



GREEN PARK
GARDENS

GOFFS LANE, GOFFS OAK, HERTFORDSHIRE EN7 5EP



MATTHEW HOMES

OVER 45 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 45 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom apartments ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.

A DEVELOPMENT BY MATTHEW HOMES



GREEN PARK
GARDENS

GOFFS OAK, HERTFORDSHIRE



GREEN PARK
GARDENS



GOFFS OAK

HERTFORDSHIRE



THE HIGHLY DESIRABLE VILLAGE OF GOFFS OAK IS SITUATED IN THE BOROUGH OF BROXBORNE, HERTFORDSHIRE, BETWEEN POTTERS BAR AND CHESHUNT AND JUST NORTH OF THE M25 AND NORTH LONDON.



GOFFS OAK IS REPUTED TO HAVE GAINED ITS NAME FROM A FAMOUS OLD OAK TREE PLANTED BY ONE OF WILLIAM THE CONQUEROR'S MAIN SUPPORTERS, SIR THEODORE GODFREY.



Local shops and amenities are just a short walk away in Goffs Oak itself while Cuffley high street and the Brookfield Shopping Centre in Cheshunt provide plenty of options for larger stores and supermarkets within a short drive.

Goffs Oak is perfectly positioned for a wide range of leisure, entertainment and outdoor activities a short journey from home, with the Lee Valley Country Park complex providing a host of activities, nature reserves, parks and waterways. Closer to home you'll find Broxbourne Woods and the well renowned Paradise Wildlife Park.

Goffs Oak benefits from being located near some of the areas most sought after schools for all ages, Goffs Oak Primary, Cuffley School, Goffs Academy and Queenswood School are all within easy reach.

Major roads are easily accessible including the A10 and M25 junctions 24 & 25. Cuffley railway station is around a mile away for services into London Finsbury Park and Moorgate. Alternatively, Cheshunt station is within three miles for trains into London Liverpool Street. For international travel, London Luton and Stansted airports are both within easy reach.



