



# HUGILL HOUSE

WALTHAM CROSS, EN8

1-9 HUGILL HOUSE, SWANFIELD ROAD, WALTHAM CROSS, HERTS EN87JR



Hugill House is a private contemporary development of just 9 one, two and three bedroom spacious apartments, all benefitting from their own outside terraces, automated gated entrance to allocated undercroft parking, high quality fully integrated designer kitchens with stone work tops, fitted flooring, fitted wardrobes to the main bedroom, underfloor heating and much more!

Being located within just a 10 minute walk to Waltham Cross mainline station, providing fast and frequent services into both Tottenham Hale and Liverpool Street, couldn't be easier, plus The A10 and M25 ( junction 25) is a short drive away. Theobalds Grove station as an alternative just a short 6-minute walk away.

The bustling town centre is again on the doorstep so Hugill House is the perfect place to call home.

# HUGILL HOUSE

## Kitchens:

- Contemporary handle less Matt doors, Uno range Taupe colour
- Complimentary 20mm Carrara Cloud quartz stone worktops and 100mm matching stone splashback
- 450mm bowl undermounted stainless steel sink
- Sink tap in Thames Chrome
- LED flexible strip lights to underside of wall units
- Multi gang switches for appliances

## Appliances:

- Under counter multifunction oven with minute minder (stainless steel)
- Induction 4 ring hob
- Extractor hood
- Fully integrated 70 / 30 split fridge / freezer
- Integrated full-size dishwasher
- Integrated washer / dryer
- Appliances - Candy

## Internal finishes:

- Walls: Dulux Pure Brilliant White
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: Brilliant White
- Contemporary Chrome Ironmongery
- Carpets to all bedrooms
- Engineered Flooring to hallway, kitchen/ living/diner and Wc's

## Connectivity:

- BT Point to living area
- Infrastructure ready for Sky Q connectivity

## Heating & Ventilation:

- Underfloor heating (Gas)
- Ventilation System for airflow

## Electrical:

- White sockets and switches
- Low-energy LED downlighters throughout

- Ceiling mounted CO and heat detectors
- USB plug sockets to Master bedrooms, living room and kitchen

## Bathroom, En-suites and Cloakrooms:

- White contemporary sanitaryware fitted with chrome brassware
- Tiled flooring
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Wash hand basin with vanity unit under
- Thermostatically controlled exposed shower valve with fixed riser head
- Wall hanging soft closing toilet seats
- Heated towel rails to bathroom and en-suites
- Shaver socket to master ensuite
- LED mirror - light surround

## External details:

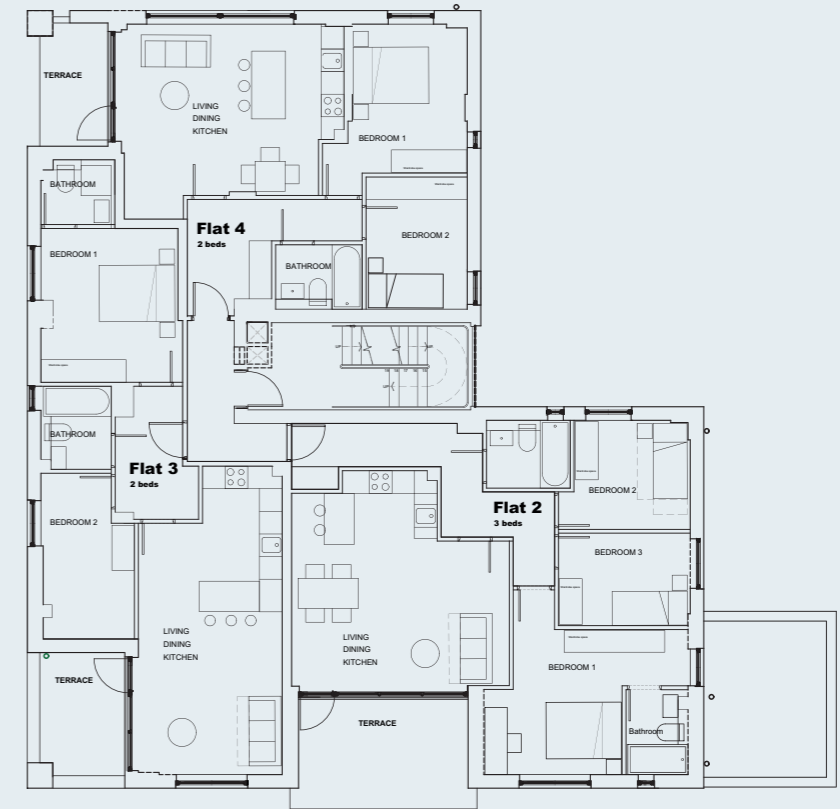
- Terrace to each apartment
- LED light on a PIR sensor
- Aluminium windows and balcony doors
- Wooden front door
- Remote controlled gated access to allocated undercroft Parking Space
- EV charging point

## Gated entrance:

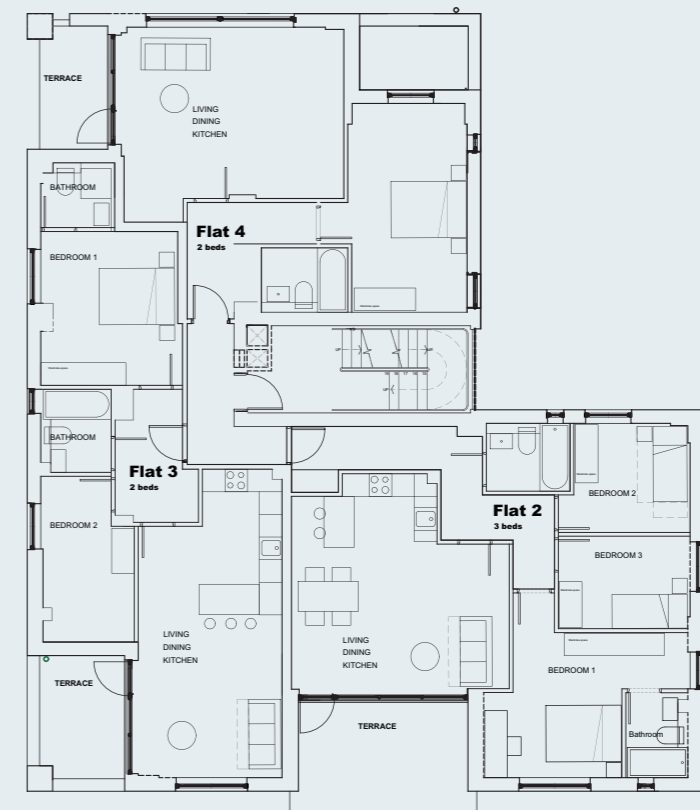
- Fully automated front gates operated from a key fob from the outside and inside - a viewing panel inside each flat to allow gates to open
- Locked side access gate operated from a key pad on the outside - push button on the inside - with a tradesmans allowance

