



**Newgatestreet Road**



**£2,995 Per month**

A brand new high end 3 Bedroom 3 bathroom Detached house in this sought-after residential area. Benefitting from underfloor heating, driveway for multiple cars and brand new throughout. Conveniently located within walking distance to the village, this property offers easy access to local amenities and falls within the catchment area for the highly desirable Goffs Oak Primary School. Cuffley BR main line station is also in close proximity.

Private tenants only. Available immediately.

- **BRAND NEW BUILD**
- **UNDERFLOOR HEATING**
- **BRAND NEW KITCHEN**
- **EN-SUITE TO MAIN BEDROOM**
- **ALUMINIUM WINDOWS AND EXTERNAL DOORS**
- **KITCHEN/BREAKFAST ROOM**
- **CATCHMENT FOR GOFFS OAK PRIMARY SCHOOL**
- **BI FOLD DOORS TO THE GARDEN**
- **WALKING DISTANCE TO VILLAGE FOR ALL AMENITIES**
- **CUFFLEY BR MAIN LINE STATION NEAR BY**

#### **ENTRANCE**

Entrance via aluminium, opaque double glazed front door to hallway.

#### **HALLWAY**

Underfloor heating. Stairs to first floor with storage under. Inset spotlights to ceiling. Wood effect flooring. Doors to:-

#### **DOWNSTAIRS WC**

Opaque double glazed window to the front. Underfloor heating. Low flush concealed toilet, Vanity wash hand basin with cupboard under and mixer tap. Extractor Fan. Part tiled walls. Wood effect flooring

#### **KITCHEN / BREAKFAST ROOM**

16'4 x 9'9

Underfloor heating. Double glazed window to the front. Double glazed aluminium door to the side. Range of fitted wall and base units with granite worksurface over incorporating stainless steel sink with mixer tap over. Built in electric oven with gas hob and extractor fan over. Integrated 'Bosch' dish washer, washing machine and fridge freezer. Space for dining table. Wood effect flooring.

#### **LIVING ROOM**

17'5 x 13'8

Underfloor heating, Dual aspect double glazed windows to both side. Double glazed aluminium Bi fold doors to the garden. Inset spotlights to ceiling. Wood effect flooring

#### **LANDING**

Stairs laid to carpet. Double glazed opaque window to the side. Doors To:-

#### **BEDROOM 1**

Underfloor heating. Two double glazed windows to the front. Door to En-Suite. Wood effect flooring

#### **EN-SUITE**

Underfloor heating. Opaque double window to the front. Extensively tiled walls. Suite comprising Low flush WC, Vanity wash hand basin with mixer tap and cupboard under. Tiled shower area with shower attachment and shower screen. Inset spotlights to ceiling. Tiled floor

#### **BEDROOM 2**

9'8 x 8'3

Underfloor heating. Double glazed window to the side. Wood effect flooring.

#### **BEDROOM 3**

13'8 x 10'3

Underfloor heating. Double glazed window to the side. Wood effect flooring.

#### **BATHROOM**

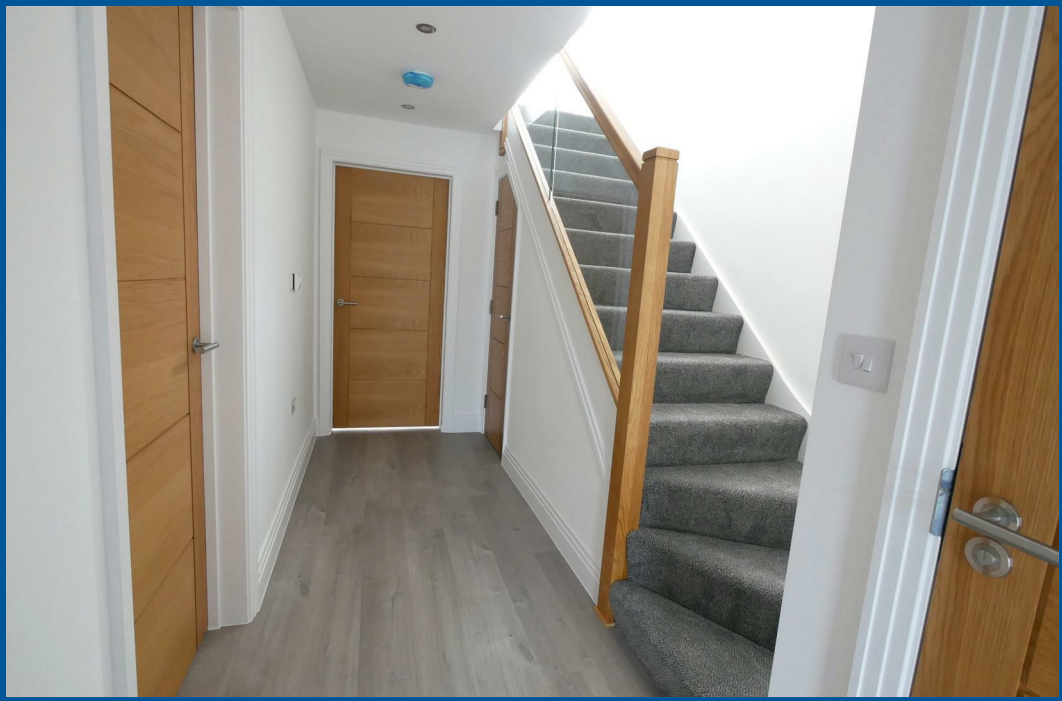
Underfloor heating. Chrome Heated towel Rail. Opaque double glazed window to the rear. Extensively tiled walls. Suite comprising Panel bath with mixer tap. Low flush WC. Vanity wash hand basin with mixer tap and cupboard under. Extractor fan. Tiled floor