GREEN PARK
GARDENS

OUR HOUSE TYPE RANGE AT GOFFS OAK



THE APARTMENTS
TWO BEDROOM



THE CHERRY
THREE BEDROOM



THE HOLLY
THREE BEDROOM



THE MAPLE
THREE BEDROOM



THE BEECH
FOUR BEDROOM



THE BLACKTHORN
FOUR BEDROOM



THE CYPRESS
FOUR BEDROOM



THE ASH
FOUR BEDROOM



THE ALDER
FIVE BEDROOM



THE WHITEBEAM
FIVE BEDROOM

2 BEDROOM HOMES

4 BEDROOM HOMES

5 BEDROOM HOMES

◆ **APARTMENTS**
1, 2, 3, 4, 5 & 6

◆ **THE BEECH**
7, 37, 38, 52, 53 & 54

◆ **THE CYPRESS**
39, 40, 43, 69 & 70

◆ **THE ALDER**
36, 44, 51, 71 & 76

3 BEDROOM HOMES

◆ **THE BLACKTHORN**
31, 32, 33 & 34

◆ **THE ASH**
41, 55 & 63

◆ **THE WHITEBEAM**
42 & 68

◆ **THE CHERRY**
29, 30, 46, 66, 77,
78, 79 & 80

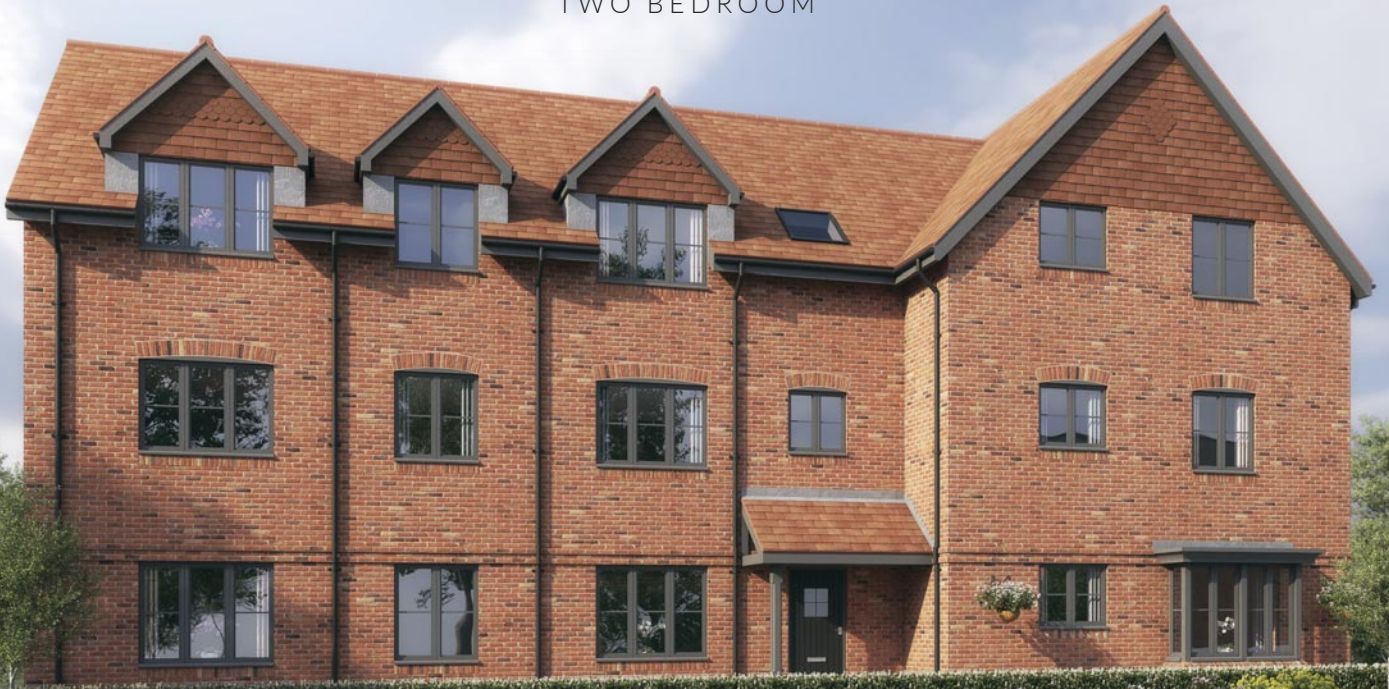
◆ **THE HOLLY**
60, 61, 62, 64,
65 & 81

◆ **THE MAPLE**
35, 45, 59 & 67

◆ **AFFORDABLE HOUSING**
8 - 28, 47 - 50,
56 - 58 & 72 - 75



THE
APARTMENTS
 TWO BEDROOM



GROUND FLOOR - Apartment 1

Living Room	5245 x 3520	17' 2" x 11' 7"
Kitchen Area	3520 x 2083	11' 7" x 6' 10"
Bedroom 1	3877 x 2925	12' 9" x 9' 7"
Bedroom 2	4127 x 2875	13' 6" x 9' 5"

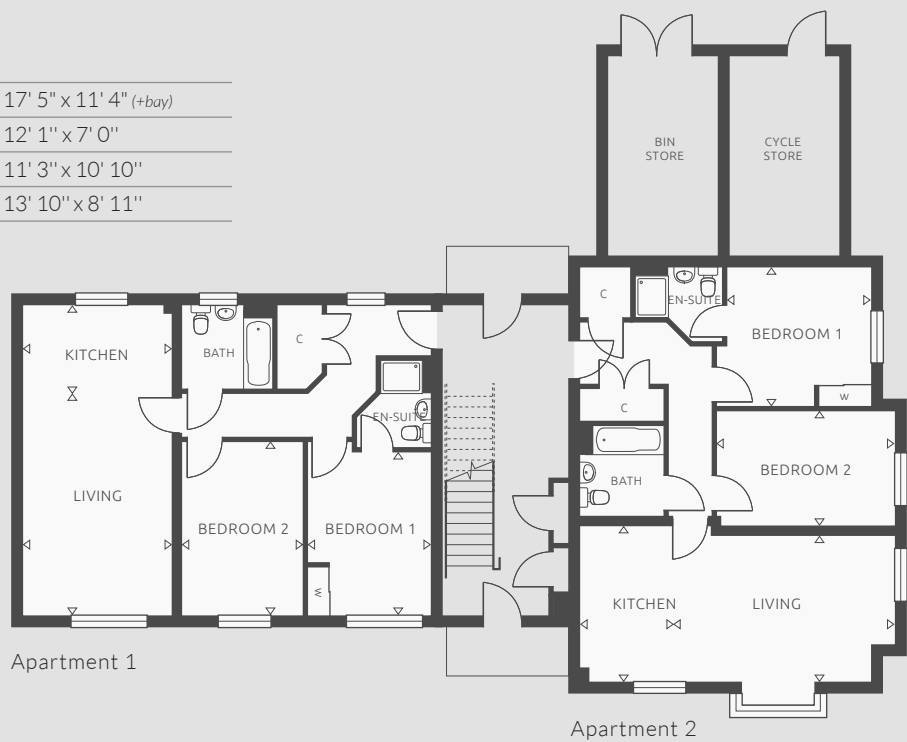
GROUND FLOOR - Apartment 2

Living Room	5320 x 3463 (+bay)	17' 5" x 11' 4" (+bay)
Kitchen Area	3688 x 2125	12' 1" x 7' 0"
Bedroom 1	3428 x 3300	11' 3" x 10' 10"
Bedroom 2	4228 x 2725	13' 10" x 8' 11"



