



The Gateways, Goffs Oak



- STUNNING FAMILY HOME
- SIX BEDROOMS
- 5000 SQ FT
- THREE RECEPTION ROOMS
- OUTDOOR STUDIO
- DOUBLE GARAGE
- ST JAMES PARISH
- QUIET CUL-DE-SAC LOCATION



The Gateways
Goffs Oak EN7 6SU

This impressive, detached home spans approximately 5,000 sq. ft and showcases a thoughtfully designed layout, delivering an exceptional family home. Beautifully maintained and finished to an impeccable standard, the property blends contemporary elegance with everyday functionality. The ground floor welcomes you with a spacious entrance hall, three reception rooms, and a stunning open-plan kitchen/family room. A separate utility room and guest cloakroom delivering a seamless blend of sophistication and everyday luxury. Six generously sized bedrooms are arranged across the first floor include three with en-suite bathrooms and a stylish family bathroom. The principal suite is enhanced by a magnificent dressing room, accessed via a private staircase leading to the second floor. The rear garden is ideal for outdoor living, featuring two inviting seating areas and a sizable lawn, along with a fantastic, detached studio. At the front, a private driveway provides ample off-street parking and leads to a double garage.

Perfectly positioned just two miles from Cuffley Station—with direct rail links to London Moorgate and Finsbury Park—and only 0.7 miles from the amenities of Goffs Oak Village. Excellent road links include the A10 (approx. 3 miles) and the M25 (J25, approx. 4 miles).



BANC
PROPERTY GROUP
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Total Area: 426.9 m² - 4594 ft²
All measurements are approximate and for guiding purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		