



Crouch Lane,
Goffs Oak EN7

2 High View Farm, Crouch Lane, Goffs Oak EN7 6TH

High View Farm - An exclusive collection of just 10 beautifully crafted four-bedroom homes, thoughtfully designed around an intimate rural hamlet setting.

Tucked away beyond the private entrance to this secluded enclave, this exceptional four-bedroom home combines beautifully appointed accommodation with a contemporary layout designed for modern family life.

At the heart of the home is an impressive open-plan super room, bringing together the kitchen, living and dining spaces to create a wonderful social hub for everyday family life and entertaining. The ground floor is further complemented by a separate living room, practical utility room and cloakroom.

Upstairs, four generously proportioned bedrooms provide comfortable and versatile accommodation. The principal bedroom features a luxurious en-suite bathroom and walk-in wardrobe, while the guest bedroom benefits from its own en-suite shower room. A stylish family bathroom serves the remaining two bedrooms.

Outside, the property enjoys a private and secluded rear garden, offering an ideal setting for al fresco dining, relaxing and family time. A detached garage provides valuable additional storage and parking.

Set amidst beautiful countryside, Highview Farm offers the rare opportunity to enjoy a peaceful semi-rural lifestyle without sacrificing everyday convenience. A network of country walks and open green spaces lies close at hand, providing the perfect backdrop for walking, running and cycling.

The location is also well placed for families, sitting within the catchment area for Goffs Academy and close to a selection of other well-regarded local schools.

For shopping and leisure, Brookfield Shopping Park is just a short drive away, offering an extensive range of shops, restaurants and amenities. Cuffley Station, approximately five minutes by car, provides regular rail services towards Stevenage and London Moorgate.

For commuters and those travelling further afield, the M25 and A10 are also within easy reach, providing excellent road connections.





































Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	94 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 1975 sq ft - 183 sq m **(Excluding Garage)**

Ground Floor Area 1017 sq ft – 94 sq m

First Floor Area 958 sq ft – 89 sq m

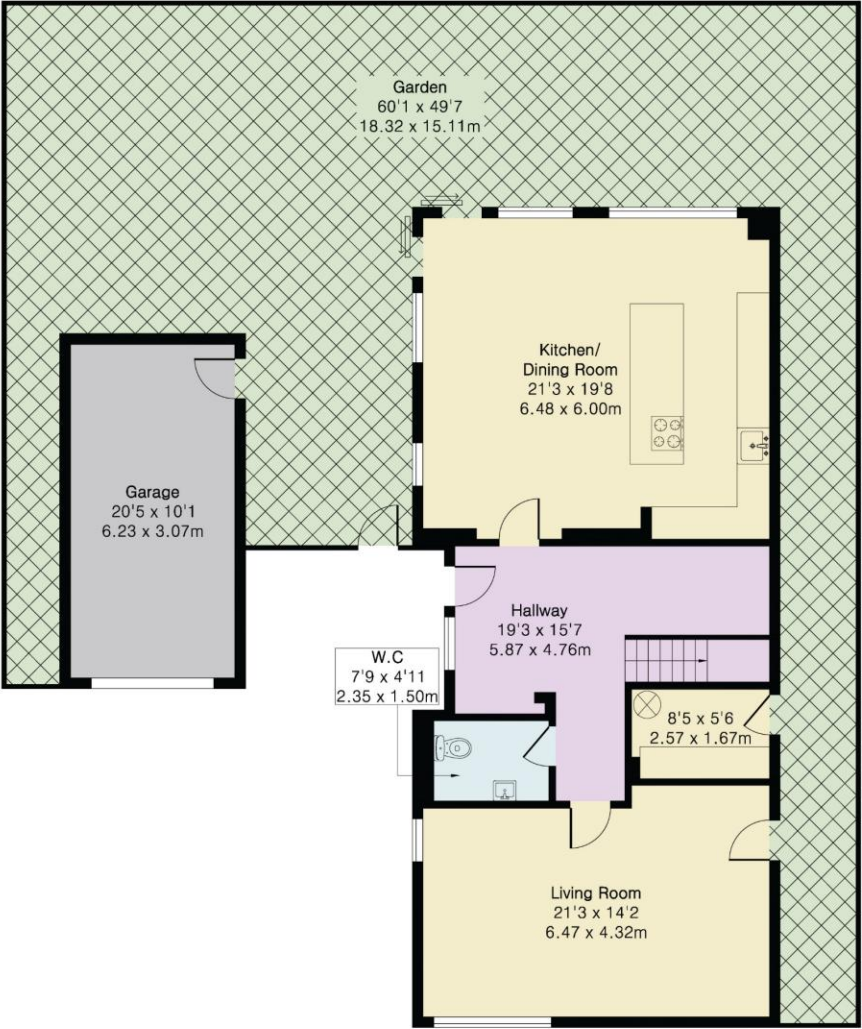
Garage Area 206 sq ft – 19 sq m



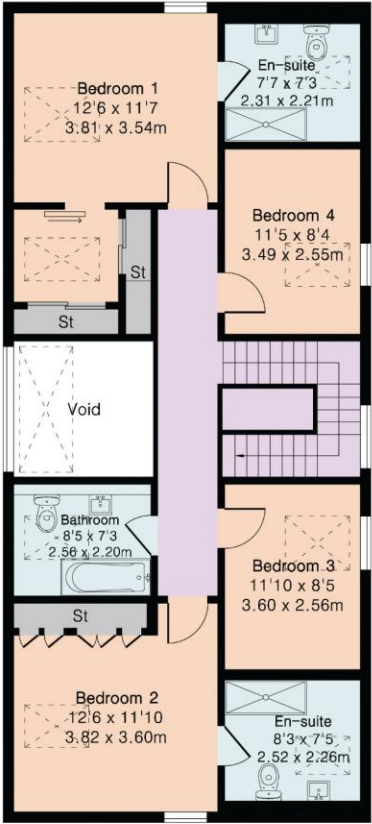
Local Authority:
 Broxbourne
Council Tax Band: G
Tenure: FREEHOLD



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Ground Floor



First Floor