plots

1, 2, 3, 4, 5 & 6

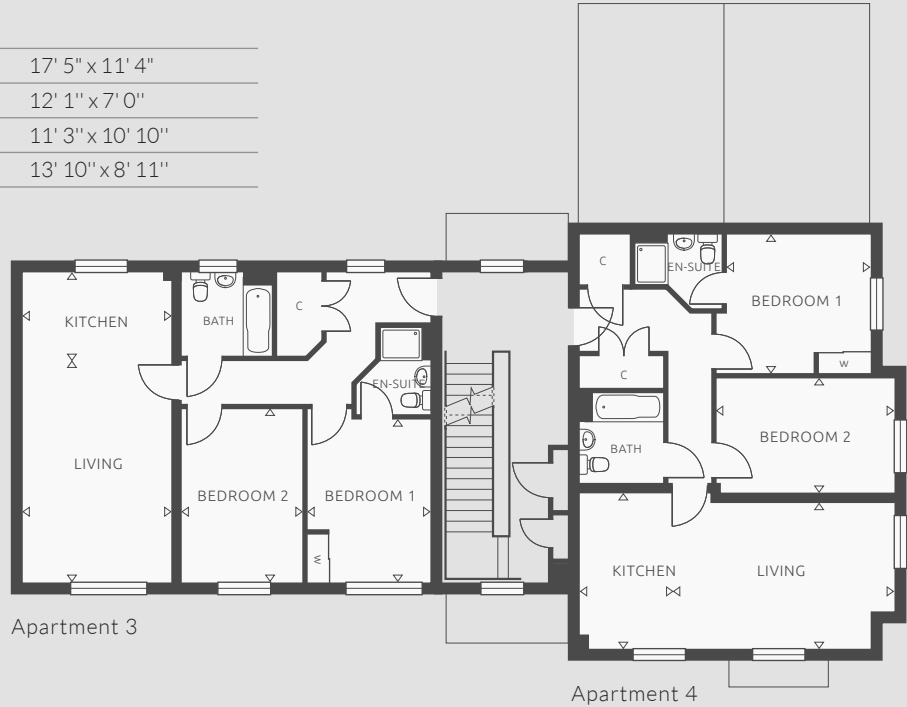


FIRST FLOOR - Apartment 3

Living Room	5245 x 3520	17' 2" x 11' 7"
Kitchen Area	3520 x 2083	11' 7" x 6' 10"
Bedroom 1	3877 x 2925	12' 9" x 9' 7"
Bedroom 2	4127 x 2875	13' 6" x 9' 5"

FIRST FLOOR - Apartment 4

Living Room	5320 x 3463	17' 5" x 11' 4"
Kitchen Area	3688 x 2125	12' 1" x 7' 0"
Bedroom 1	3428 x 3300	11' 3" x 10' 10"
Bedroom 2	4228 x 2725	13' 10" x 8' 11"

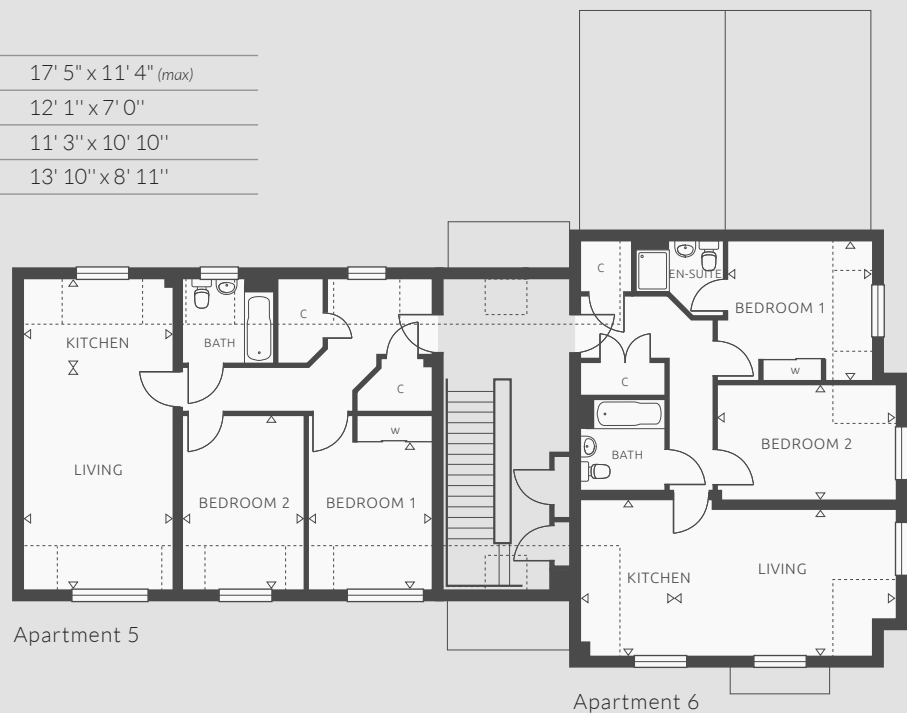


SECOND FLOOR - Apartment 5

Living Room	5245 x 3520	17' 2" x 11' 7"
Kitchen Area	3520 x 2083	11' 7" x 6' 10"
Bedroom 1	3515 (min) x 2925	11' 6" (min) x 9' 7"
Bedroom 2	4127 x 2875	13' 6" x 9' 5"

SECOND FLOOR - Apartment 6

Living Room	5320 x 3463 (max)	17' 5" x 11' 4" (max)
Kitchen Area	3688 x 2125	12' 1" x 7' 0"
Bedroom 1	3428 x 3300	11' 3" x 10' 10"
Bedroom 2	4228 x 2725	13' 10" x 8' 11"