## General:

- 10 Year New Home Warranty provided by Build Zone



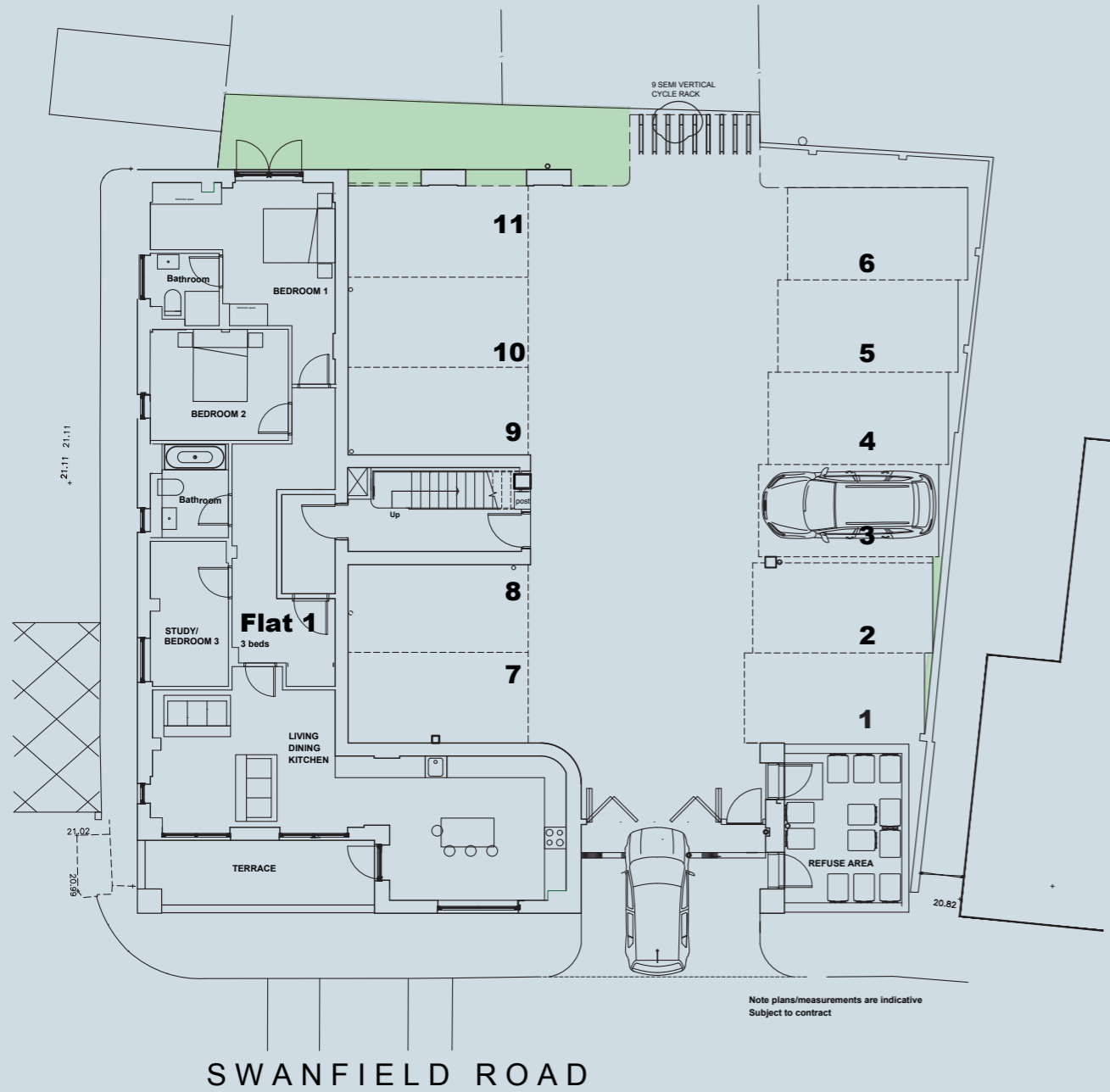
First Floor



Second Floor

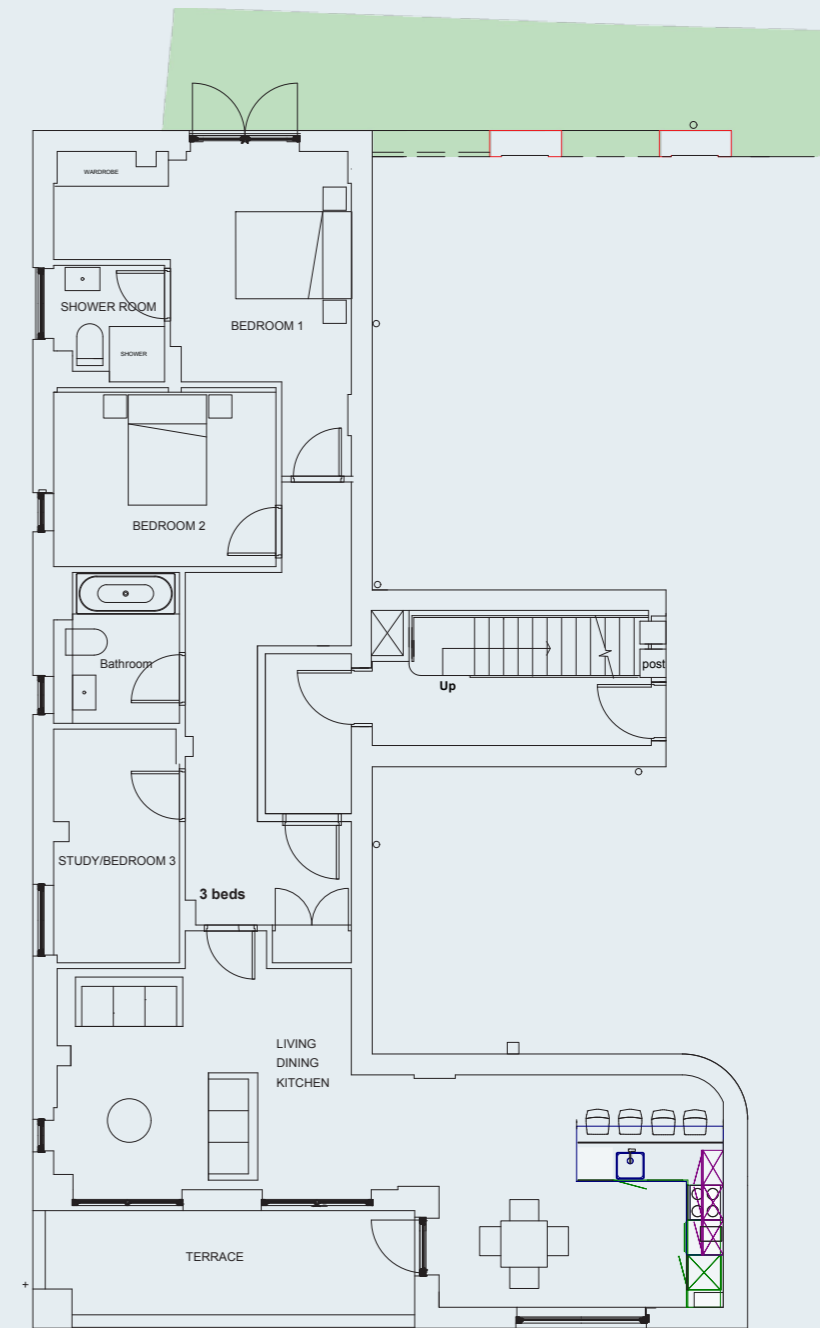
# Allocated parking plan on ground floor

All flats have remote controlled gated access to allocated undercroft Parking Space, marked out in the image below.



