



**Bryan Bishop**  
*and partners*

**Hammondstreet Road**  
**Cheshunt, EN7 6PQ**



# Hammondstreet Road

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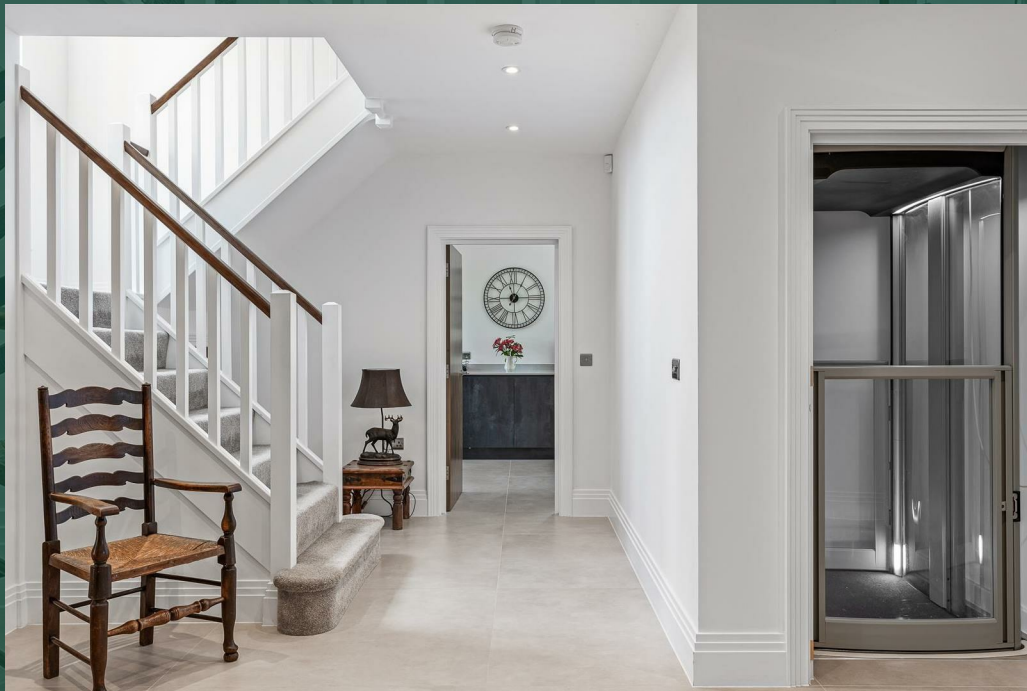
### Summary

Accessed from a private road, Tanfield Cottage offers over 4700 square foot of prestige living space set within Tanfield Farm, an individual and prestigious development. The main residence consists of a five double bedroom, five bathroom, smart home with a gated driveway. There is a detached triple garage and one bedroom apartment over. The principle bedroom suite features stunning views from the floor-to-ceiling windows. Benefiting from a walk in wardrobe and en-suite bathroom. Underfloor heating through the ground and first floor.

This superior residence is built to a no expense spared standard and meticulously planned down to the finest of detail. A bespoke kitchen with top of the range Miele appliances, quartz worktops, underfloor heating, Rega Vent heat recovery and whole house ventilation (<http://www.heatrecoveryventilationsystems.co.uk>), NoCode sanitaryware and Control4 Home automation are just a few of this smart homes' features. The home also features a Stiltz top of the range lift installed from ground to first floors.

The property centrally sits upon a generous plot with a superb triple aspect wrap around garden, overlooking open countryside and mature woodland beyond. The expansive patio has been built into two aspects of the garden to maximise the direction of the sun and is perfect for entertaining or relaxing. The remainder of the garden consists of being laid to lawn and benefits from a robotic mower.

If you are looking for a tranquil country life in a beautiful setting, yet just 25 minutes from central London by train - this unique house on the border of West Cheshunt & Goffs Oak offers the best of two worlds. A spacious, elegantly appointed and uniquely situated modern home all just a stone's throw from the shops, pubs and restaurants. With an abundance of fresh air, open space, sprawling lawns and excellent local schools what's not to love? Yet for those who work, dine or play in the city, the buzz of London remains in easy reach.







Total area: approx. 442.9 sq. metres (4767.0 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	90
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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