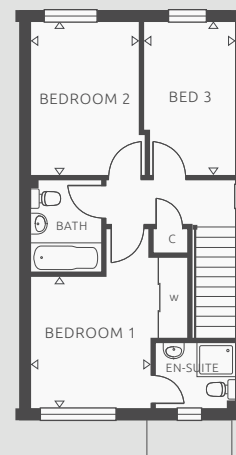
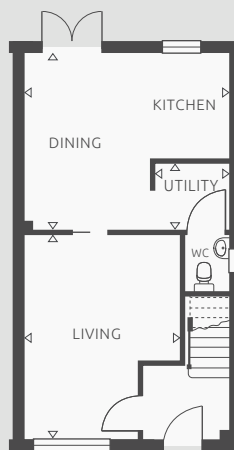


THE
CHERRY
THREE BEDROOM



plots

29, 30, 46, 66, 77, 78, 79 & 80



GROUND FLOOR

Living Room	4797 (max) x 3694 (max)	15' 9" (max) x 12' 1" (max)
Kitchen/Dining	4839 (max) x 4163 (max)	15' 11" (max) x 13' 8" (max)
Utility Area	1775 x 1563	5' 10" x 5' 2"

FIRST FLOOR

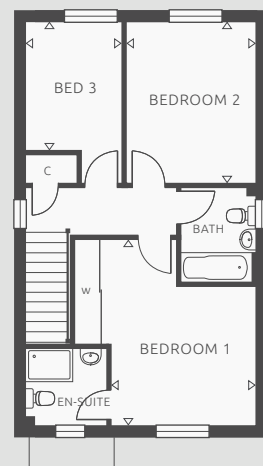
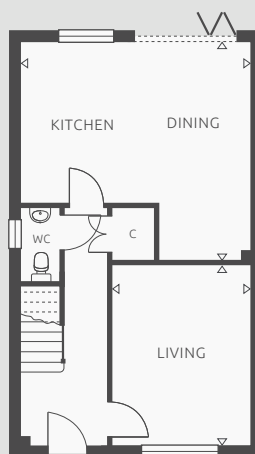
Bedroom 1	3140 (min) x 2864 (min)	10' 4" (min) x 9' 5" (min)
Bedroom 2	3638 x 2589 (min)	11' 11" x 8' 6" (min)
Bedroom 3	3638 x 2175 (max)	11' 11" x 7' 2" (max)

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.



THE
HOLLY
 THREE BEDROOM

◆
 plots
 60, 61, 62, 64, 65 & 81



GROUND FLOOR

Living Room	4275 x 3290	14' 0" x 10' 10"
Kitchen/Dining	5415 (max) x 5115 (max)	17' 9" (max) x 16' 9" (max)

FIRST FLOOR

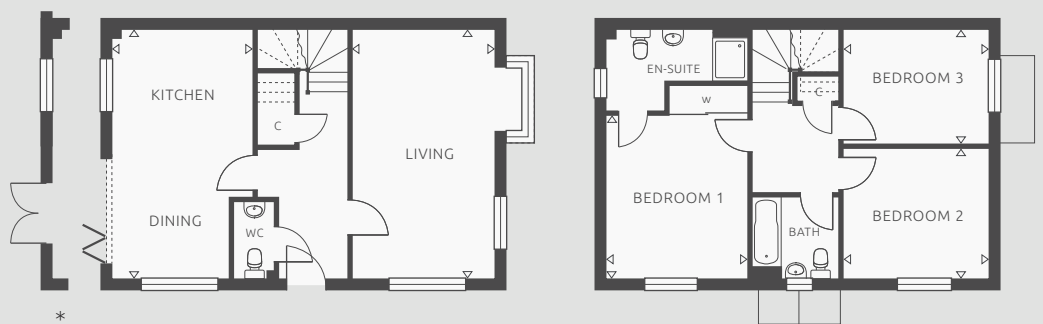
Bedroom 1	4323 (max) x 3415 (min)	14' 2" (max) x 11' 2" (min)
Bedroom 2	3840 x 3040	12' 7" x 10' 0"
Bedroom 3	3065 (min) x 2300 (max)	10' 1" (min) x 7' 7" (max)

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.



THE
MAPLE
THREE BEDROOM

plots
35, 45*, 59 & 67*



*
variant to plots
45 & 67 only

GROUND FLOOR

Living Room	5865 x 3337 (+bay)	19' 3" x 10' 11" (+bay)
Kitchen/Dining	5865 (max) x 3275 (max)	19' 3" (max) x 10' 9" (max)

* variant

Kitchen/Dining	5865 (max) x 3387 (max)	19' 3" (max) x 11' 1" (max)
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FIRST FLOOR

Bedroom 1	3863 x 3350	12' 8" x 11' 0"
Bedroom 2	3390 x 3073	11' 1" x 10' 1"
Bedroom 3	3390 x 2718	11' 1" x 8' 11"

* variant

Bedroom 1	3863 x 3463	12' 8" x 11' 4"
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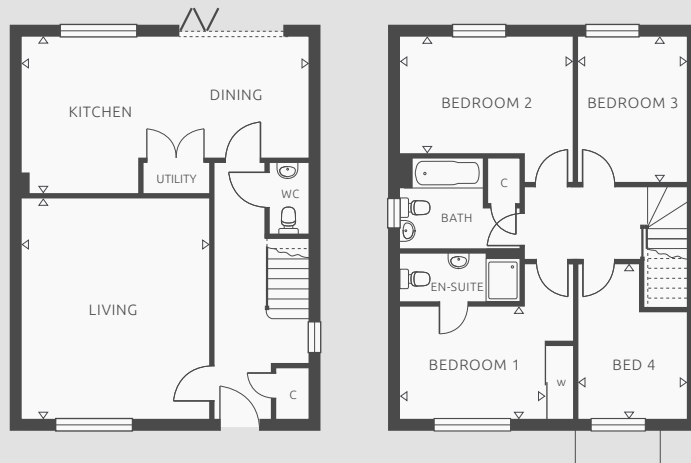
NOTE : Some plots are handed versions of shown and exact plot layouts may vary.



