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**NEW BUILD**  
Cedarbrook Rise, Goffs Oak, EN7 6SP |  
£720,000 | Freehold



## Cedarbrook Rise, Goffs Oak, EN7 6SP

A brand new four bedroom detached house on this new development in Goffs Oak with cul-de-sac position overlooking open space. Various purchase options available including stamp duty paid and part exchange considered, 10 year nhbc warranty, electric car charging point, detached garage, ready for immediate occupation, please call for an appointment to view.

### Key features

- Four Bedroom Detached House
- Brand New
- Cul-De-Sac Position
- 10 Year NHBC Warranty
- Various Purchase Options Available
- Electric Charging Point
- Detached Garage
- Immediate Occupation Available

### Property Information

Tenure  
Freehold

EPC Rating  
TBC

Local Authority  
Broxbourne Borough Council

Service Charge & Ground Rent  
£382 per annum



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 Opening Times

Mon - Fri	9 am to 7 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Cheshunt's leading estate agent.  
Please get in touch for your free  
property valuation.











## Ground Floor

Kitchen	3.28m x 3.26m	10'9" x 10'8"
Dining	4.42m x 3.17m	14'6" x 10'5"
Living Room (exc. bay)	4.77m x 3.39m	15'8" x 11'1"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	2.22m x 1.46m	7'4" x 4'10"





## First Floor

Bedroom 1	3.78m x 3.19m	12'5" x 10'5"
Bedroom 1 En Suite	2.05m x 1.54m	6'9" x 5'1"
Bedroom 2	3.35m x 2.73m	11'0" x 9'0"
Bedroom 2 En Suite	2.05m x 1.54m	6'9" x 5'1"
Bedroom 3	3.60m x 2.25m	11'10" x 7'5"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	2.15m x 1.98m	7'1" x 6'6"









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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.