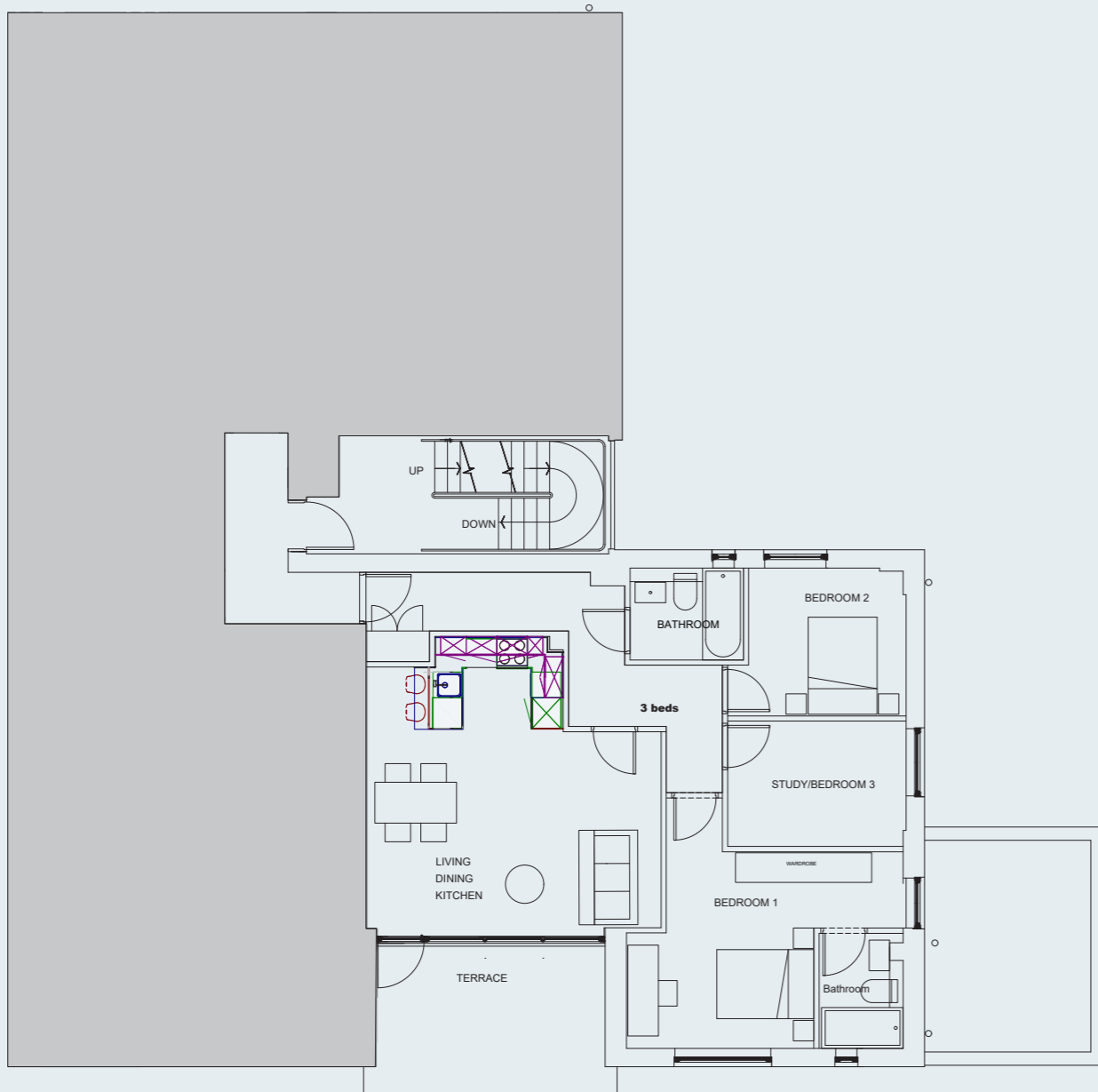
# Flat 1

|                       |                 |              |
|-----------------------|-----------------|--------------|
| Bedroom 1             | 19ft x 16.7ft   | 5.8m x 5.1m  |
| Bedroom 2             | 12.5ft x 9.8ft  | 3.8m x 3m    |
| Bedroom 3             | 13.1ft x 7.2ft  | 4m x 2.2m    |
| Bathroom              | 8.5ft x 7.2ft   | 2.6m x 2.2m  |
| Shower Room           | 6.9ft x 6.6ft   | 2.1m x 2m    |
| Lounge/Dining/Kitchen | 38.4ft x 14.7ft | 11.7m x 4.5m |



