



**Canton Close
Cheshunt**



**£1,950,000
Freehold**

Stunning 5-Bedroom Detached Home in Exclusive Gated Development

Set on a beautifully landscaped 1/3 acre plot within an exclusive gated development of nine homes built in 2017, this immaculate 5-bedroom residence offers luxury living. The property features a large driveway, spacious double garage, and beautifully maintained gardens with extensive porcelain-paved areas.

Inside, there are four reception rooms and a superb open-plan integrated kitchen with an orangery. Underfloor heating throughout adds comfort, while the master bedroom boasts an en-suite bathroom and dressing room. Viewing is highly recommended to appreciate all this exceptional home has to offer.

- **Five Bedrooms, Four Bathrooms**
- **Underfloor Heating Throughout**
- **Four Reception Rooms including Living Room, Dining Room Study**
- **Open planned Kitchen/Orangery with Utility Room Off**
- **Detached Double Garage with Potential as an Annex**
- **Wrap Around Gardens Beautifully Landscaped**
 - **Good Sized Driveway**
 - **Exclusive Gated Development**
- **British Rail, A10/M25, Schools & Shopping Facilities within easy reach**
- **Beautifully presented - Must see!**

Front

Block paved driveway providing parking for multiple vehicles. Electric charger point. Laid lawn. Shrub and flower borders.

Entrance

Composite entrance door with double glazed windows to the sides. to the:-

Hallway

Quartz stone tiled floor with underfloor heating. Attractive staircase in oak and glass to the first floor. Under-stairs storage cupboard housing the fuse board. Under floor heating. Doors to:-

Ground Floor W.C.

Low flush W.C. with push button flush. Wall hung vanity wash hand basin with mixer tap and cupboard under. Part-tiled walls and tiled floor with underfloor heating. Inset spotlights. Extractor fan.

Study

Georgian style dual aspect double glazed windows to the side and front. Underfloor heating.

Lounge

Double glazed bi-folding doors to the garden. Georgian style double glazed windows to the side. Featured plastered ceiling with LED inset. Inset speakers to ceiling. Inset fireplace. Underfloor heating. Double pocket doors to the:-

Dining Room

Dual aspect Georgian style double glazed windows to the front and side. Feature plastered ceiling with LED lighting. Underfloor heating. Inset ceiling speakers.

Kitchen/Living Room

Orangery with double glazed bi-folding doors to both sides and double glazed windows with fitted blinds overlooking the garden. Lantern with fitted blind. Porcelain tiled floor with under floor heating. Luxury range of wall and base fitted units with quartz stone work tops over incorporating a 1 1/2 bowl underslung stainless steel sink with mixer tap and drainer grooves. Quooker tap. Integrated Miele appliances including Two ovens. Steam oven. Two warming drawers. Combi microwave. Four ring induction hob with an extractor fan over. Wine cooler. Integrated fridge and freezer. Integrated dishwasher. Centre island with breakfast bar. Glass splash backs. Inset spotlights to ceiling. Underfloor heating. Underfloor heating. Door to:-

Utility Room

Georgian style double glazed composite door to the side. Porcelain tiled floor. Range of wall and base fitted units with quartz stone work tops over. Stainless steel underslung sink with mixer tap and drainer grooves. Plumbing for Miele washing machine. Miele tumble drier. Cupboard housing the boiler. Inset spotlights. Underfloor heating. Access to a small loft space.

Landing

Access to loft space. Three natural light tunnels. Double cupboard/built in airing cupboard housing a unvented hot water cylinder. Underfloor heating. Doors to:-

Master Bedroom

Two Georgian style double glazed windows to the rear. Range of attractive fitted wardrobes. Inset ceiling speakers. Underfloor heating.

En-Suite Dressing Room

Extensive range of rails, shoe cabinet/racks and drawers. Underfloor heating. Inset spotlights to the ceiling.

En-Suite Bathroom

Opaque double glazed window to the side. Double drainer sink with

mixer tap and cupboards under. Wall hung W.C. with push button flush. Walk in double shower enclosure with mixer valve, rain head and hand attachment. Chrome towel radiator. Inset spotlights to ceiling. Extractor fan. Extensively tiled walls and flooring in porcelain. Underfloor heating.

Bedroom Four

Two Georgian style double glazed windows to the rear. Range of fitted wardrobes with inset spotlights above. Built in ceiling speakers. Underfloor heating. Door to:-

En-Suite Shower Room

Walk in double shower enclosure with mixer tap and shower attachment. Wall hung wash hand basin with mixer tap and cupboard under. Low flush W.C. with push button flush. Underfloor heating. Chrome towel radiator. Opaque double glazed Georgian style window to the side. Inset spotlights to the ceiling. Extensively tiled walls and flooring. Shaver socket. Inset mirror.