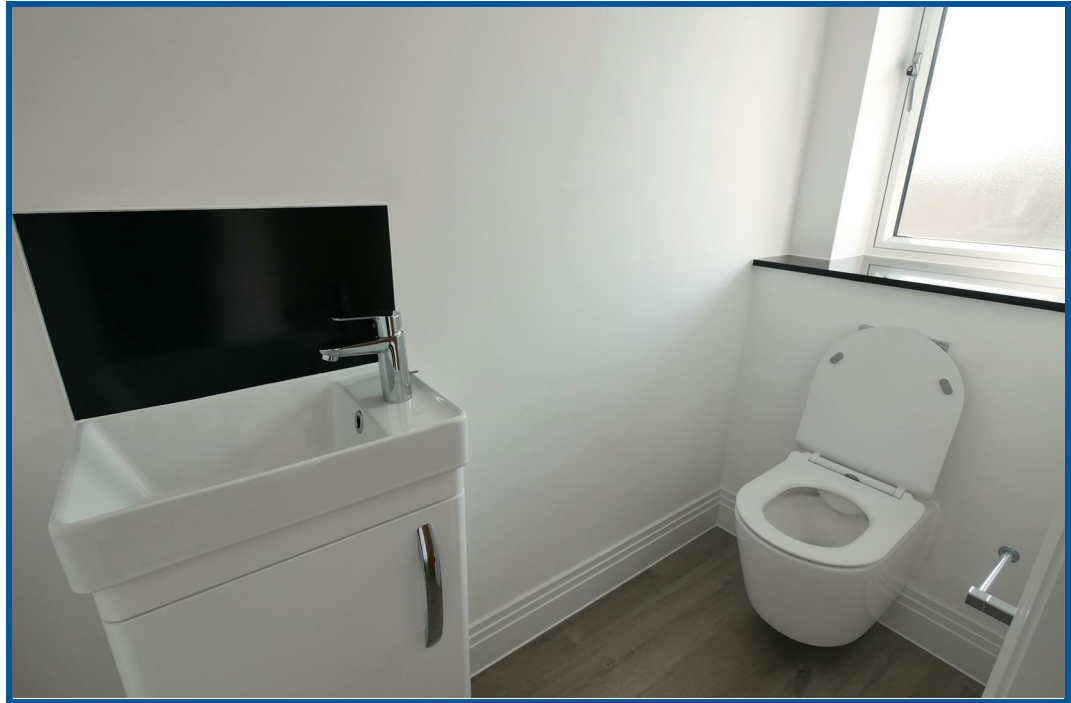
#### **AIRING CUPBOARD**

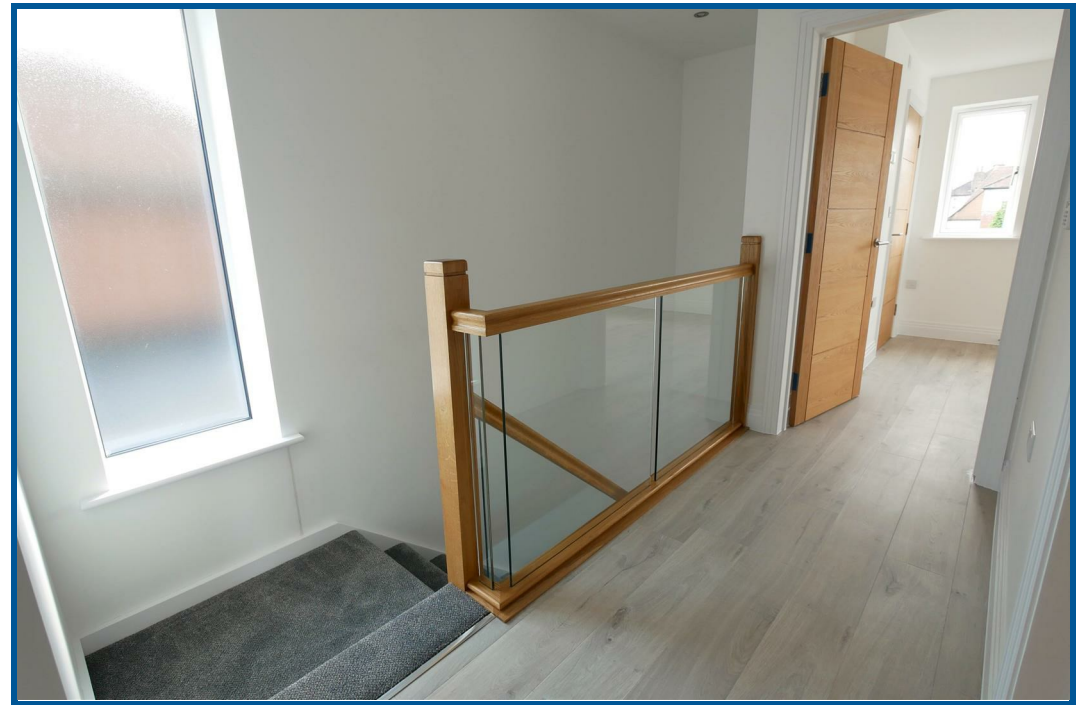
Housing hot water tank and the manifold system for the underfloor heating.

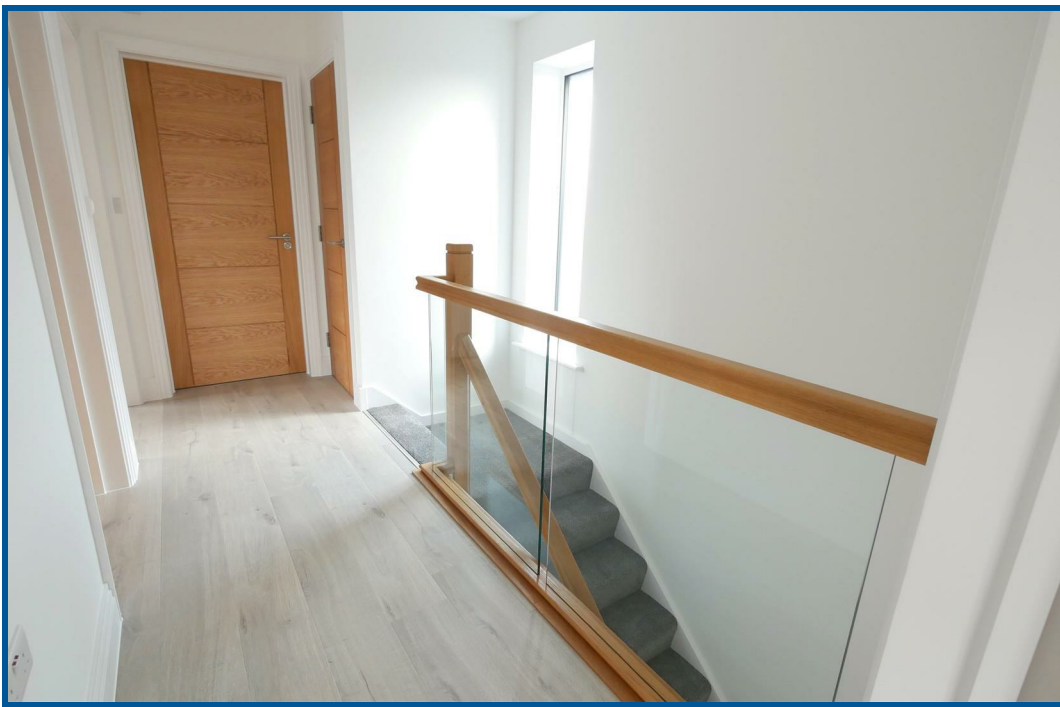
#### **GARDEN**

Paved patio area with astro turf lawn. Outside power and lighting.













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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