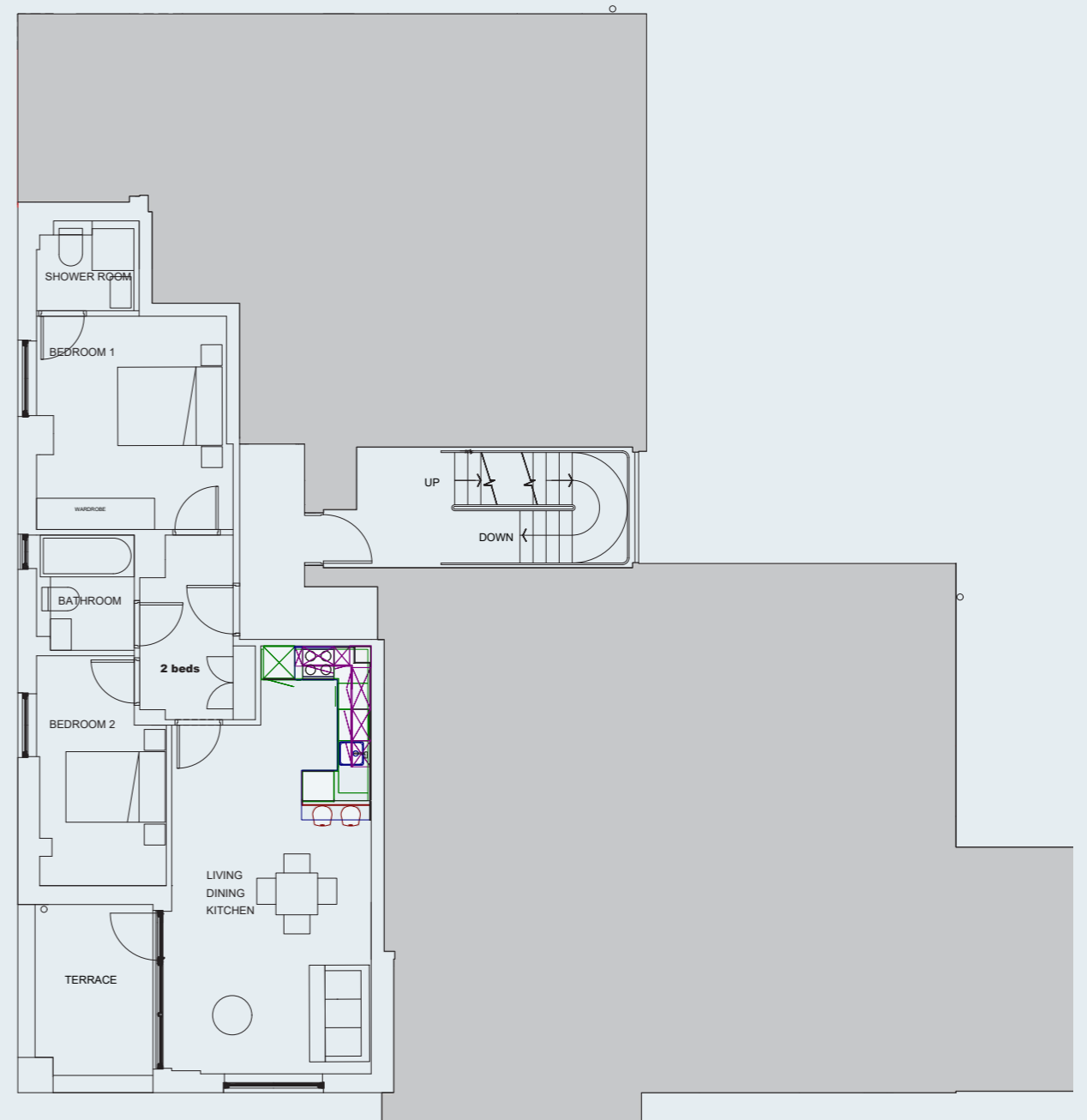
## Flat 2

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Bedroom 1             | 17.4ft x 16.1ft | 5.3m x 4.9m |
| Bedroom 2             | 11.5ft x 9.5ft  | 3.5m x 2.9m |
| Bedroom 3             | 11.5ft x 8.2ft  | 3.5m x 2.5m |
| Bathroom              | 7.2ft x 5.9ft   | 2.2m x 1.8m |
| Shower Room           | 7.5ft x 5.3ft   | 2.3m x 1.6m |
| Lounge/Dining/Kitchen | 19.4ft x 19ft   | 5.9m x 5.8m |



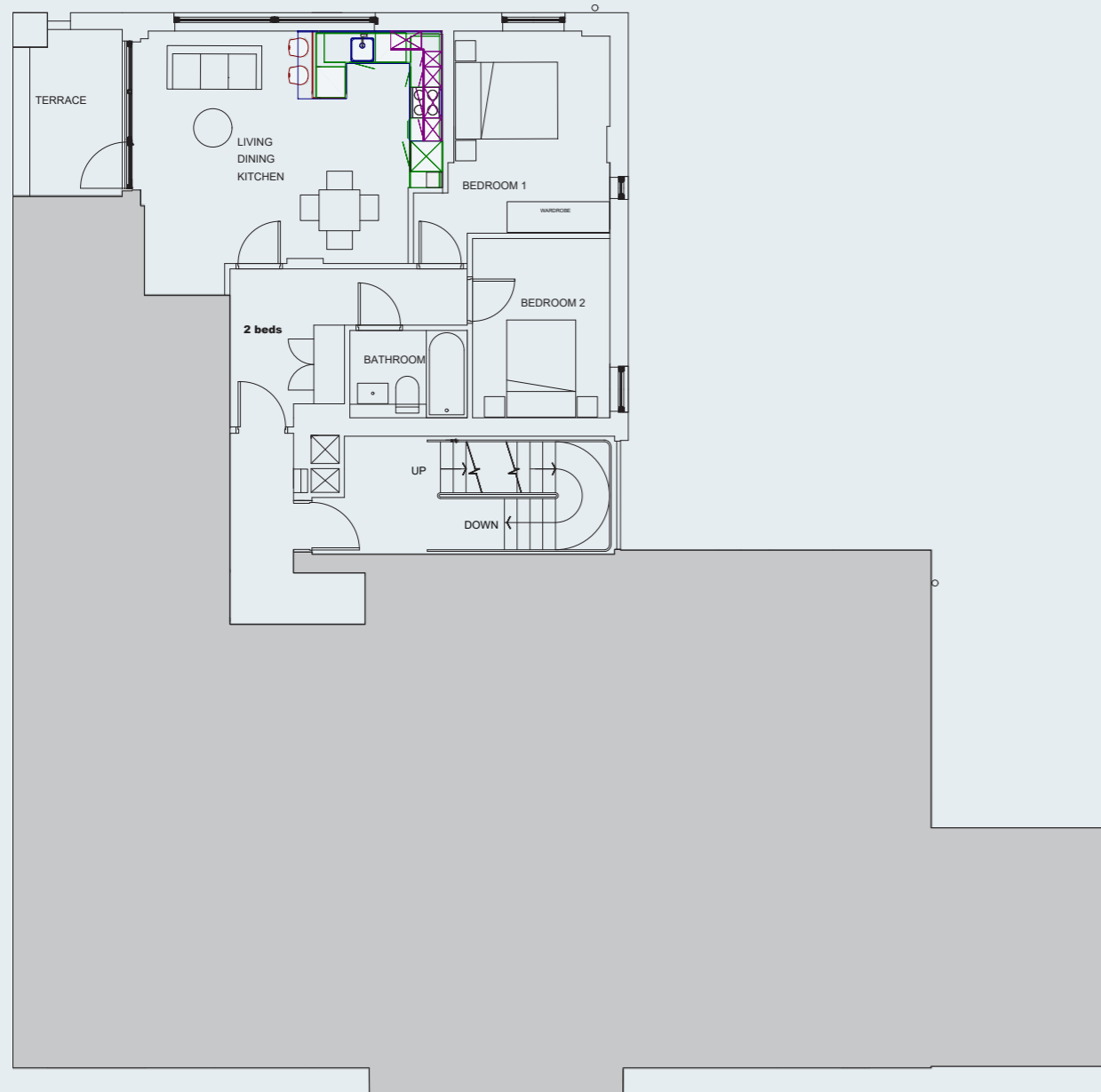
## Flat 3

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Bedroom 1             | 13.5ft x 12.5ft | 4.1m x 3.8m |
| Bedroom 2             | 14.4ft x 7.9ft  | 4.4m x 2.4m |
| Bathroom              | 7.2ft x 6.2ft   | 2.2m x 1.9m |
| Shower Room           | 6.6ft x 5.6ft   | 2m x 1.7m   |
| Lounge/Dining/Kitchen | 27ft x 13.1ft   | 8.2m x 4m   |
| Terrace               | 10.8ft x 7.5ft  | 3.3m x 2.3m |