THE
BEECH
FOUR BEDROOM



plots
7, 37, 38, 52, 53 & 54



GROUND FLOOR

Living Room	5240 x 4415	17' 2" x 14' 6"
Kitchen/Dining	6765 (max) x 3700 (max)	22' 2" (max) x 12' 2" (max)

FIRST FLOOR

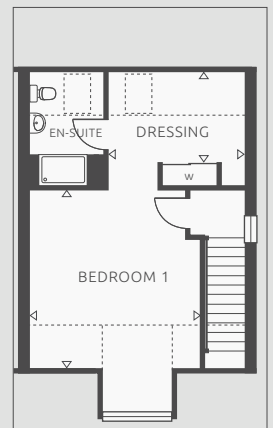
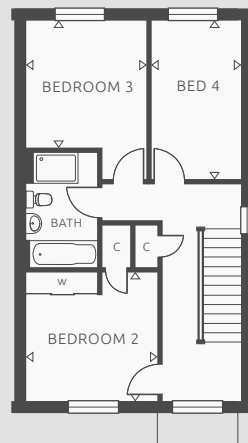
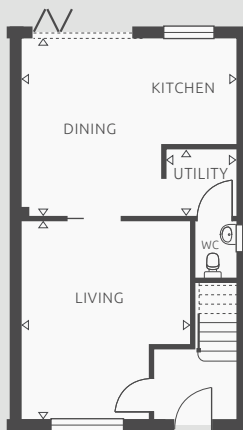
Bedroom 1	3415 (min) x 2656 (min)	11' 2" (min) x 8' 8" (min)
Bedroom 2	4090 (max) x 2812 (min)	13' 5" (max) x 9' 3" (min)
Bedroom 3	3462 x 2600	11' 4" x 8' 6"
Bedroom 4	3650 (max) x 2600 (max)	12' 0" (max) x 8' 6" (max)

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.



THE
BLACKTHORN
FOUR BEDROOM

◆
plots
31, 32, 33 & 34



GROUND FLOOR

Living Room	4902 (max) x 4201 (max)	16' 1" (max) x 13' 9" (max)
Kitchen/Dining	5345 (max) x 4388 (max)	17' 6" (max) x 14' 5" (max)
Utility Area	1775 x 1663	5' 10" x 5' 5"

FIRST FLOOR

Bedroom 2	3297 (max) x 3239 (max)	10' 10" (max) x 10' 8" (max)
Bedroom 3	3186 (min) x 3025	10' 5" (min) x 9' 11"
Bedroom 4	3975 x 2245	13' 0" x 7' 4"

SECOND FLOOR

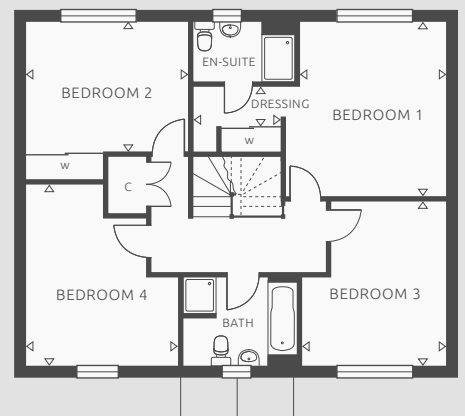
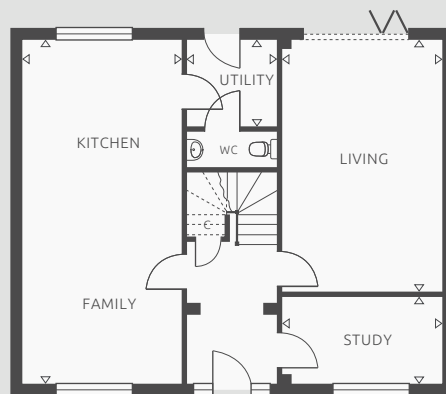
Bedroom 1	4434 (+bay) x 4272 (max)	14' 7" (+bay) x 14' 0" (max)
Dressing Area	3396 (max) x 2256 (min)	11' 2" (max) x 7' 5" (min)

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.