Bedroom Three

Two Georgian style double glazed windows to the front. Range of fitted wardrobes with inset spotlights above. Underfloor heating. Door to the:-

En-Suite Shower Room

Walk in shower enclosure with mixer valve and shower attachment. Wall hung wash hand basin with mixer tap. Low flush W.C. with push button flush. Inset spotlights. Extractor fan. Underfloor heating. Chrome towel radiator. Extensively tiled walls and flooring in porcelain.

Bedroom Five

Georgian style double glazed windows to the front. Inset spotlights to the ceiling. Underfloor heating.

Family Bathroom

Georgian style opaque double glazed window to the rear. Suite comprising double ended panel bath with inset tap/mixer valve and hand attachment. Wall hung wash hand basin with cupboard under and mixer tap. Chrome towel radiator. Tiled shower enclosure with mixer valve and hand attachment. Inset spotlights. Extractor fan to ceiling. Extensively tiled walls and floor. Under floor heating. Wall mounted cupboard.

Rear Garden

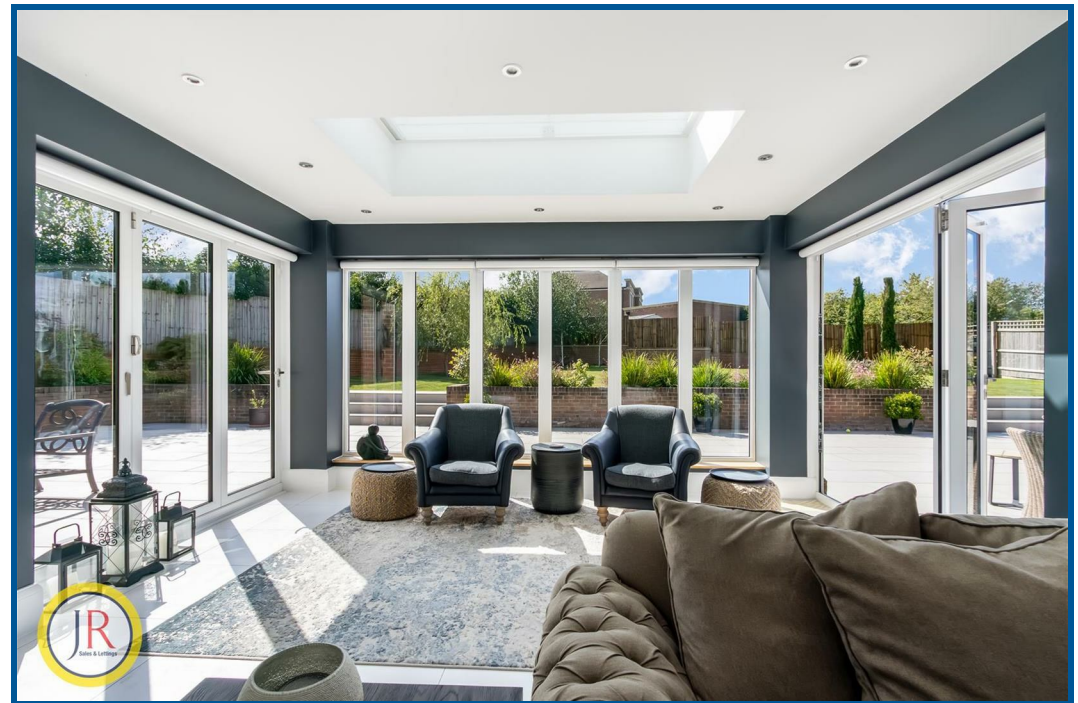
Sits on a 0.35 acre plot. Very large landscaped patio area in porcelain tiles with matching steps with lighting. Large lawn area with shrub and flower borders. Decorative inset lighting. Outside power points. Water tap. To the left hand side has a further landscaped area. Gate to:-

