



GREEN PARK

GARDENS

II

GOFFS LANE, GOFFS OAK, HERTFORDSHIRE EN7 5EP



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GOFFS OAK

HERTFORDSHIRE



THE HIGHLY DESIRABLE VILLAGE OF GOFFS OAK IS SITUATED IN THE BOROUGH OF BROXBOURNE, 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 Hertfordshire Zoo.

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.



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OUR HOUSE TYPE RANGE



CAMELLIA
THREE BEDROOM



AZALEA
FOUR BEDROOM



FORSYTHIA
FOUR BEDROOM



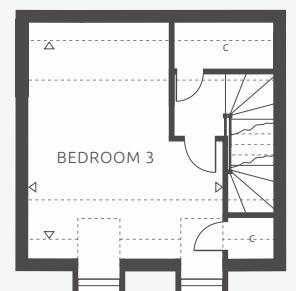
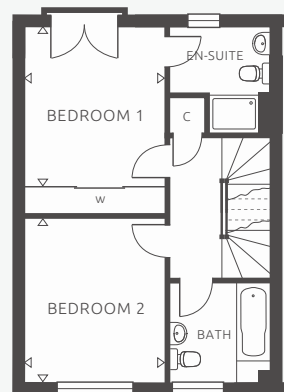
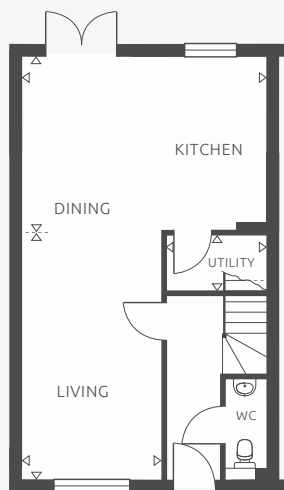
SITE PLAN



THE
CAMELLIA
THREE BEDROOM



Plots 88, 89, 90 & 91
Semi-Detached



GROUND FLOOR

Living Area	5410 x 3070	17' 9" x 10' 1"
Kitchen/Dining	5350 x 3830	17' 7" x 12' 7"
Utility	2200 x 1250	7' 3" x 4' 1"

FIRST FLOOR

Bedroom 1	3450 x 3100	11' 4" x 10' 2"
Bedroom 2	3570 x 3100	11' 9" x 10' 2"

SECOND FLOOR

Bedroom 3	4370 (max) x 4280 (+bay)	14' 4" (max) x 14' 1" (+bay)
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NOTE: Some plots are handed versions of shown and exact plot layouts may vary.

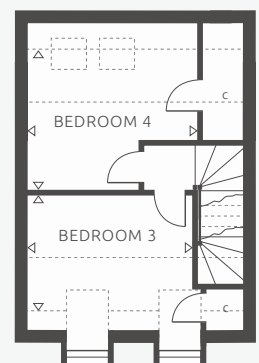
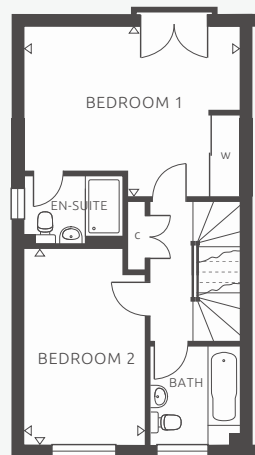
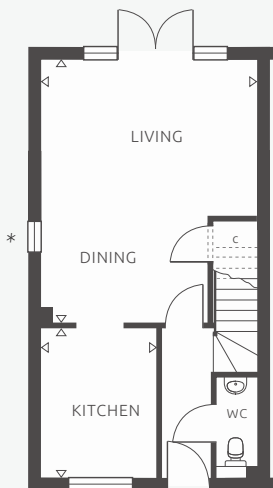


THE
AZALEA
FOUR BEDROOM



Plots 83, 84, 85 & 86
Semi-Detached

Plot 82
Detached



GROUND FLOOR

Living/Dining	5770 (max) x 4700 (max)	18' 11" (max) x 15' 5" (max)
Kitchen	3270 x 2540	10' 9" x 8' 4"

FIRST FLOOR

Bedroom 1	4700 (max) x 3730 (max)	15' 5" (max) x 12' 3" (max)
Bedroom 2	4300 (max) x 2640 (max)	14' 1" (max) x 8' 8" (max) ¹

SECOND FLOOR

Bedroom 3	3630 x 2580 (+bay)	11' 11" x 8' 6" (+bay)
Bedroom 4	3720 (max) x 3070	12' 2" (max) x 10' 1"

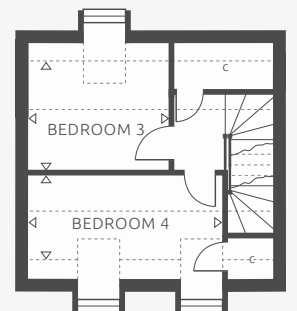
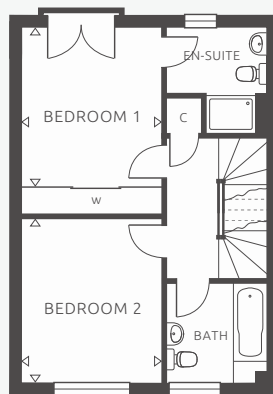
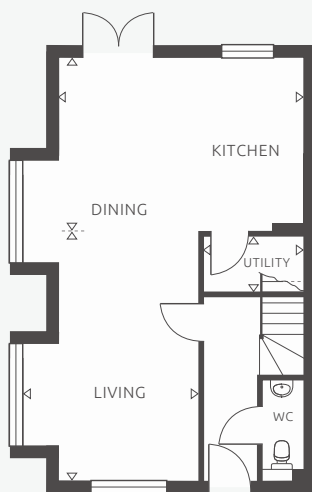
NOTE : Some plots are handed versions of shown and exact plot layouts may vary.

