

Beresford House, Halstead Hill
Goffs Oak, Hertfordshire, EN7 5NA
Offers in excess of £2,750,000 Freehold

STATONS

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Bedrooms 7 | Bathrooms 6 | Receptions 4





Beresford House, Halstead Hill Goffs Oak, Hertfordshire EN7 5NA



A beautiful detached Georgian style 5 bedroom home situated on a prominent position in Halstead Hill. The property was rebuilt by the current owners to an exacting standard with no expense spared. There are so many features to Beresford House and such versatile accommodation with additional detached garage with a beautiful swimming pool complex with studio and gymnasium plus the advantage of a separate detached two bed self contained annexe.

Gated Entrance; Wrought Iron railing originating from Regents Park; Marble fire place; Comfort cooling; Solid Oak flooring; Mode lighting system; Fitted blinds to all windows; Sonus system; Bespoke fitted German kitchen with Miele appliances including steam oven/hot plate/coffee machine, marble work surfaces. The Master bedroom on the second floor, has a beautiful en-suite bathroom and his and hers dressing room and four further bedrooms with another 2 en-suites on the first floor.

Landscaped gardens with built in irrigation system; Double detached garage currently used as a self-contained annex on 2 floors which includes: 2 bedrooms, 1 bathroom, kitchen, lounge.

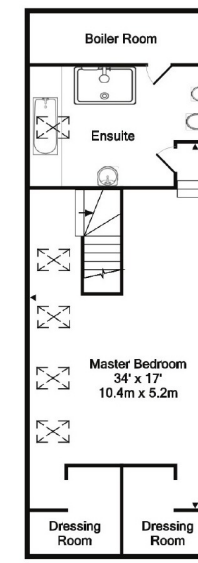
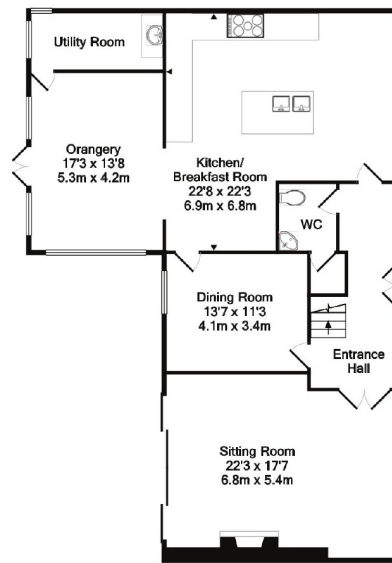
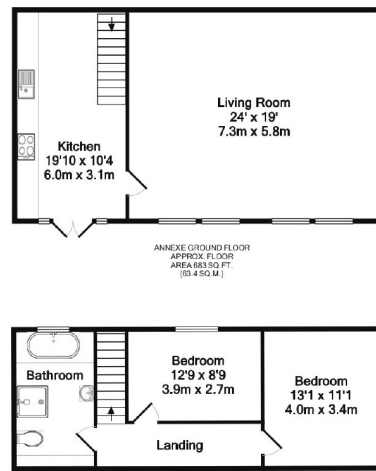
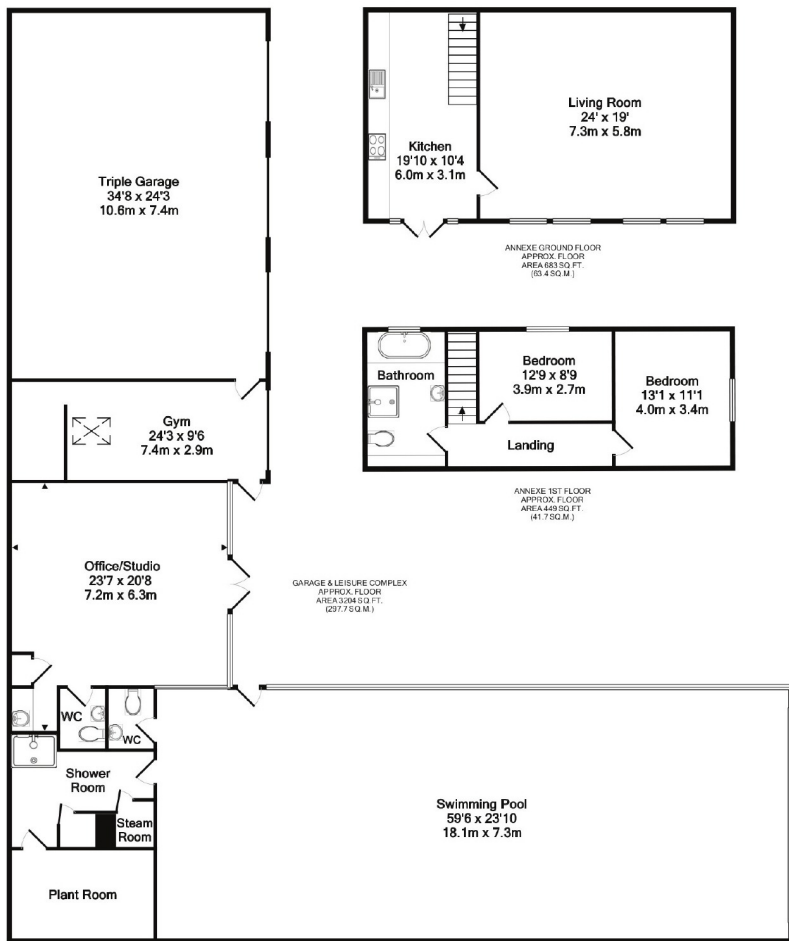
Travertine Swimming pool complex with sliding cover including: A steam/sauna and shower room, a large room currently used as a hair studio, a gym and a triple garage.

Situated in a desirable position within Goffs Oak, the property is ideally located for access to Cuffley Station about 2.5 miles, Goffs Oak Village and amenities about 1 mile, M25 (Junction 25) about 4 miles and the A10 about 3 miles.

The accommodation comprises:

Entrance Hall, Downstairs Cloakroom, Sitting Room, Dining Room, Kitchen / Breakfast Room, Orangery, Utility Room, Kitchen, First Floor Landing, Bedroom 2, Ensuite Shower, Bedroom 3, Ensuite Bathroom, Bedroom 4, Ensuite Bathroom, Bedroom 5 / Study, Second Floor Landing, Master Bedroom, Dressing Room, Ensuite Bathroom, Outside, Annexe Ground Floor, Living Room, Kitchen, Annexe First Floor, Bedroom 1, Bedroom 2, Bathroom, Triple Garage, Gymnasium, Salon / Office / Studio, Shower Room, 2 Cloakrooms, Steam Room, Swimming Pool





TOTAL APPROX. FLOOR AREA 7612 SQ. FT. (707.2 SQ. M.)
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
100 energy efficient - lower running costs	Current	Potential	100 environmentally friendly - lower CO ₂ emissions	Current	Potential
A	76	89	A	70	74
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures 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.

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