



SIMPLY HOMES

Newgatestreet Road

Waltham Cross EN7 5RU





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Summary:

Set behind secure electric gates and nestled within a private plot, this exceptional property offers a rare blend of luxury, versatility, and development potential. Built to a high specification by the current owners, this unique home includes a substantial 5-bedroom main residence, a self-contained 3-bedroom annexe, multiple outbuildings, and scope for further expansion or internal reconfiguration (STPP).

Accommodation - Main House:

Designed with family living in mind, the main house features a spacious open-plan lounge with a stylish kitchen and breakfast area, a separate sitting room, study, utility room, and ground floor cloakroom/WC.

To the upstairs landing, where you'll find five generously sized double bedrooms, including two with en-suite bathrooms, plus a modern family bathroom.

Annexe:

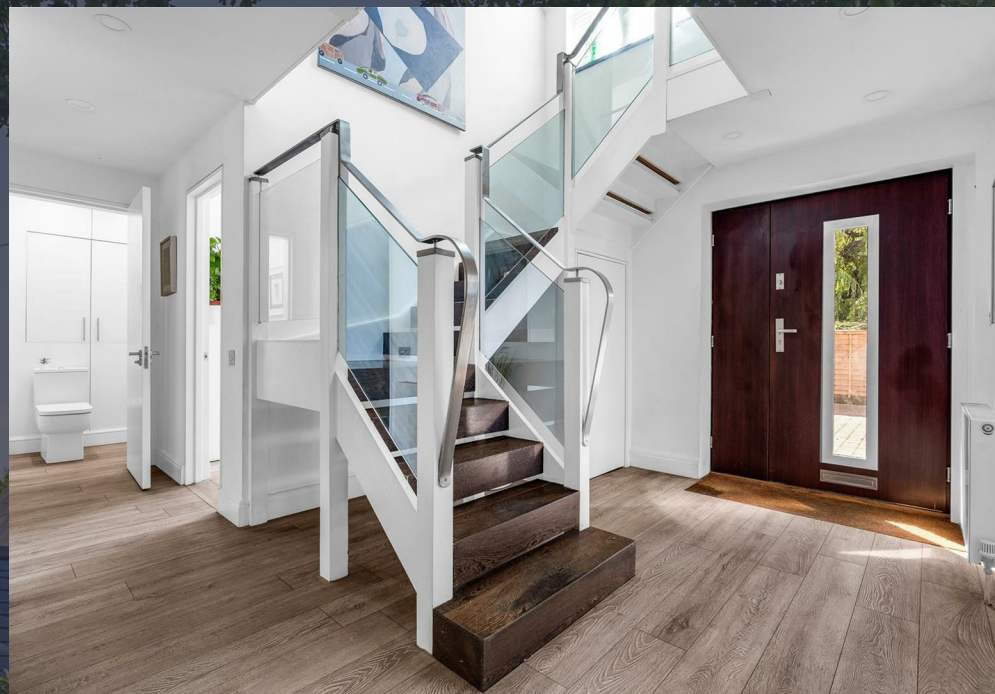
Ideal for extended family, guests, or as a potential rental opportunity, the multi-level annexe offers a kitchen-diner, lounge, bathroom, and three bedrooms. It also benefits from its own private courtyard garden and driveway, providing complete independence from the main house.

Exterior:

Externally the home opens onto a beautifully landscaped, two-tiered private garden. The garden has been thoughtfully designed to offer both elegant entertaining spaces and peaceful areas for relaxation.

Location:

Enjoying an ideal location in a semi-rural position, the property is still within easy reach of Goffs Oak, Cuffley & Cheshunt amenities. Cuffley Station offers regular direct routes to London Moorgate, and there are excellent road links such as the A10, M25 & M11. Within the surrounding area there are a choice of highly regarded schools.