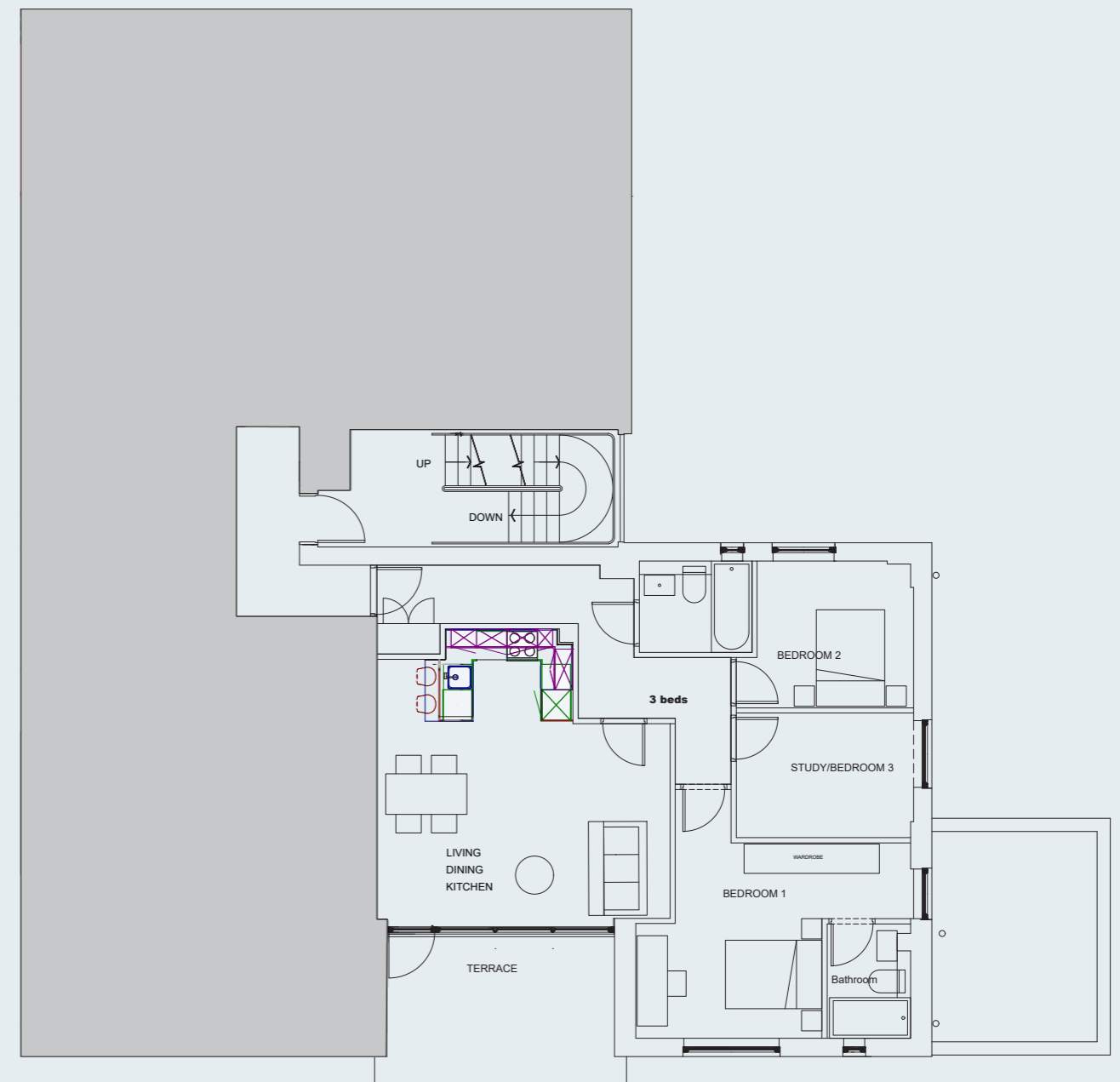
## Flat 4

|                       |                  |             |
|-----------------------|------------------|-------------|
| Bedroom 1             | 13.1 ft x 12.5ft | 4m x 3.8m   |
| Bedroom 2             | 11.5ft x 8.9ft   | 3.5m x 2.7m |
| Bathroom              | 7.5ft x 5.2ft    | 2.3m x 1.6m |
| Lounge/Dining/Kitchen | 20ft x 17.1ft    | 6.1m x 5.2m |



