



**ABSOLUTE  
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**15 Edward Close  
Waltham Cross, EN7 5FD  
Offers In Excess Of £995,000**



**INFORMAL TENDER** Absolute Property are delighted to present this substantial five bedroom detached house set within a sought after gated development. This 2500 sq ft residence was constructed approximately two years ago and provides flexible family living. The property has been finished to a high standard throughout and boasts a wealth of quality fixtures, fittings and character throughout. Located just 0.6 miles from Cuffley Station and locals shops cafes and amenities. Surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, contemporary living at its best. This property is also offered on a chain free basis. Viewing is highly recommended to avoid disappointment

This dwelling is on the edge of the development providing more privacy than others situated within the road.



**ACCOMODATION COMPRISES:**

Entrance Hall|Kitchen/Diner|Living Room|Guest Wcr|Integral Garage|Family Bathroom|Five Bedrooms|Ensuites|Walk In Dressing Room|Driveway|Rear Garden

**EDWARD CLOSE:**

This detached residence is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. Arranged Over Three Floors, there are five bedrooms to the upper floors, two with ensuites and one with a walk in dressing room in addition to a family bathroom. Downstairs the natural light main reception faces the front opposite a separate guest Wc, in addition you will find a high specification fully integrated kitchen/diner with quartz worktops with door to integral garage and bi fold doors opening onto the landscaped rear garden.

**OUTSIDE:**

The road is accessed via electronic gates leading to own driveway with mature shrub borders leading to the garage with an electronic up and over door. The rear garden have been professional landscaped and provide a secluded setting with raised patio and steps down to rest laid to lawn. The driveway provides plenty of off road parking. The rear garden has an interrupted countryside views.

**LOCATION:**

Edward Close is ideally located within just 0.6 Miles to Cuffley Station and its amenities and a short drive of the M25 allowing easy access to central London via the A1 and M1. London's airport are also easily reached 40 minutes to Heathrow and convenient for Gatwick, Stanstead and Luton. Surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, contemporary living at its best.

**ENTRANCE:**

Front door opening to:

**HALLWAY:**

Open door way to kitchen/diner, doors to living room and guest cloakroom, stairs to first floor landing, understairs storage cupboard.

**LIVING ROOM:**

Upvc double glazed window to front aspect, wood laminate flooring, tv socket.

**GUEST WC:**

Comprising of low flush wc, vanity unit hand wash basin with mixer taps, heated towel rail, wood laminate flooring, ceiling spot lights, extractor fan, upvc double glazed frosted window to side aspect.

**KITCHEN/DINER:**

Range of eye and base level units with quartz worktops, build in double oven, induction hob and extractor, stainless steel sink unit with mixer taps, two upvc double glazed windows to rear aspect over looking rear garden, wood laminate flooring, ceiling spot lights, integral door into garage, upvc double glazed bi folder doors opening to rear garden.

**FIRST FLOOR LANDING:**

Doors to bedroom two, bedroom three, bedroom four, bedroom five and family bathroom, airing cupboard, stairs to second floor landing.

**BEDROOM TWO:**

Built in wardrobes, tv socket, door to en suite, upvc double glazed window to rear aspect.

**EN SUITE:**

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, double walk in shower cubicle, heated towel rail, ceiling spot lights, upvc double glazed frosted window to rear aspect.

**BEDROOM THREE:**

Tv socket, upvc double glazed window to rear aspect over looking rear garden.

**BEDROOM FOUR:**

Tv socket, upvc double glazed window to front aspect.

**BEDROOM FIVE:**

Tv socket, upvc double glazed window to front aspect

**BATHROOM:**

Four piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, bath with shower attachment, heated towel rail, ceiling spot lights, upvc double glazed frosted window to side aspect.

**SECOND FLOOR LANDING:**

Doors to main bedroom, storage cupboard.

**BEDROOM ONE:**

L Shaped

Tv socket, two upvc double glazed windows to rear aspect with far reaching views, walk in dressing room with built in wardrobes, door to en suite.

**EN SUITE:**

Comprising of low flush wc, vanity units hand wash basin with mixer taps, bath with shower attachment, heated towel rail, separate shower cubicle, extractor fan, ceiling spot lights.