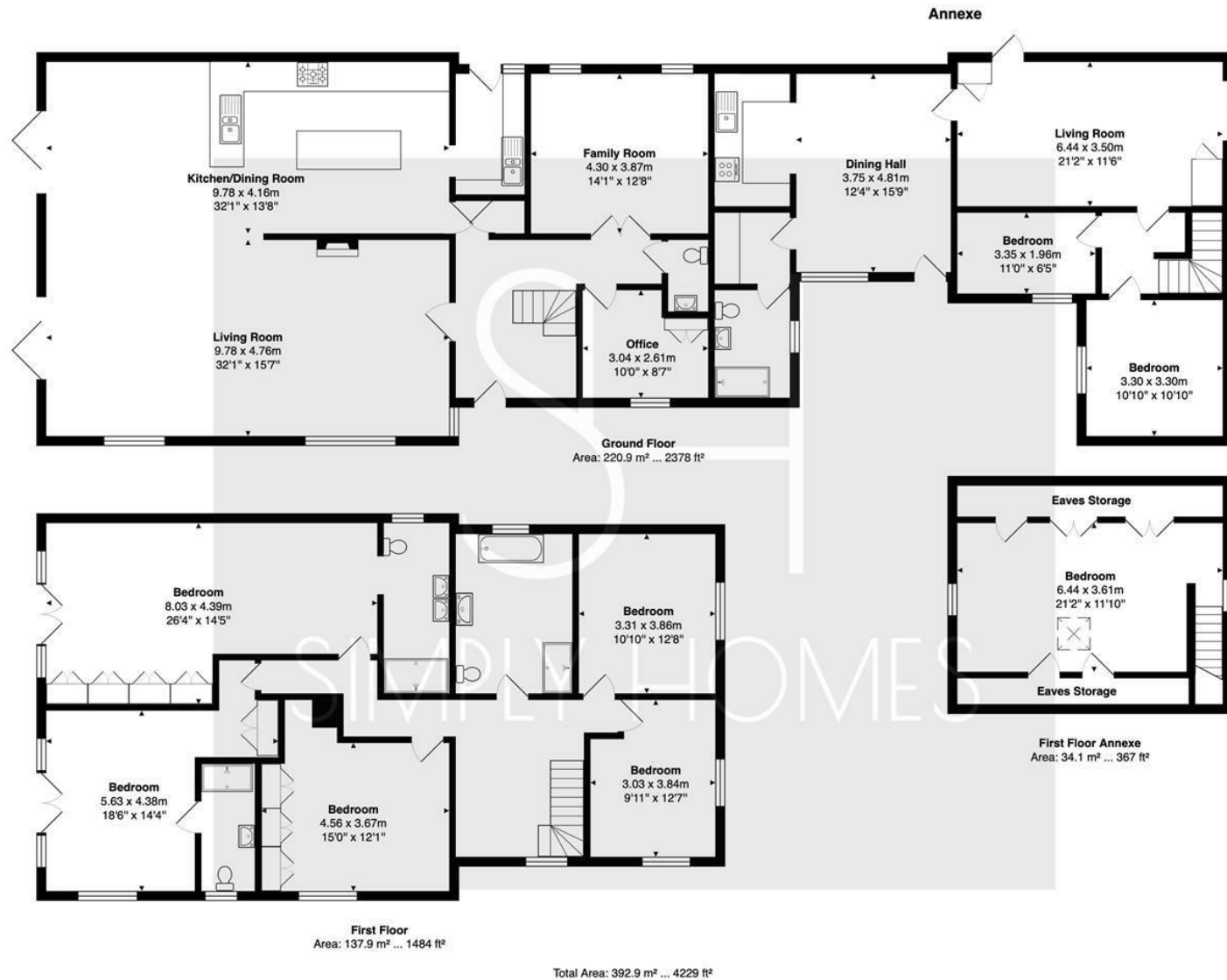




- Ground Floor (Main House) -	
Entrance Hallway	
Kitchen/Dining Room	32'1" x 13'7" (9.78m x 4.16m)
Living Room	32'1" x 15'7" (9.78m x 4.76m)
Utility Room	
Family Room	14'1" x 12'8" (4.30m x 3.87m)
Office	9'11" x 8'6" (3.04m x 2.61m)
Cloakroom/WC	
- First Floor (Main House)	
Landing	
Bedroom One	26'4" x 14'4" (8.03m x 4.39m)
En-suite	
Bedroom Two	18'5" x 14'4" (5.63m x 4.38m)
En-suite	
Bedroom Three	14'11" x 12'0" (4.56m x 3.67m)
Bedroom Four	10'10" x 12'7" (3.31 x 3.86m)
Bedroom Five	9'11" x 12'7" (3.03m x 3.84m)
Family Bathroom	
- Ground Floor (Annexe) -	
Kitchen/Dining Hall	12'3" x 15'9" (3.75m x 4.81m)
Utility Room	
Shower Room	
Living Room	21'1" x 11'5" (6.44m x 3.50m)
Inner Hallway	
Bedroom Two	10'9" x 10'9" (3.30m x 3.30m)
Bedroom Three	10'11" x 6'5" (3.35m x 1.96m)
- First Floor (Annexe) -	
Bedroom One	21'1" x 11'10" (6.44m x 3.61m)















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