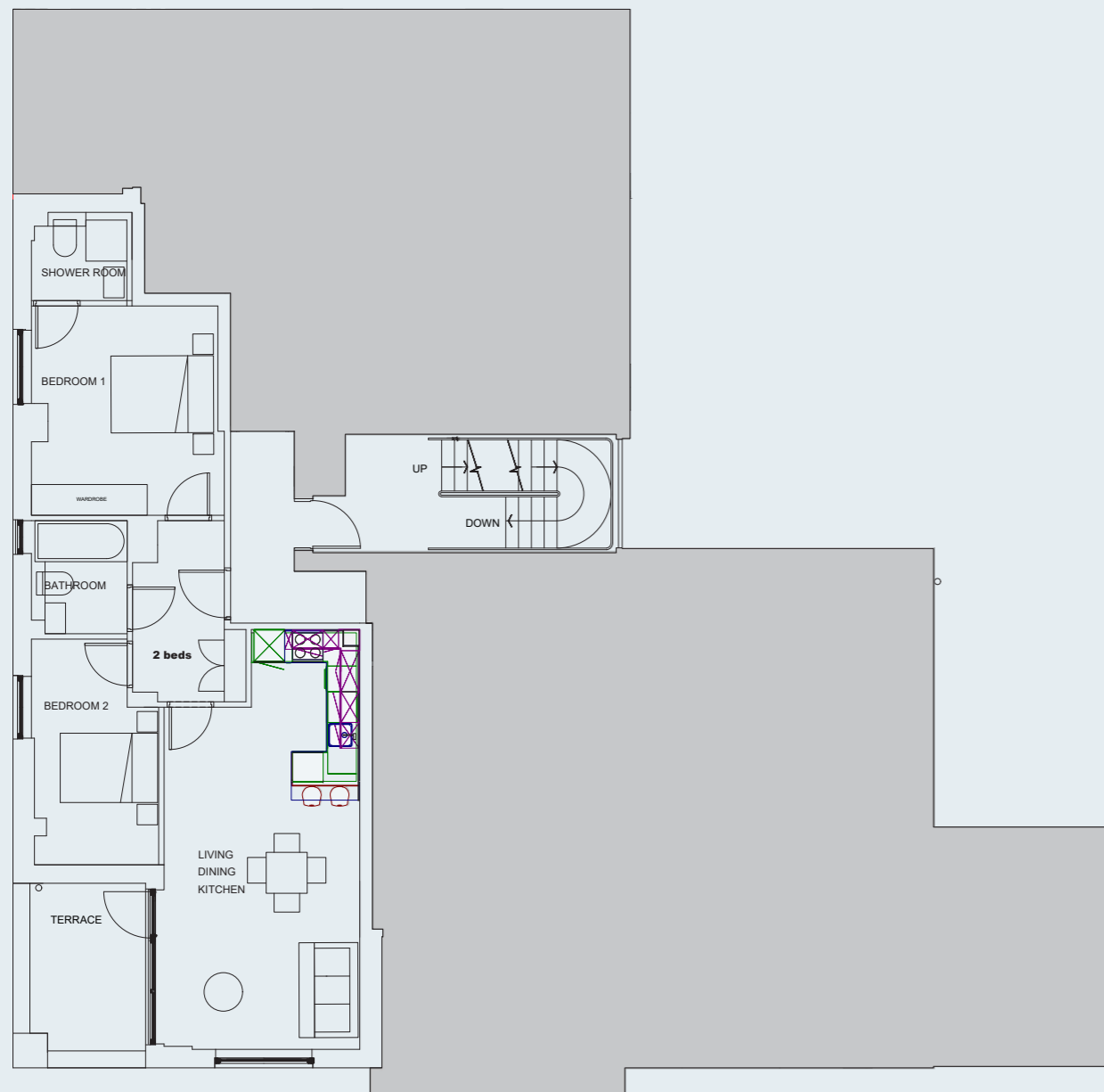
## Flat 5

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Bedroom 1             | 17.4ft x 16.1ft | 5.3m x 4.9m |
| Bedroom 2             | 11.5ft x 9.5ft  | 3.5m x 2.9m |
| Bedroom 3             | 11.5ft x 8.2ft  | 3.5m x 2.5m |
| Bathroom              | 7.2ft x 5.9ft   | 2.2m x 1.8m |
| Shower Room           | 7.5ft x 5.3ft   | 2.3m x 1.6m |
| Lounge/Dining/Kitchen | 19.4ft x 19ft   | 5.9m x 5.8m |



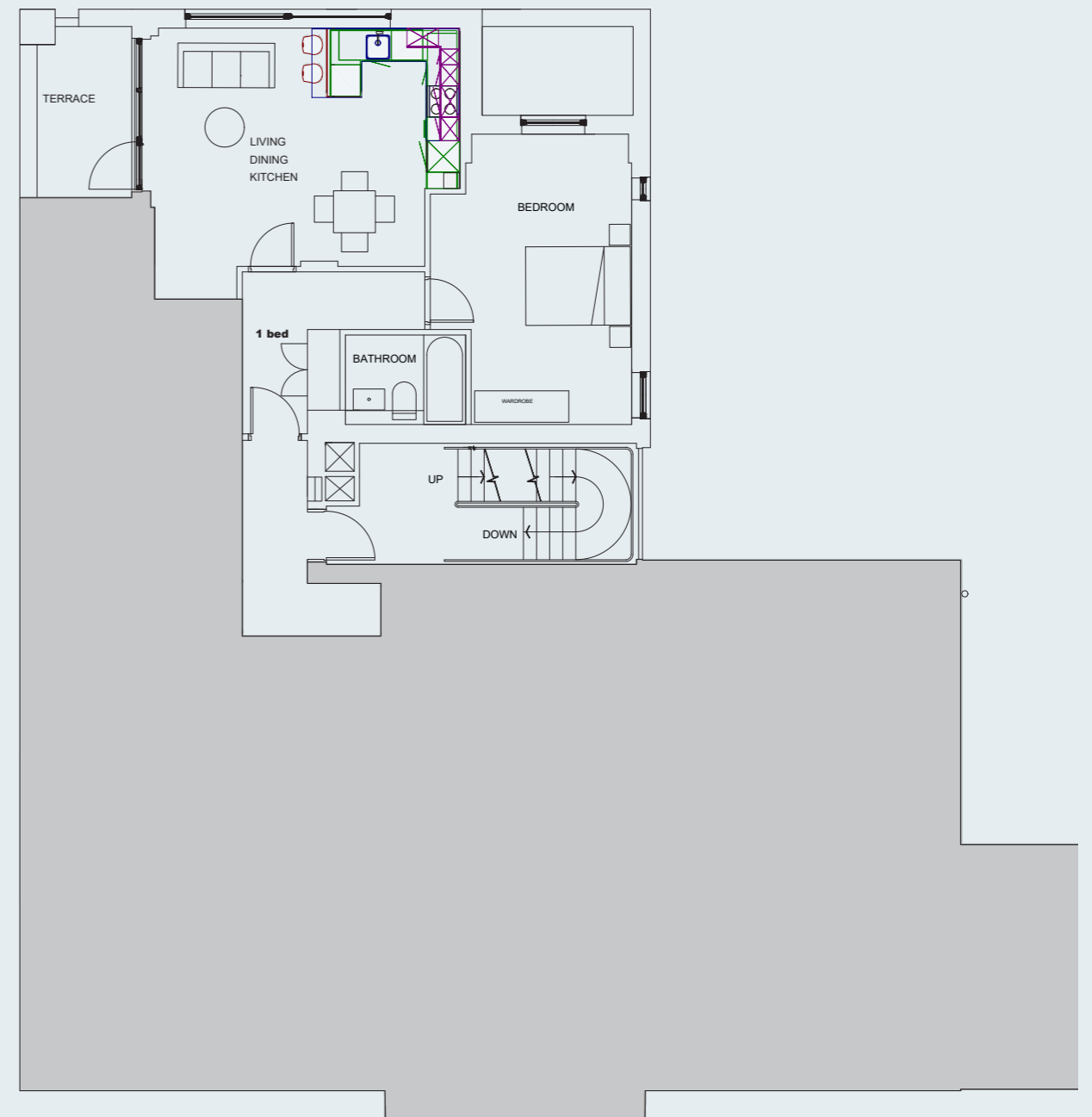
## Flat 6

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Bedroom 1             | 13.5ft x 12.5ft | 4.1m x 3.8m |
| Bedroom 2             | 14.4ft x 7.9ft  | 4.4m x 2.4m |
| Bathroom              | 7.2ft x 6.2ft   | 2.2m x 1.9m |
| Shower Room           | 6.6ft x 5.6ft   | 2m x 1.7m   |
| Lounge/Dining/Kitchen | 27ft x 13.1ft   | 8.2m x 4m   |
| Terrace               | 10.8ft x 7.5ft  | 3.3m x 2.3m |



