

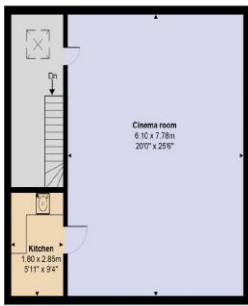
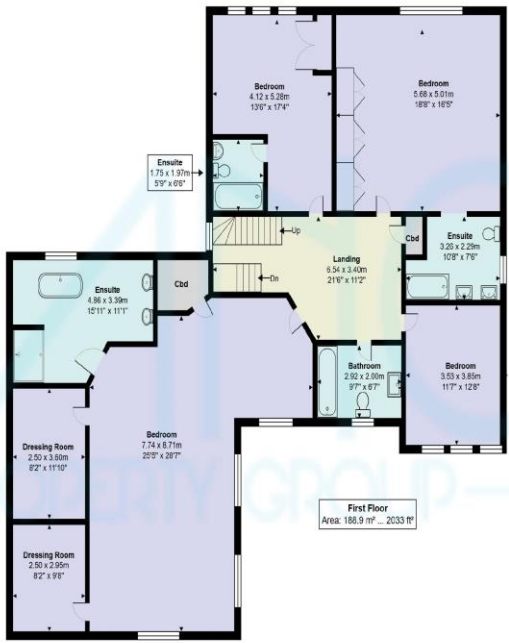


- OVER 4,600 SQ FT ACROSS THREE FLOORS
- SECURE GATED POSITION
- STUNNING PRINCIPAL SUITE WITH TWO WALK-IN DRESSING ROOMS
- HIGH SPEC RECENTLY FITTED KITCHEN/DINER PERFECT FOR ENTERTAINING
- STATE OF THE-ART TOP FLOOR CINEMA ROOM WITH KITCHENETTE
- MULTIPLE RECEPTION ROOMS
- WRAP AROUND LANDSCAPED GARDEN WITH HOT TUB
- DOUBLE GARAGE, CCTV SECURITY, AND LARGE GATED DRIVEWAY



St. James Road
Goffs Oak EN7 6TP

Tucked away behind SECURE ELECTRIC GATES in one of GOFFS OAK'S MOST PRESTIGIOUS PRIVATE ROADS, this impressive 4/5 bedroom detached home offers over 4,600 SQ FT of beautifully presented living space, thoughtfully designed for modern family life. Built in 2000 and occupying a SECLUDED, PRIVATE POSITION, the property has been meticulously maintained and offers a rare combination of SPACE, STYLE, AND PRIVACY. The ground floor features a RECENTLY INSTALLED HIGH-SPEC KITCHEN/DINER perfect for entertaining, a separate utility room, a spacious lounge with HIDDEN STORAGE, a dedicated home office, and an additional reception room currently used as a playroom. A contemporary guest W.C. completes the layout. Upstairs, the STUNNING PRINCIPAL SUITE boasts TWO WALK-IN DRESSING ROOMS and a LUXURIOUS EN-SUITE BATHROOM. Two further bedrooms enjoy their own en-suites, while a fourth double bedroom is served by a sleek family bathroom. The top floor offers INCREDIBLE FLEXIBILITY. Originally a fifth en-suite bedroom, it has been transformed into a STATE-OF-THE-ART CINEMA ROOM WITH KITCHENETTE—ideal for teenagers, guests, or multi-generational living. Outside, the WRAP-AROUND LANDSCAPED GARDEN provides various spaces to relax or entertain and includes a HOT TUB. A DOUBLE GARAGE, CCTV SYSTEM, and a LARGE GATED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES complete this outstanding home. Located within the exclusive ST JAMES PARISH, just 1.4 MILES FROM CUFFLEY STATION for direct access into London, and close to EXCELLENT LOCAL SCHOOLS AND AMENITIES, this is a RARE OPPORTUNITY TO OWN A LANDMARK HOME in one of Goffs Oak's most desirable addresses.



Tumbledown, St James Road, Goffs Oak, EN7 6TP
Total Area: 431.6 m² ... 4646 ft²
All measurements are approximate and for display purposes only