



St. James Road, Goffs Oak



- CHAIN FREE
- SUBSTANTIAL DETACHED FAMILY HOME
- 5/6 BEDROOMS
- 3 BATHROOMS
- APPROX. 4000 SQFT
- HUGE SCOPE STPP



# "Writtles" St James Road

Goffs Oak EN7 6TR

**\*\*CHAIN FREE\*\*** A rare opportunity to purchase this spacious 5 bedroom detached family home set within a substantial gated plot of 0.7 acres located within the highly sought after St. James Road. Whilst the property is in generally good order, the property does offer great scope for improvement, STPP. The current accommodation comprises of a huge principal living room, an additional family room, kitchen & utility room, 3 large bedrooms and a bathroom and a separate shower room on the ground floor and 2 large bedrooms and a further bathroom on the first floor. Externally, the property is approached by a large, gated driveway leading to 2 garages, whilst the rear garden features a swimming pool, gym/pool house.

The area of Cuffley and Goffs Oak is popular with commuters as it is surrounded by Hertfordshire countryside, yet very conveniently placed for transport links into London, just a few miles from the M25/A10 and just a few minutes drive from Cuffley station with regular trains to London Finsbury Park, Kings Cross and Moorgate. The area has a good selection of local shops for daily conveniences, including local eateries and there are further shops at the Brookfield Shopping Centre. Positioned ideally for families with local schooling in mind and within reach of some very good state and private schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60   D
39-54	E		
21-38	F		
1-20	G	20   G	

