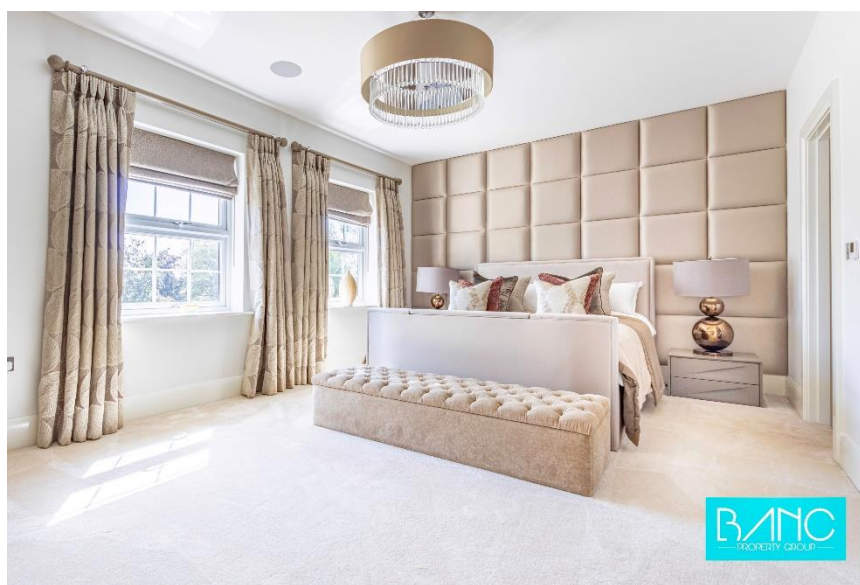
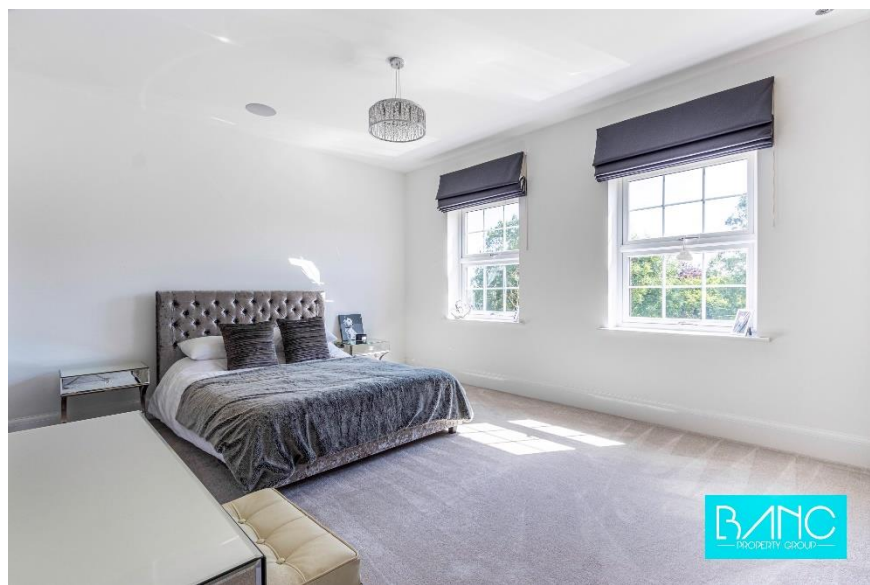




Lloyd Close, Goffs Oak



- LUXURY 5 BED HOME
- PRIVATE GATED DEVELOPMENT
- SHOW HOME CONDITION
- 3 RECEPTION ROOMS
- SUPER ROOM
- 3 EN-SUITES AND A FAMILY BATHROOM
- 160 FOOT WIDE PLOT WITH WRAP AROUND GARDEN
- DOUBLE GARAGE

# Lloyd Close

Goffs Oak EN7 5NQ

Located in an exclusive semi-rural gated development Halstead Grange and set in the secluded western corner of the development, this wonderful home is located on its own tree-lined private driveway. The design of this elegant home draws inspiration from English stately homes with its grand windows and classical features. Throughout, there is a wealth of fine design elements and high specification modern finishes offering over 3654 sq ft of luxury living and entertaining space. The thoughtful layout of the ground floor benefits from a range of separate living, dining, and study rooms with a super room to the rear comprising a hacker German designed kitchen, breakfast, and family area. To the first floor there are five bedrooms, three en suites and a separate family bathroom. The principal bedroom includes a dressing area and luxurious en suite. The home is approached via a private tree-lined driveway and features a double garage and large secluded rear garden which wraps around the plot at circa 160ft wide.

The property is conveniently located within approximately 2.5 miles from Cuffley Station with direct links to London Moorgate and Finsbury Park and approx. 1 mile from Goffs Oak Village with a selection of amenities. The property is also within easy reach of the A10 (approx. 2.5 miles), and the M25 (J25 approx. 3 miles). Education is well provided for with many well thought of schools in the vicinity. There are also excellent leisure facilities close at hand including golf, tennis clubs and riding stables.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		99
(81-91)	<b>B</b>	87	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Lloyd Close, Goffs Oak, Waltham Cross, EN7

Approximate Area = 3268 sq ft / 303.5 sq m  
 Garage = 386 sq ft / 35.8 sq m  
 Total = 3654 sq ft / 339.4 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2021.  
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