



Shepherds
Property Sales & Lettings



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



Front Door

Entrance Hall

Living Room

12'11 x 11'6

Dining / Family Room

19'2 x 15'4 (max)

Kitchen

12'9 x 10'3

Utility Room

10'3 x 4'7

W/C

First Floor Landing

Principle Bedroom

15'10 x 10'5

Dressing Area

En Suite

Bedroom Two

13'5 x 10'5

Bedroom Three

11'2 x 10'5

Bedroom Four

7'8 x 7'1

Bathroom

10'9 x 5'5

Outside

Front Driveway

Garage

14'1 x 10'3

South Facing Rear Garden

Garden Shed

7'10 x 7'7



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Tenure : Freehold
Council: Broxbourne Borough
Tax Band: F



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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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