



dreampad

Tumbledown, St. James Road

Goffs Oak | Waltham Cross | Herts | EN7 6TP



Kitchen / Breakfast Room



**St James Parish, Goffs Oak, Herts - Set Behind Its Own Security Gates, A Stunning 4600 Sq Ft Detached Residence, One Of The Largest In St James Parish.**

Tumbledown | St. James Road | Goffs Oak | Waltham Cross | Herts | EN7 6TP

Asking Price: £1,350,000

One of the largest properties in St James Parish and representing excellent value per sq ft, this 4/5 bedroom detached residence provides highlights to include a huge master bedroom with 2 dressing rooms and large en-suite bath/shower room, 4 bath/shower rooms in total, superb cinema room to the whole of the top floor with its own kitchen, large l'shaped kitchen/dining room fitted to a high specification, gymnasium/formal dining room, large reception hall and living room, double garage accessed via a long private driveway with its own security gates and video phone entry and garden to the rear.



Sitting Room



Dining Area



Other Ground Floor Images



Master Bedroom



En Suite



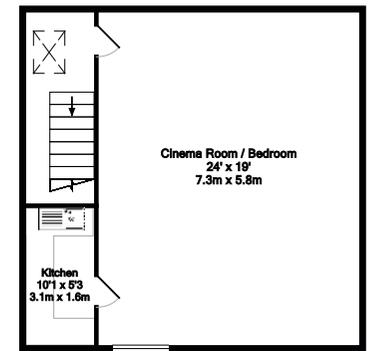
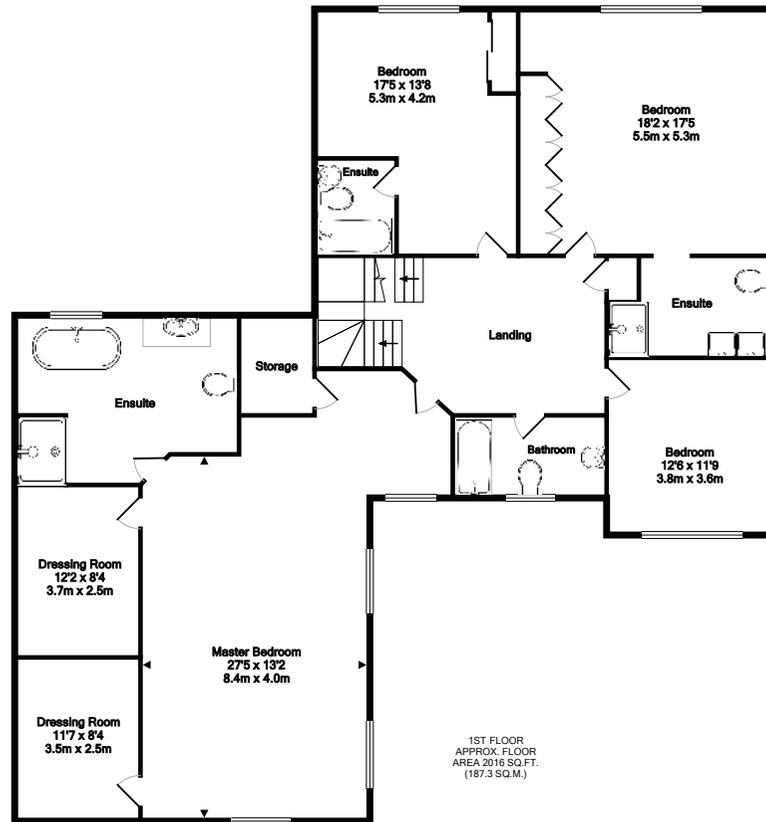
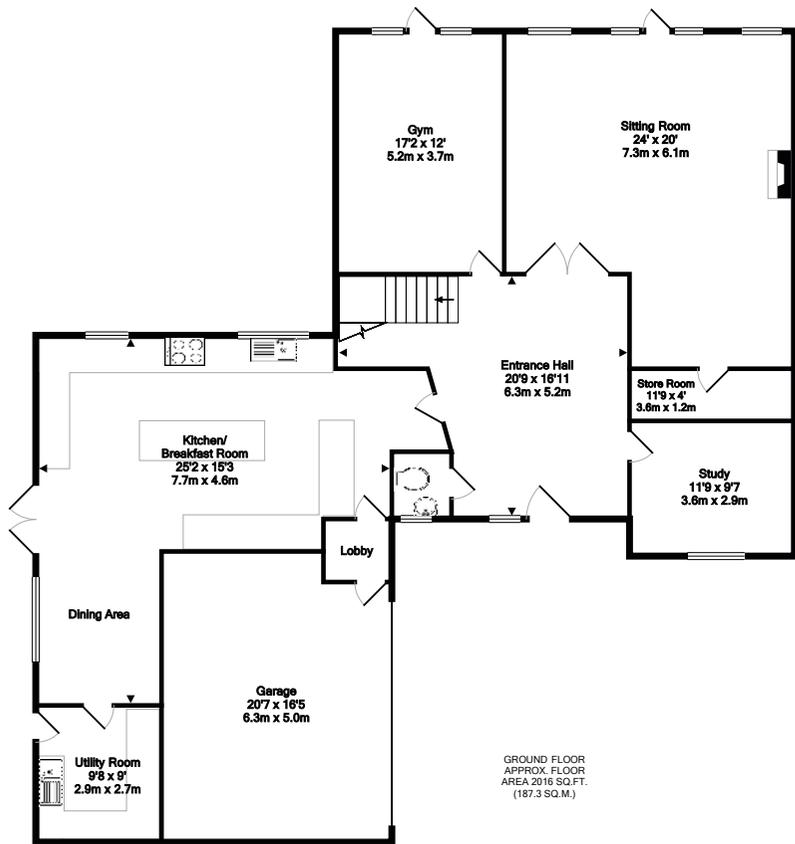
Bedrooms, En Suite & Bathroom