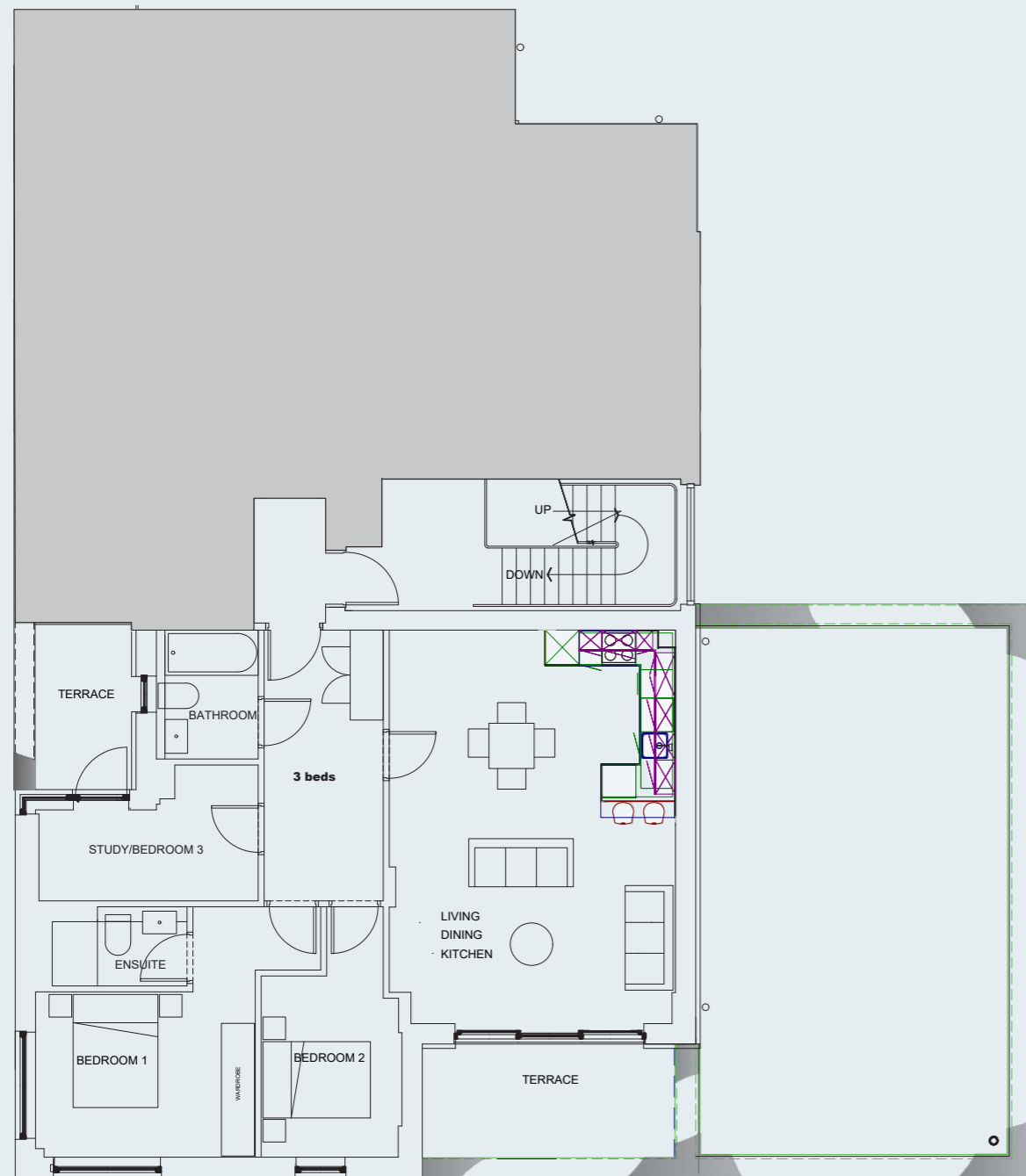
## Flat 7

|                       |               |             |
|-----------------------|---------------|-------------|
| Bedroom 1             | 18ft x 12.5ft | 5.5m x 3.8m |
| Bathroom              | 7.5ft x 5.6ft | 2.3m x 1.7m |
| Lounge/Dining/Kitchen | 20ft x 17.1ft | 6.1m x 5.2m |



