



Shepherds
Property Sales & Lettings

Wesley Close | Goffs Oak | EN7 5NH | £695,000



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Shepherds Estate Agents are delighted to bring to market this extended and immaculately presented four-bedroom family home, thoughtfully designed for modern family living. Situated in a sought-after cul-de-sac in Goffs Oak, the property is ideally located within easy reach of highly regarded schools, parks, and excellent transport links, including Cuffley train station. The ground floor offers a bright and welcoming living room, alongside a spacious open-plan dining and family area that seamlessly connects to the contemporary kitchen — creating an ideal space for both everyday living and entertaining. A separate utility room and downstairs WC add further practicality. Upstairs, the principal bedroom features a dressing area and en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom. Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, as well as a garage offering additional storage. To the rear, the beautifully landscaped south-facing garden provides a private and peaceful setting, perfect for relaxing or entertaining. A viewing is highly advised!

- Extended & Immaculate Four Bedroom Home
 - Modern Kitchen & Utility Room
 - Three Additional Well-Sized Bedrooms
- Bright Living Room
 - Downstairs WC
 - South Facing Rear Garden, Front Driveway and Garage
- Open-Plan Dining and Family Room
 - Principal Bedroom with Dressing Area and En-Suite
 - Popular Goffs Oak Location



Front Door	Bedroom Two
Entrance Hall	13'5 x 10'5
Living Room	Bedroom Three
12'11 x 11'6	11'2 x 10'5
Dining / Family Room	Bedroom Four
19'2 x 15'4 (max)	7'8 x 7'1
Kitchen	Bathroom
12'9 x 10'3	10'9 x 5'5
Utility Room	Outside
10'3 x 4'7	Front Driveway
W/C	Garage
First Floor Landing	14'1 x 10'3
Principle Bedroom	South Facing Rear Garden
15'10 x 10'5	Garden Shed
Dressing Area	7'10 x 7'7
En Suite	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Freehold
Broxbourne Borough
F

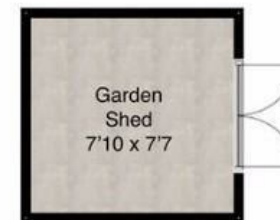




Wesley Close, Goffs Oak, Hertfordshire



Denotes
Skylight



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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