Cinema Room



Rear Garden



TOTAL APPROX. FLOOR AREA 4613 SQ.FT. (428.6 SQ.M.)  
 Made with Metropix ©2017



**Transport:** Cuffley Station (Moorgate) - 1.7 miles  
A10 - 1.8 miles, M25(J25) - 3.3 miles

**Services:** Mains Gas Heating, Mains Water & Mains Drainage

**Council Tax:** Band H

**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



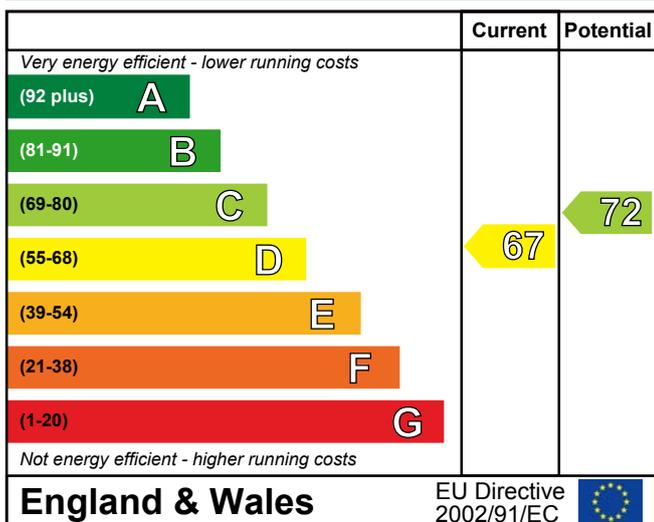
Tumbledown  
St. James Road  
Goffs Oak  
WALTHAM CROSS  
EN7 6TP

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

Detached house  
10 March 2011  
10 March 2011  
0650-2800-6177-9599-6751  
RdSAP, existing dwelling  
336 m<sup>2</sup>

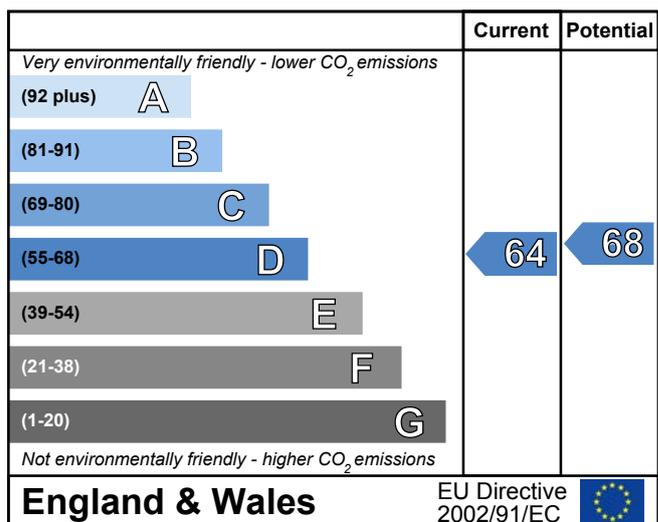
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environment Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	182 kWh/m <sup>2</sup> per year	162 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	10 tonnes per year	9.1 tonnes per year
Lighting	£380 per year	£190 per year
Heating	£1346 per year	£1284 per year
Hot water	£210 per year	£210 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.