THE
 CYPRESS
 FOUR BEDROOM

plots
 39, 40, 43, 69 & 70



GROUND FLOOR

Living Room	6028 x 3756	19' 9" x 12' 4"
Study	3756 x 2013	12' 4" x 6' 7"
Kitchen/Family	8115 x 3756	26' 7" x 12' 4"
Utility	2103 x 2051	6' 11" x 6' 9"

FIRST FLOOR

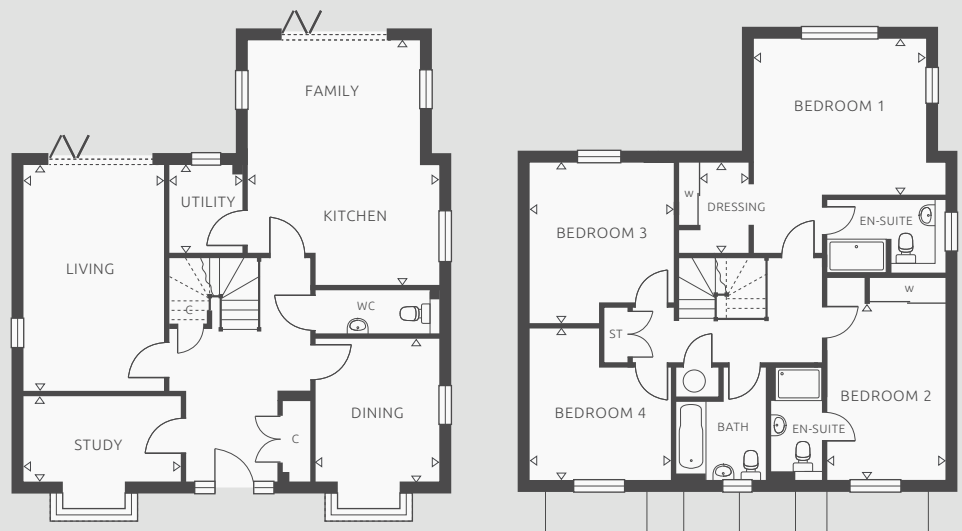
Bedroom 1	4166 x 3831 (min)	13' 8" x 12' 7" (min)
Dressing Area	2078 (max) x 963 (min)	6' 10" (max) x 3' 2" (min)
Bedroom 2	3831 x 3063	12' 7" x 10' 1"
Bedroom 3	3874 (max) x 3431 (max)	12' 9" (max) x 11' 3" (max)
Bedroom 4	4339 (max) x 3559 (max)	14' 3" (max) x 11' 8" (max)

NOTE : Some plots are handed versions of shown and exact plot layouts may vary.



THE
ASH
FOUR BEDROOM

plots
41, 55 & 63



GROUND FLOOR

Living Room	5365 x 3300	17' 7" x 10' 10"
Study	3700 x 2000 (+bay)	12' 2" x 6' 7" (+bay)
Dining Room	3345 (+bay) x 2900	11' 0" (+bay) x 9' 6"
Kitchen/Family	5725 (max) x 4515 (max)	18' 9" (max) x 14' 10" (max)
Utility	2125 x 1672	7' 0" x 5' 6"

FIRST FLOOR

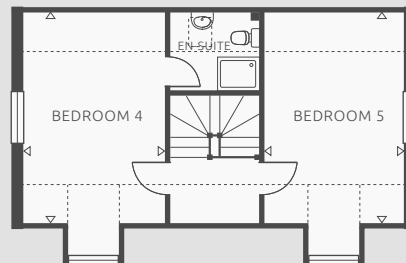
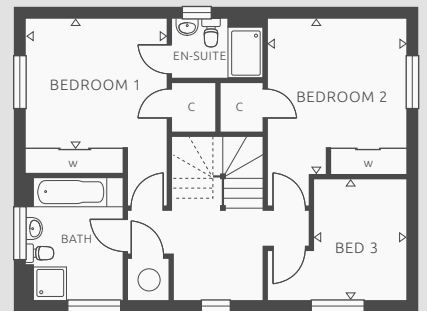
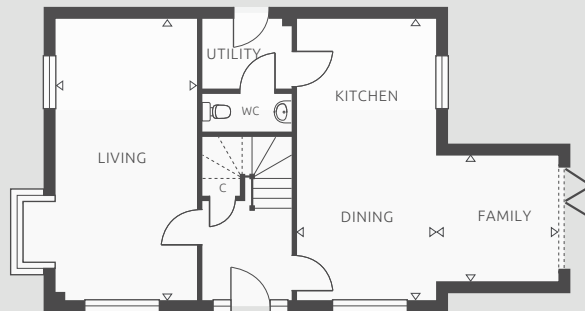
Bedroom 1	4065 x 3700 (min)	13' 4" x 12' 2" (min)
Dressing Area	2163 (max) x 1163 (min)	7' 1" (max) x 3' 10" (min)
Bedroom 2	4140 (min) x 2813	13' 7" (min) x 9' 3"
Bedroom 3	3771 (max) x 3375 (max)	12' 4" (max) x 11' 1" (max)
Bedroom 4	3570 (max) x 3345 (max)	11' 9" (max) x 11' 0" (max)

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.



