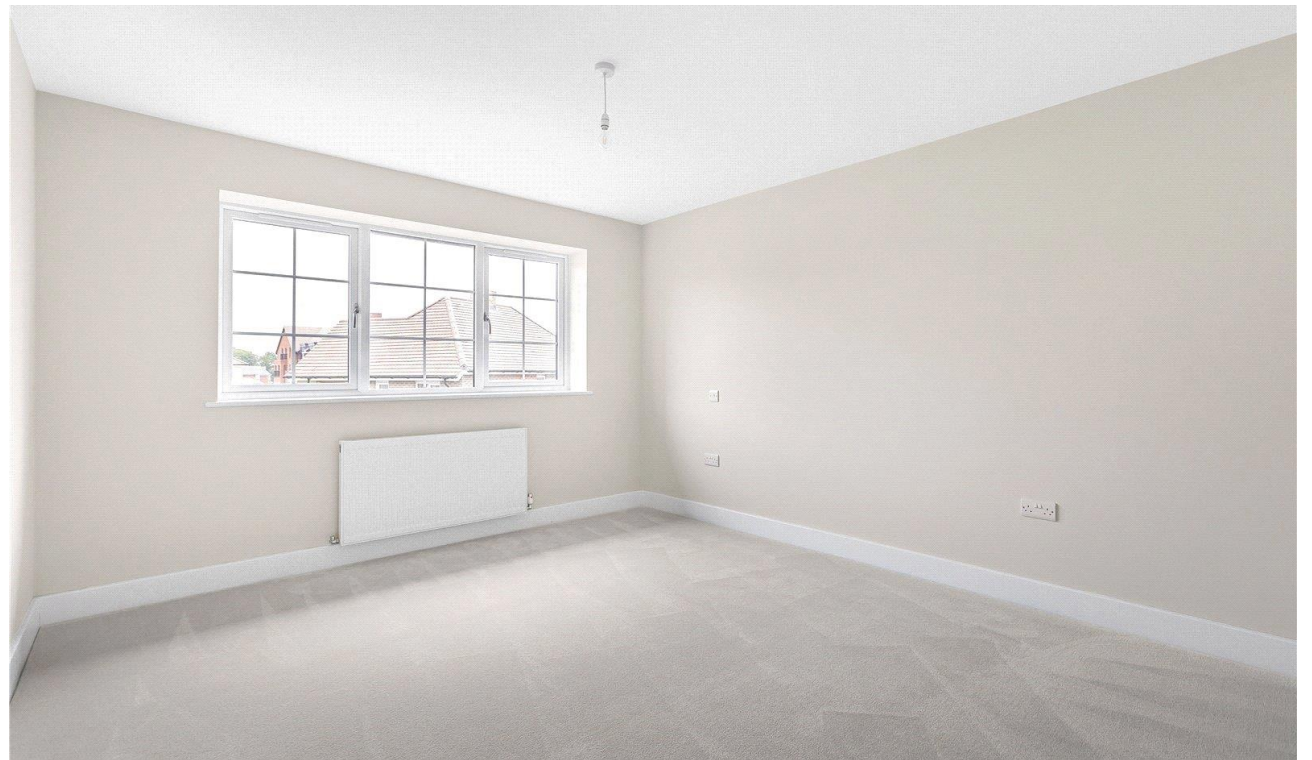




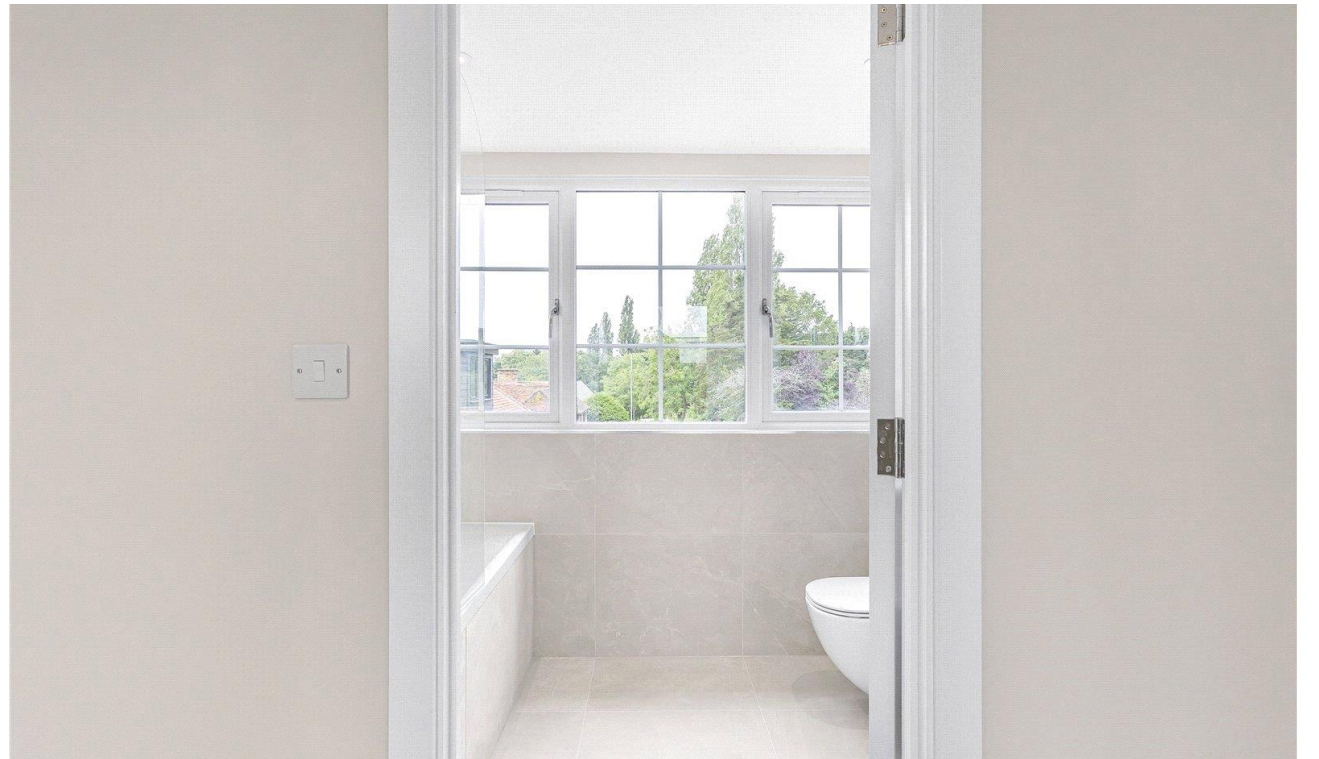






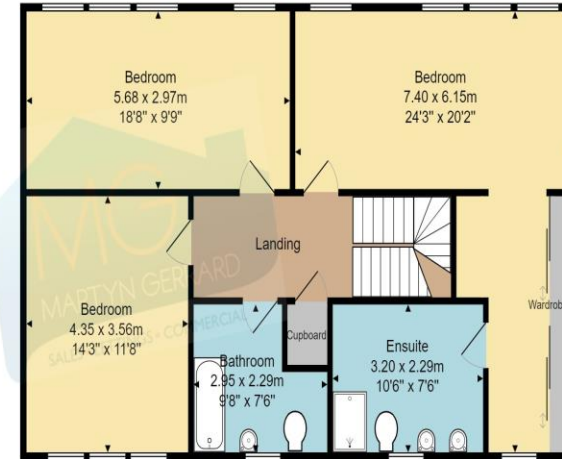




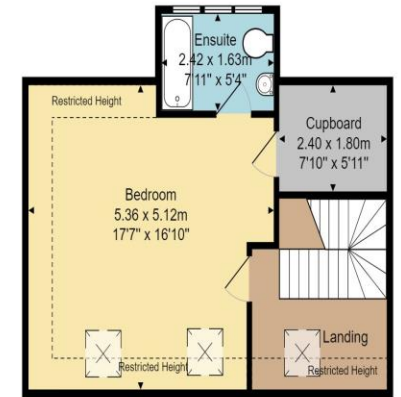




Ground Floor



First Floor



Second Floor

Total Area: 230.4 m² ... 2480 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	88	93
(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, Scotland & Wales		EU Directive 2002/91/EC	

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