



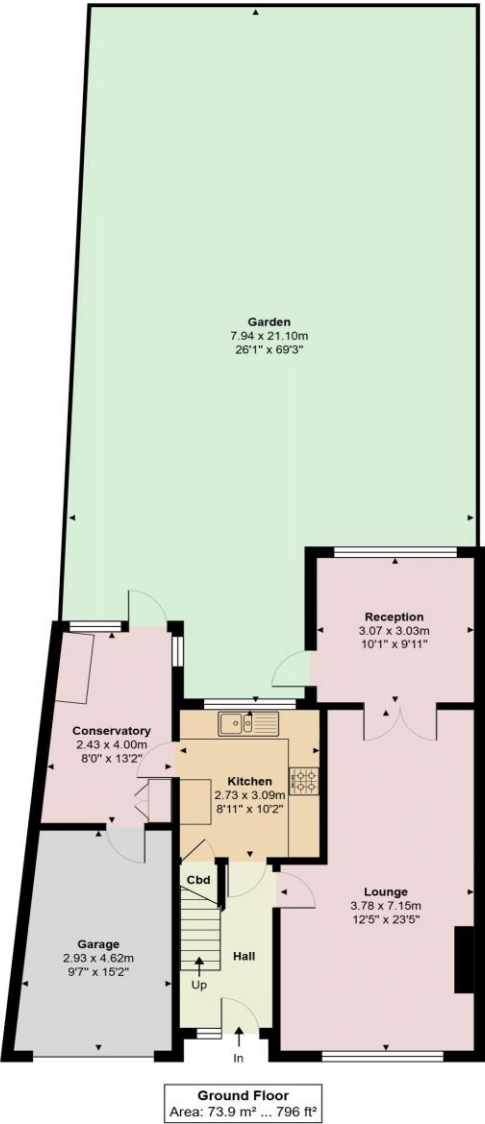
Pembroke Drive, Goffs Oak



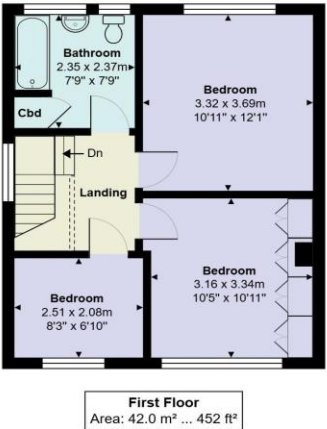
- PEACEFUL LOCATION
- BEAUTIFULLY PRESENTED THREE-BEDROOM HOME
- LIVING ROOM OPENING TO DINING ROOM
- STUDY/PLAYROOM
- FABULOUS REAR GARDEN
- GARAGE & OFF-STREET PARKING
- WALKING DISTANCE TO GOFFS OAK VILLAGE
- ACCESS TO CUFFLEY STATION FOR LONDON MOORGATE & FINSBURY PARK

Pembroke Drive
Goffs Oak EN7 5LG

Set in a peaceful location just off Jones Road, this beautifully presented three-bedroom home has been thoughtfully extended to provide excellent living space for modern family life. The accommodation comprises a welcoming entrance hallway, a comfortable living room opening through to the dining room, and a useful study/playroom forming part of the extension. The kitchen leads into a practical utility area, adding further everyday convenience. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a fabulous rear garden, mainly laid to lawn, along with a garage and off-street parking for a couple of cars. The location is also a real highlight, within walking distance of Goffs Oak village shops and amenities, while Cuffley train station is positioned down the hill, offering services into London Moorgate and Finsbury Park.



Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



BANC
PROPERTY GROUP
Pembroke Drive, Goffs Oak, EN7 5LG
Total Area: 115.9 m² ... 1247 ft² (excluding garden)
All measurements are approximate and for display purposes only