THE
ALDER
FIVE BEDROOM

plots
36, 44, 51, 71 & 76



GROUND FLOOR

Living Room	6653 x 3337 (+bay)	21' 10" x 10' 11" (+bay)
Kitchen/Dining	6653 x 3275	21' 10" x 10' 9"
Family Area	2940 x 2915	9' 8" x 9' 7"
Utility	2103 x 1675	6' 11" x 5' 6"

FIRST FLOOR

Bedroom 1	3337 x 3052 (min)	10' 11" x 10' 0" (min)
Bedroom 2	3715 (min) x 3275	12' 2" (min) x 10' 9"
Bedroom 3	2862 (max) x 2235 (min)	9' 5" (max) x 7' 4" (min)

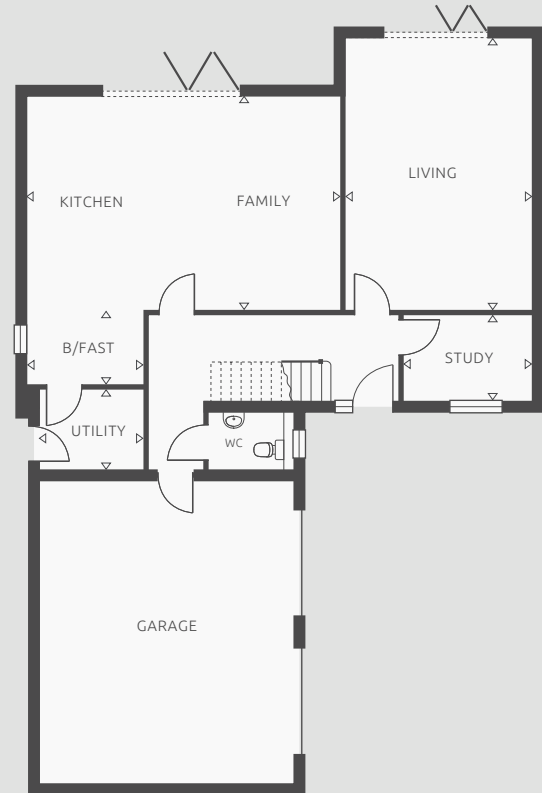
SECOND FLOOR

Bedroom 4	4975 (+bay) x 3337	16' 4" (+bay) x 10' 11"
Bedroom 5	4975 (+bay) x 3275	16' 4" (+bay) x 10' 9"

NOTE: Some plots are handed versions of shown and exact plot layouts may vary.

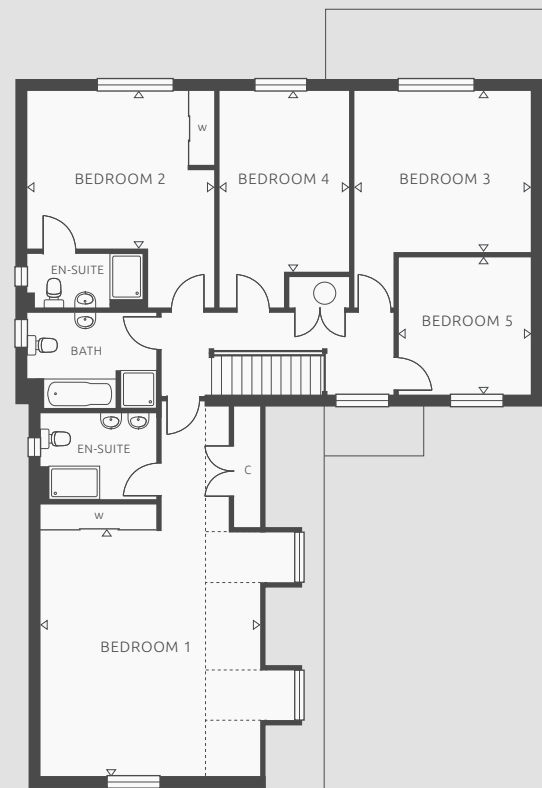
GROUND FLOOR

Living Room	6390 x 4403	21' 0" x 14' 5"
Study	3015 x 2025	9' 11" x 6' 8"
Kitchen/Family	7463 x 5040	24' 6" x 16' 6"
Breakfast Area	2755 x 1800	9' 0" x 5' 11"
Utility	2418 x 1900	7' 11" x 6' 3"



FIRST FLOOR

Bedroom 1	5794 (min) x 5189 (+bays)	19' 0" (min) x 17' 0" (+bays)
Bedroom 2	4465 x 3778 (min)	14' 8" x 12' 5" (min)
Bedroom 3	4200 x 3840 (min)	13' 9" x 12' 7" (min)
Bedroom 4	4340 (min) x 3103	14' 3" (min) x 10' 2"
Bedroom 5	3300 x 3175	10' 10" x 10' 5"



NOTE: Some plots are handed versions of shown and exact plot layouts may vary.



