



—dreampad—

Beresford House

Halstead Hill | Goffs Oak | Herts | EN7 5NA



Sitting Room

Goffs Oak, Hertfordshire - The Finest Leisure Complex With This Stunning Regency New Build.

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

Offers in Excess of £2,750,000

With accommodation on offer totaling over 7500 sq ft this beautiful Regency style newly built residence on a 1 acre plot is situated in a quiet lane and offers the perfect solution for those seeking an additional annexe and leisure accommodation. The main house has been finished to the highest specification and offers bright and spacious south facing accommodation to include 5 bedrooms with a fabulous master suite with dressing room across the entire 2nd floor, 3 additional bath/shower rooms (4 in total), 3 reception rooms to include a fabulous Orangery leading off the open plan kitchen/day room with island. Detached annexe with 1132 sq ft ideal for guests, relatives, or an au-pair. A barn style detached leisure complex of over 3000 sq ft to include a sensational swimming pool with shower room and steam room, home salon/office/studio/gym and triple garage. The south facing lawns are a delightful feature whilst the triple garage is located securely at the back of the garden for added peace of mind. There is plentiful parking to the front of the house behind remote control security gates.



Kitchen/Breakfast Room



Various Ground Images





Master Bedroom



En Suite



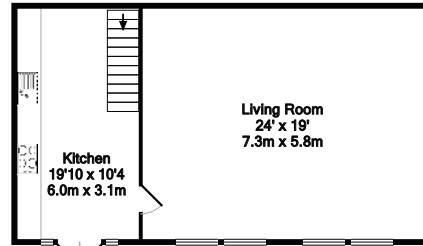
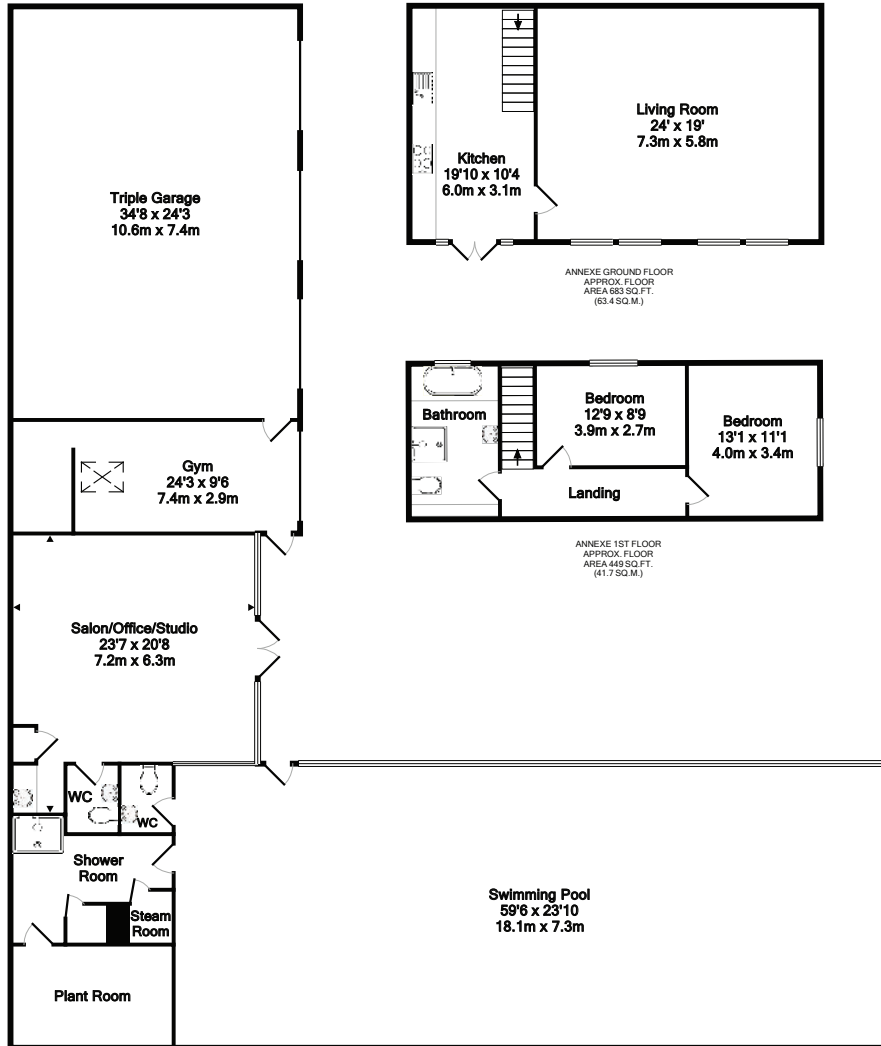


