



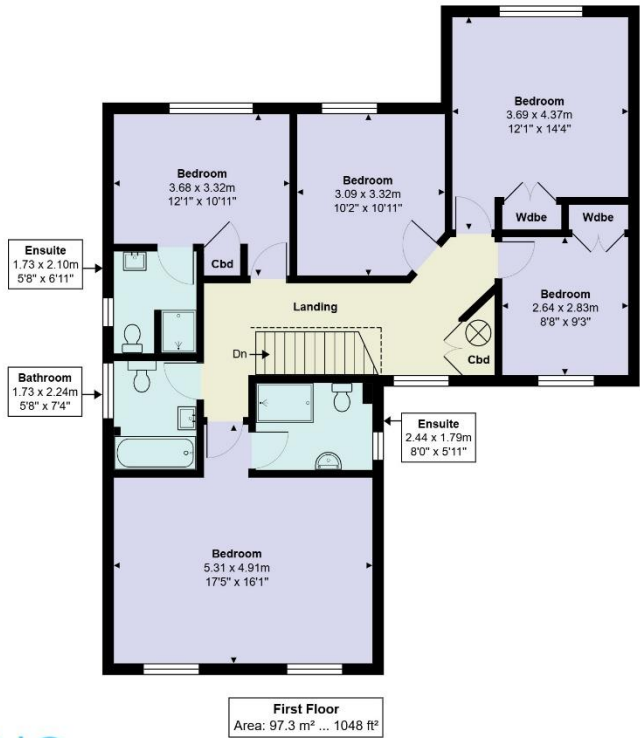
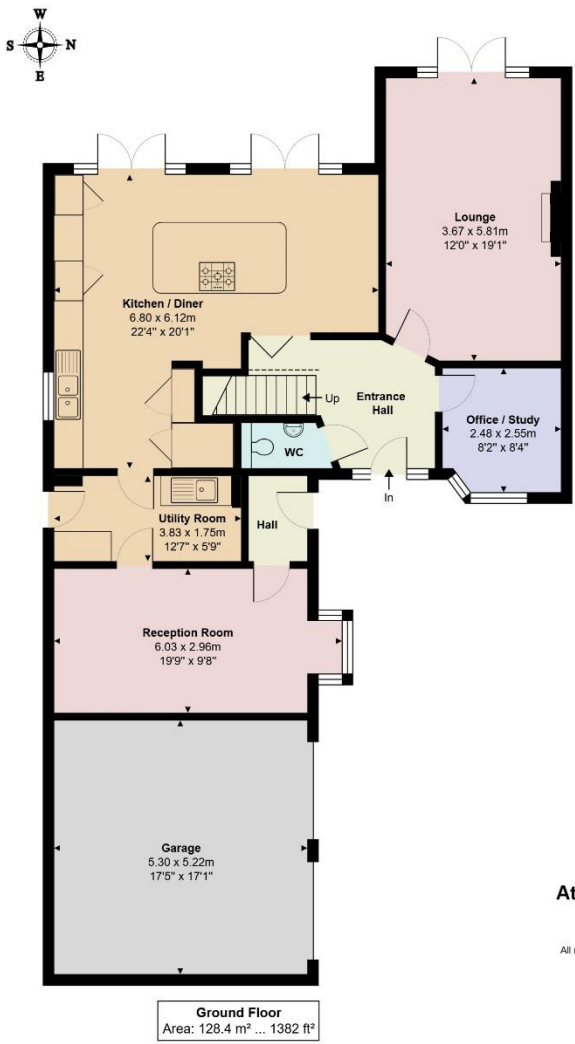
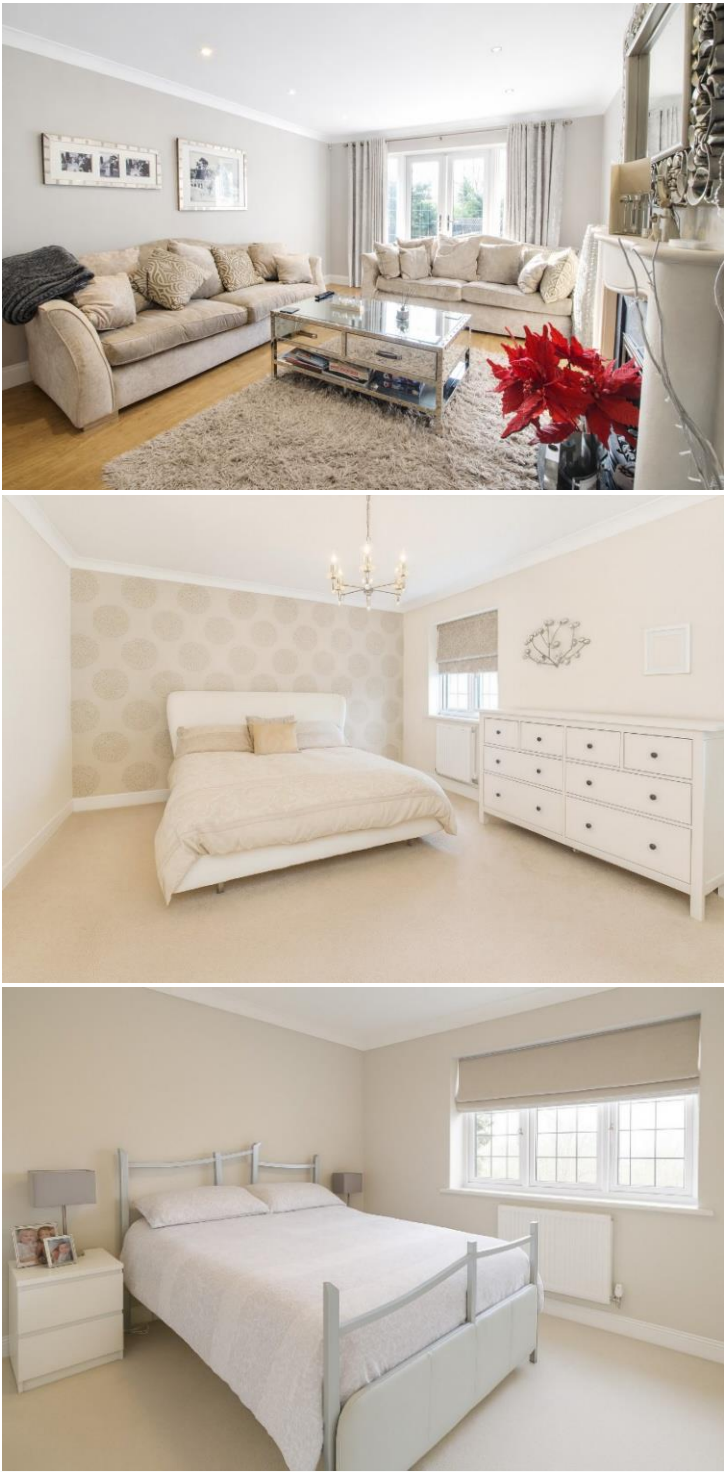
**Athenia Close, Goffs Oak**