* Window not applicable to plot 86.



THE
FORSYTHIA
 FOUR BEDROOM

■
 Plot 87
 Detached



GROUND FLOOR

Living Area	5350 (max) x 3840 (to bay)	17' 7" (max) x 12' 7" (to bay)
Kitchen/Dining	5350 (+bay) x 3800	17' 7" (+bay) x 12' 6"
Utility	2200 x 1250	7' 3" x 4' 1"

FIRST FLOOR

Bedroom 1	3450 x 3100	11' 4" x 10' 2"
Bedroom 2	3570 x 3100	11' 9" x 10' 2"

SECOND FLOOR

Bedroom 3	3060 x 2400 (+bay)	10' 1" x 7' 11" (+bay)
Bedroom 4	4280 (max) x 1860 (+bay)	14' 1" (max) x 6' 2" (+bay)



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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

Gas hob and cooker hood

Fridge/freezer

Washing machine and dishwasher

QUARTZ WORKTOPS TO KITCHEN & UTILITY ROOMS

CHOICE OF FLOOR TILING TO KITCHEN

(subject to stage of construction)

BUILT IN WARDROBE TO MASTER BEDROOM

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

(subject to stage of construction)

ROCA SANITARYWARE

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

PV SOLAR PANELS

NHBC COVER

SPECIFICATION

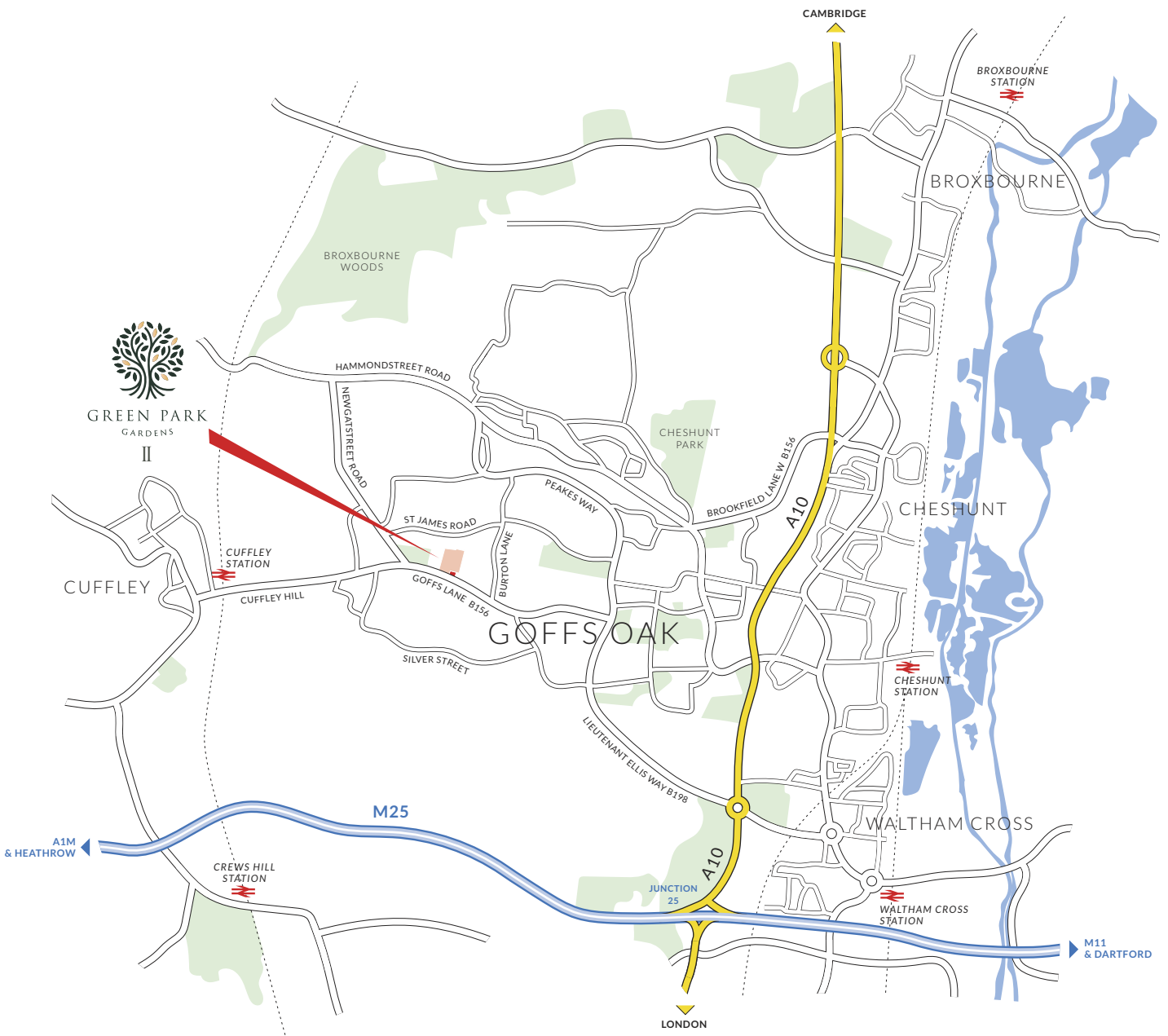




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Current Matthew Homes developments in the area



Protection for new-build home buyers

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.



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