Swimming Pool & Steam Room

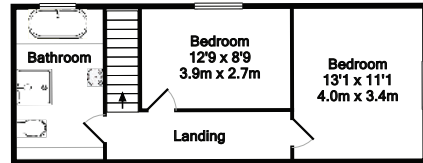




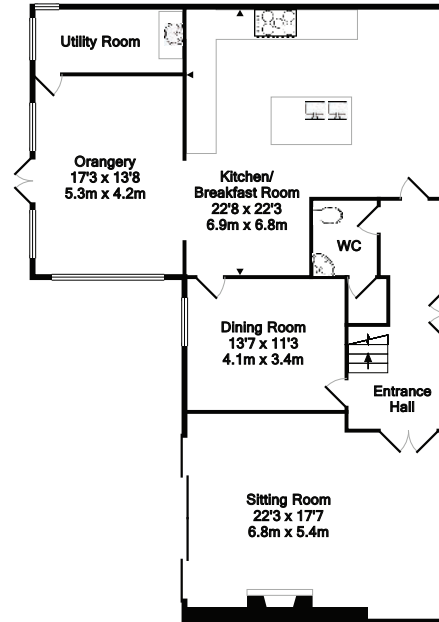




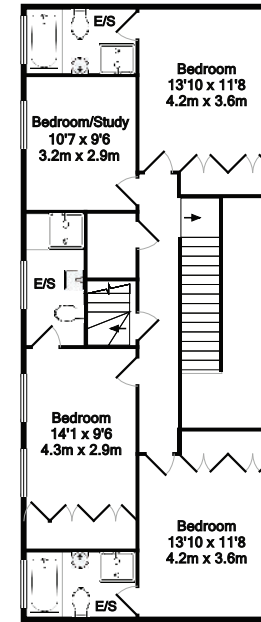
ANNEXE GROUND FLOOR
APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)



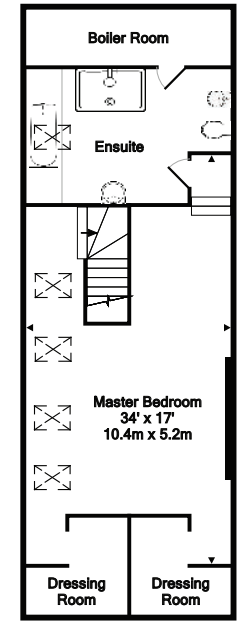
ANNEXE 1ST FLOOR
APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 1416 SQ.FT. (131.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR AREA 977 SQ.FT. (91.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 7612 SQ.FT. (707.2 SQ.M.)
Made with Metropix ©2015

GARAGE & LEISURE COMPLEX
APPROX. FLOOR AREA 9208 SQ.FT. (857.7 SQ.M.)



Transport: Cheshunt Station (London Liverpool Street) - 3.0 miles

A10 - 2.4 miles

Services: Mains Gas, Mains Water & Mains Drainage

Council Tax: Band G

Local Authority: Broxbourne Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



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Energy Performance Certificate



Beresford House, Halstead Hill, Goffs Oak, WALTHAM CROSS, EN7 5NA

Dwelling type: Detached house **Reference number:** 8395-7723-3250-9769-1926
Date of assessment: 21 July 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 21 July 2015 **Total floor area:** 333 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

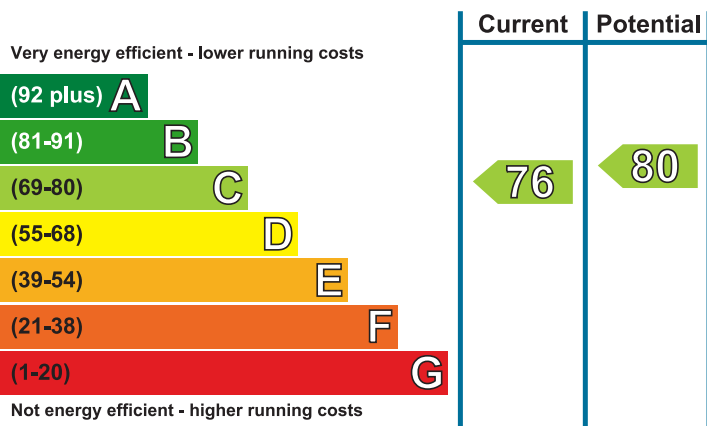
Estimated energy costs of dwelling for 3 years: £ 5,040

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 462 over 3 years	Not applicable
Heating	£ 4,191 over 3 years	£ 4,191 over 3 years	
Hot Water	£ 387 over 3 years	£ 387 over 3 years	
Totals	£ 5,040	£ 5,040	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 822	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.