- PRIVATE GATED ROAD WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST FIVE HOMES
- POSITIONED ON A GENEROUS AND PRIVATE CORNER PLOT
- DOUBLE GARAGE
- FIVE BEDROOMS, INCLUDING TWO WITH EN-SUITE BATHROOMS
- LARGE MODERN L-SHAPED KITCHEN WITH CENTRAL ISLAND
- PRIVATE REAR GARDEN PLUS SIDE SPACE OFFERING DEVELOPMENT POTENTIAL (STPP)
- SHORT WALK TO CUFFLEY STATION AND THE VIBRANT HIGH STREET
- CLOSE TO CAFES, RESTAURANTS, GYMS AND EXCELLENT LOCAL SCHOOLS

Athenia Close  
Goffs Oak EN7 5ES

Set behind private gates on an exclusive road of just five homes, this impressive L-shaped residence offers exceptional privacy, generous proportions, and a layout crafted for modern family living. Positioned on a desirable corner plot, the home immediately stands out with its elegant frontage, double garage and ample off-street parking for several vehicles. Inside, the property flows beautifully through bright, versatile living spaces including a welcoming lounge, dedicated study, TV room, and a stunning L-shaped kitchen with a large central island — the true heart of the home. A separate utility room and downstairs W.C. add everyday convenience. Upstairs, five well-proportioned bedrooms provide excellent flexibility, with two enjoying their own en-suite bathrooms alongside a stylish family bathroom. The private rear garden offers a peaceful retreat, while generous side space presents exciting potential for further development (STPP). Ideally located, the property is just a short walk from Cuffley Station, making commuting effortless, and the nearby high street offers a fantastic selection of restaurants, coffee shops, a bistro café, gyms, a dentist, and everyday amenities. With highly regarded local schooling close by, this home delivers the perfect blend of exclusivity, convenience, and long-term appeal.



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Total Area: 225.8 m<sup>2</sup> ... 2430 ft<sup>2</sup>

All measurements are approximate and for display purposes only