Side Garden Area

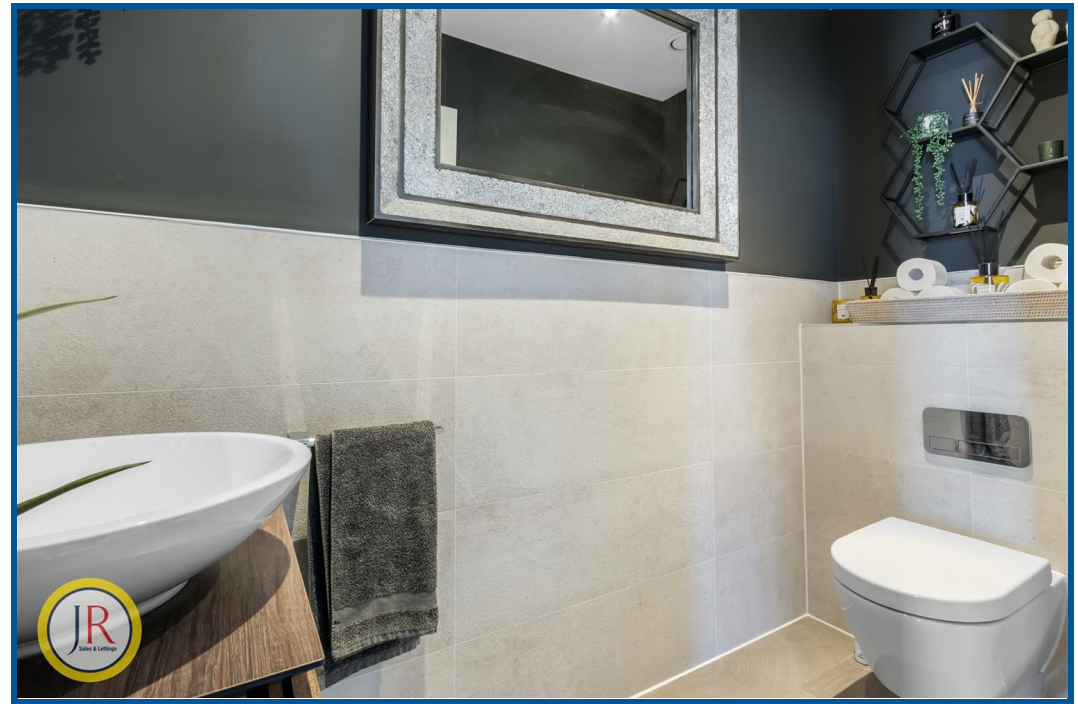
Large porcelain tiled patio area. Laid lawn. Landscaped shrub and flower borders. Spotlights. Timber shed. Courtesy door to the:-

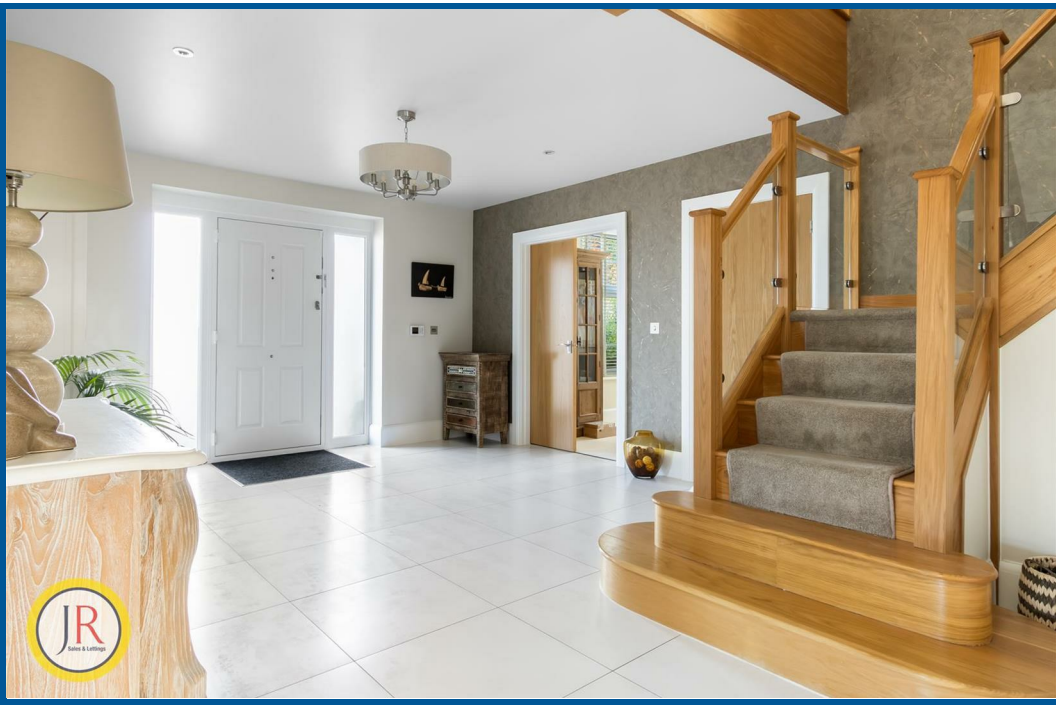
Double Garage

Twin electric up and over doors. Power and lighting. Potentially could be converted to an annex subject to the necessary permissions.

















Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Area: 160.9 m² ... 1732 ft²



First Floor
Area: 141.1 m² ... 1519 ft²



Canton Close, Goffs Oak, EN7 5PD

Total Area: 302.1 m² ... 3251 ft²

All measurements are approximate and for display purposes only