



**The Chase, Goffs Oak, EN7**

Offers in Excess Of £650,000

Freehold

**Castles**



## The Chase, Goffs Oak, EN7 5PB

A four double bedroom extended semi detached family home located in a desirable residential area in Goffs Oak, within 1 mile of Cuffley Train Station and close to local schools. The property offers spacious living accommodation and viewing is highly recommended. Features include main bedroom with ensuite, open plan living/ kitchen area, separate living room, additional ground floor bathroom, front off street parking, 1st floor family bathroom, integral garage and rear garden.

EPC Rating: D  
Council Tax Band: E

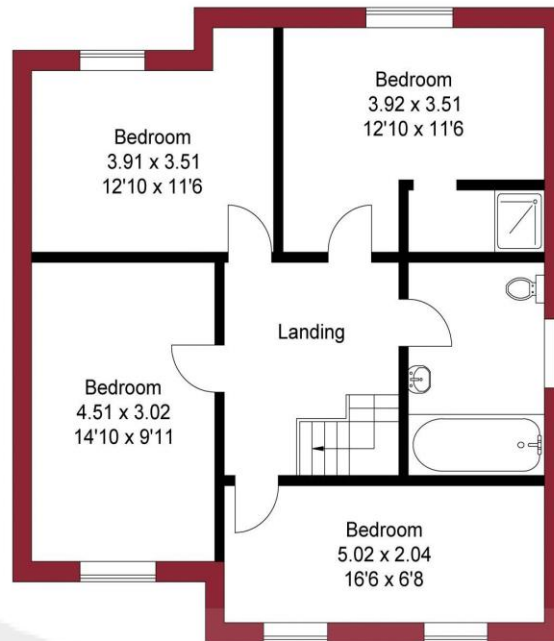
Offers in Excess of £650,000  
Freehold

# Castles

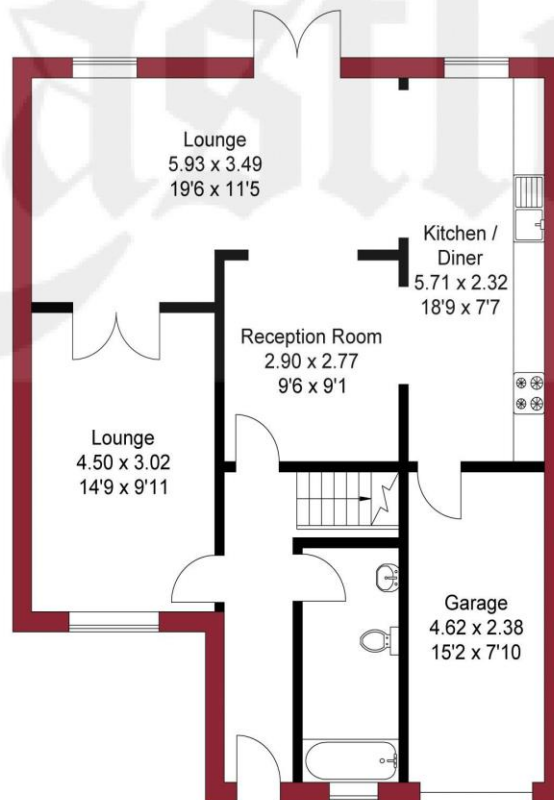
020 8804 8000  
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
 132.44 sqm / 1425.57 sqft (Excluding Garage)  
 142.60 sqm / 1534.93 sqft (Including Garage)



FIRST FLOOR



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



243-245 Hertford Road  
 Enfield, EN3 5JJ  
 0208 804 8000  
 enfield@castles.london  
 www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