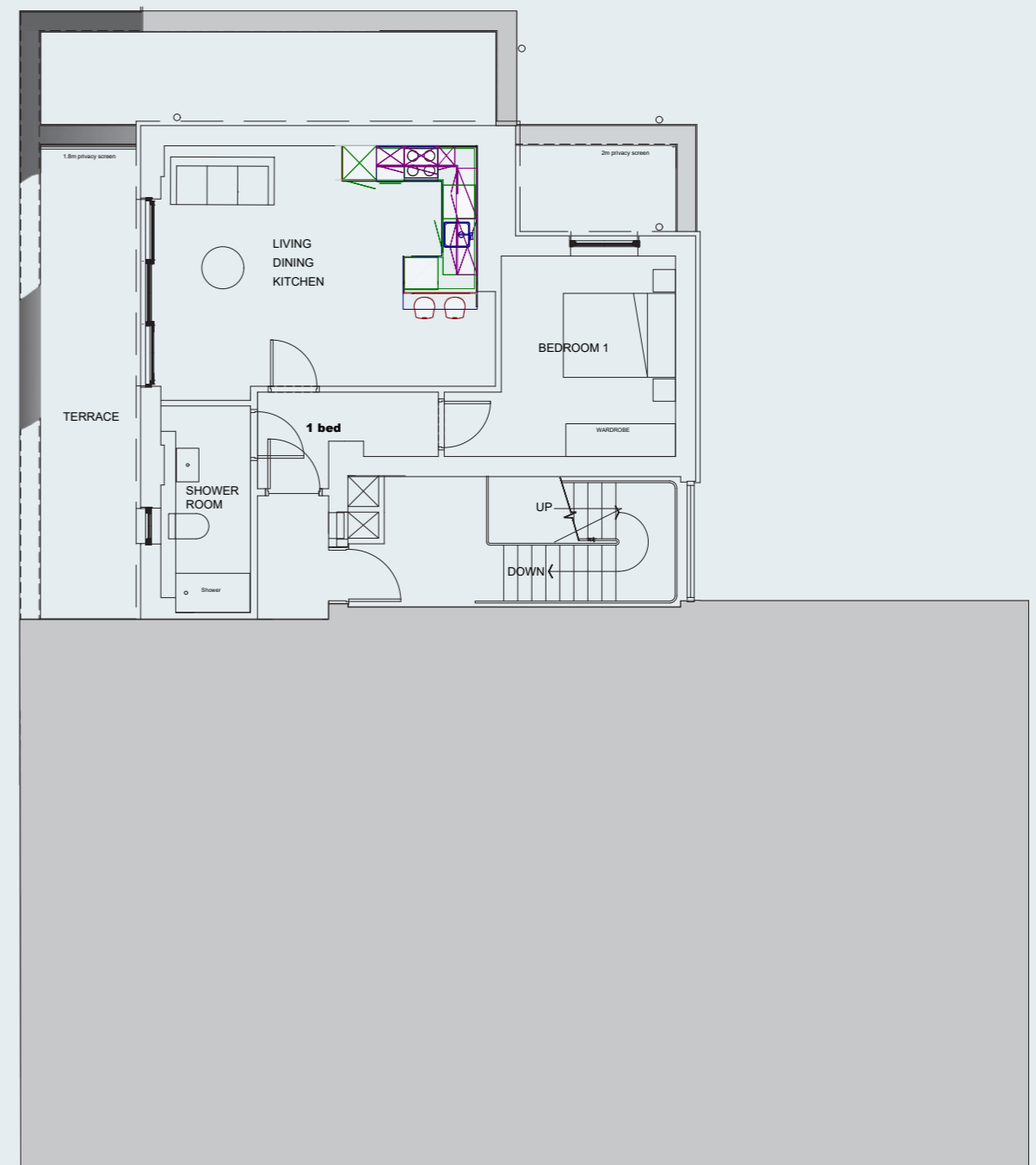
## Flat 8

|                       |                |             |
|-----------------------|----------------|-------------|
| Bedroom 1             | 12.8ft x 9.5ft | 3.9m x 2.9m |
| Bedroom 2             | 10.5ft x 8.2ft | 3.2m x 2.5m |
| Bedroom 3             | 12.8ft x 7.9ft | 3.9m x 2.4m |
| Bathroom              | 7.5ft x 5.9ft  | 2.3m x 1.8m |
| Shower Room           | 7.9ft x 4.6ft  | 2.4m x 1.4m |
| Lounge/Dining/Kitchen | 23ft x 17.1ft  | 7m x 5.2m   |
| Terrace 1             | 14.8ft x 6.3ft | 4.5m x 1.9m |
| Terrace 2             | 9.5ft x 5.6ft  | 2.9m x 1.7m |



## Flat 9

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Bedroom 1             | 13.5ft x 11.8ft | 4.1m x 3.6m |
| Bathroom              | 12.1ft x 5.2ft  | 3.7m x 1.6m |
| Lounge/Dining/Kitchen | 19.7ft x 14.8ft | 6m x 4.5m   |
| Terrace               | 27.6ft x 5.6ft  | 8.4m x 1.7m |

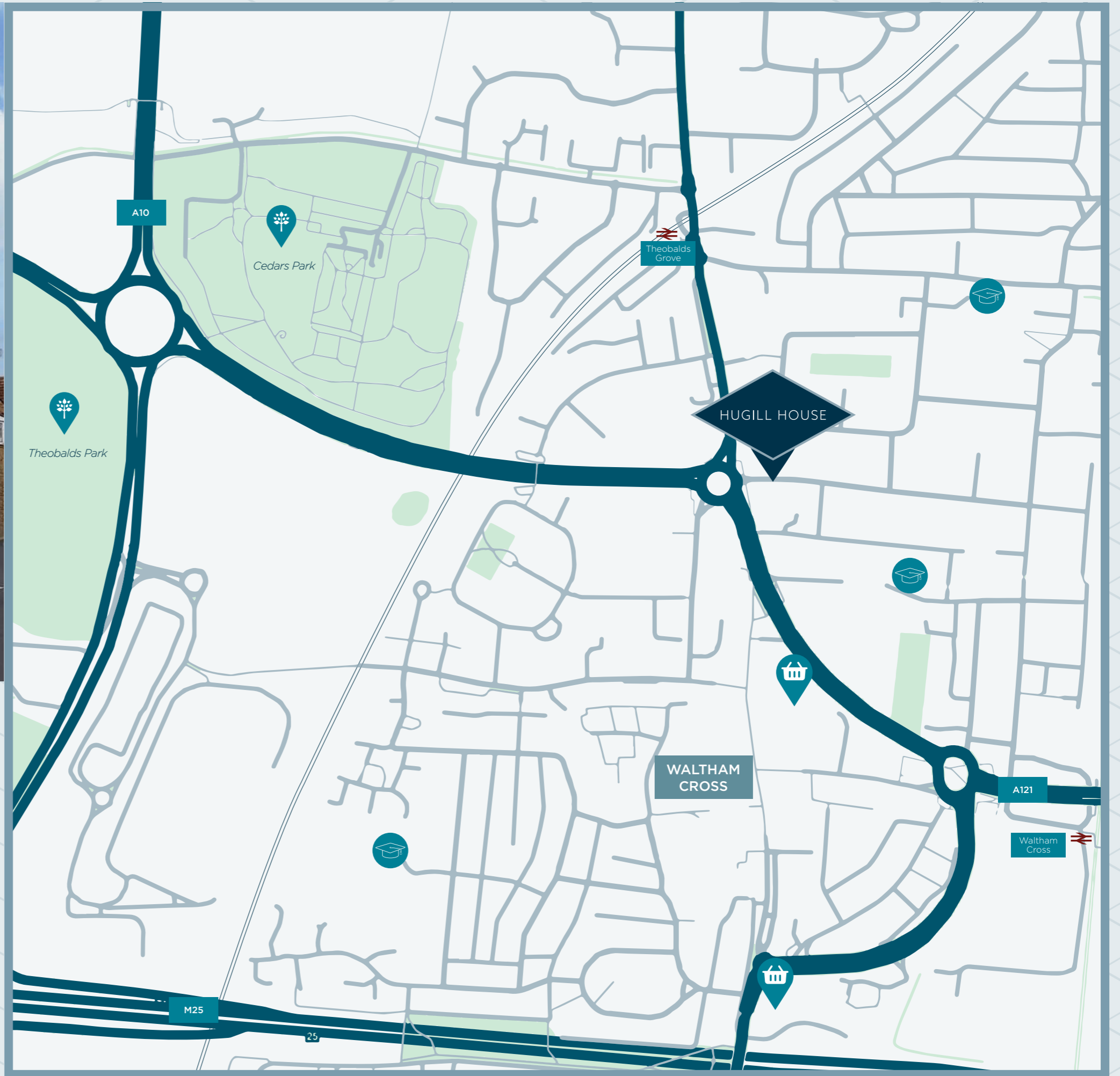






# HUGILL HOUSE

WALTHAM CROSS, EN8



-  Park / Open Space
-  School
-  Supermarket / Market
-  Overground Station

# HUGILL HOUSE

WALTHAM CROSS, EN8



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