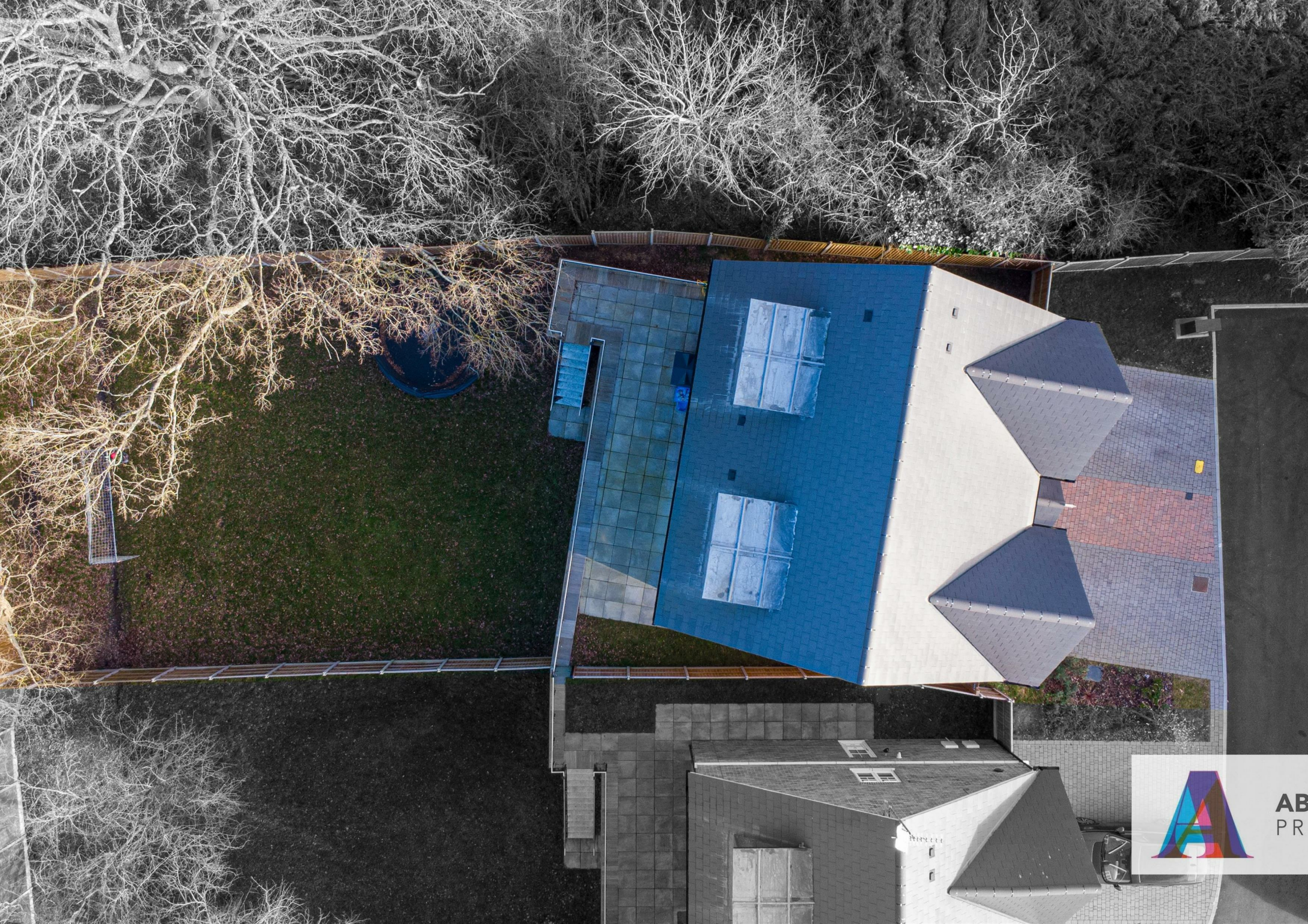
**FRONT ASPECT:**

Block paved driveway leading to garage with up and over door.

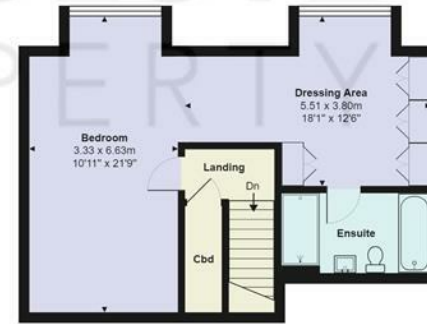
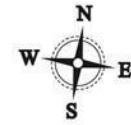
**REAR GARDEN:**

Raised patio with steps down to rest laid to lawn.





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**Edward Close, Goffs Oak, EN7 5FD**

Total Area: 223.4 m<sup>2</sup> ... 2404 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