THE
WHITEBEAM
FIVE BEDROOM



plots
42 & 68



GREEN PARK
GARDENS

GAS CENTRAL HEATING

FIVE PANEL VERTICAL DOORS

SATIN FINISH DOOR FURNITURE

UPVC DOUBLE GLAZED WINDOWS

LEMONGRASS KITCHEN WITH SOFT CLOSE DRAWERS AND DOORS

INTEGRATED KITCHEN INCLUDING

High level oven (*under oven to apartments*)

plus combination oven to Cypress, Ash, Alder & Whitebeam

Gas hob to houses, electric to apartments and cooker hood

Fridge/freezer,

Washing machine and dishwasher (*slimline to apartments*)

QUARTZ WORKTOPS TO KITCHEN & UTILITY ROOMS

CHOICE OF FLOOR TILING TO KITCHEN

(*subject to stage of construction*)

BUILT IN WARDROBE TO MASTER BEDROOM

plus

BUILT IN WARDROBE TO BEDROOM TWO

to Blackthorn, Cypress, Ash, Alder & Whitebeam

CHOICE OF FLOOR AND WALL TILING TO BATHROOM AND EN-SUITE

(*subject to stage of construction*)

ROCA SANITARYWARE

CHROME HEATED TOWEL RAIL TO BATHROOM AND EN-SUITE

INSET CEILING LIGHTS TO KITCHEN, BATHROOM AND EN-SUITE

LIGHT AND POWER TO GARAGES

CAR CHARGING POINT TO HOUSES

VIDEO ENTRY PHONE TO APARTMENTS

NHBC COVER

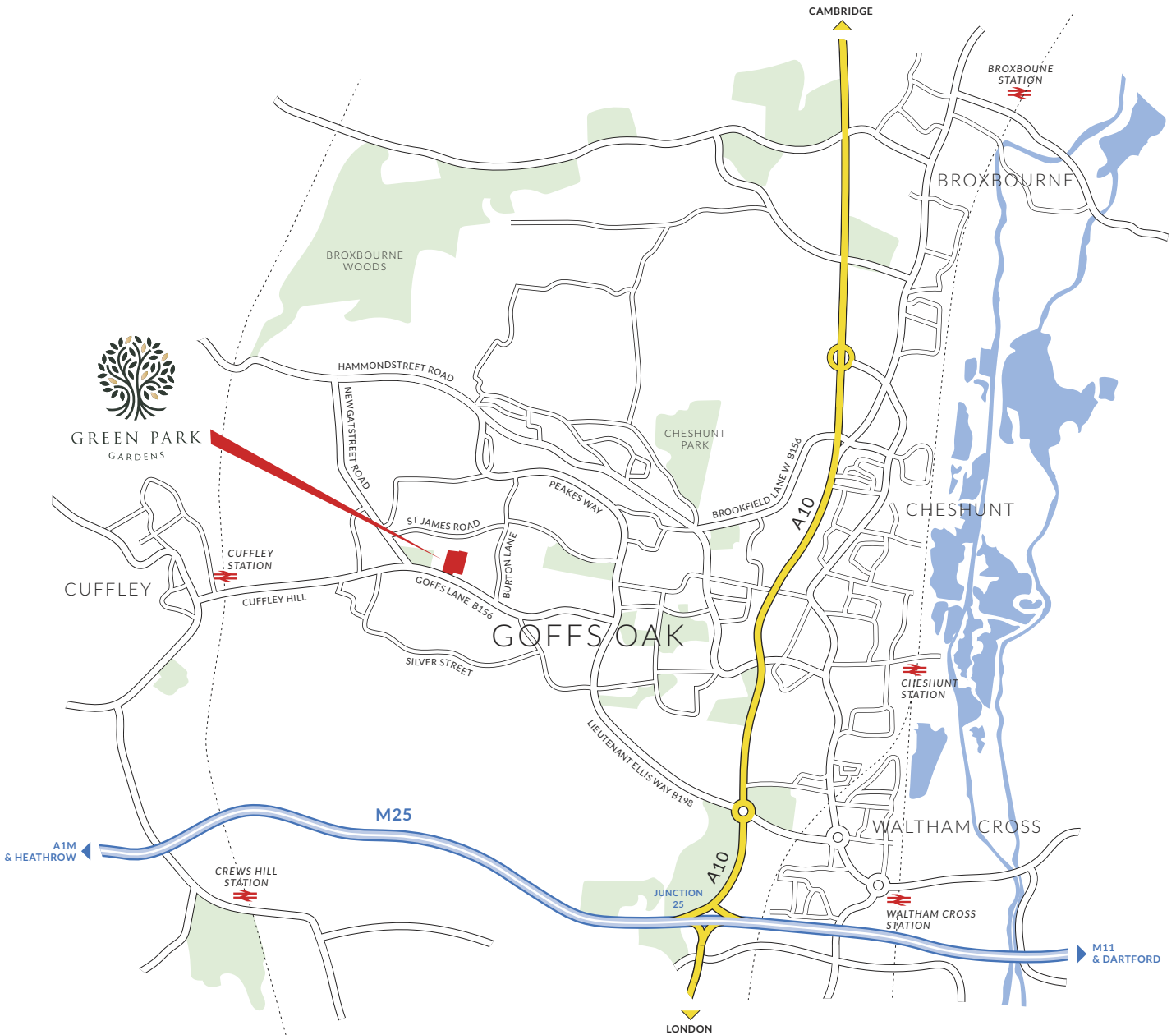
SPECIFICATION





GREEN PARK GARDENS

GOFFS LANE, GOFFS OAK, HERTFORDSHIRE EN7 5EP



Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.



Protection for new-build home buyers

● Current Matthew Homes developments in the area



Matthew House
45-47 High Street
Potters Bar
Hertfordshire
EN6 5AW
Tel : 01707 655550
email : sales@matthew-homes.com
www.matthew-homes.com