

**NEW BUILD**

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Cedarbrook Rise, Goffs Oak, EN7 6SP |  
£780,000 | 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, solar panels, detached garage, ready for immediate occupation, please call for an appointment to view.

### Key features

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

### Property Information

Tenure  
Freehold

EPC Rating  
TBC

Local Authority  
Broxbourne Borough Council

Service Charge & Ground Rent  
£382



**Paul Wallace Estate Agents**  
Brookfield Centre  
Cheshunt  
Hertfordshire  
EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

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

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



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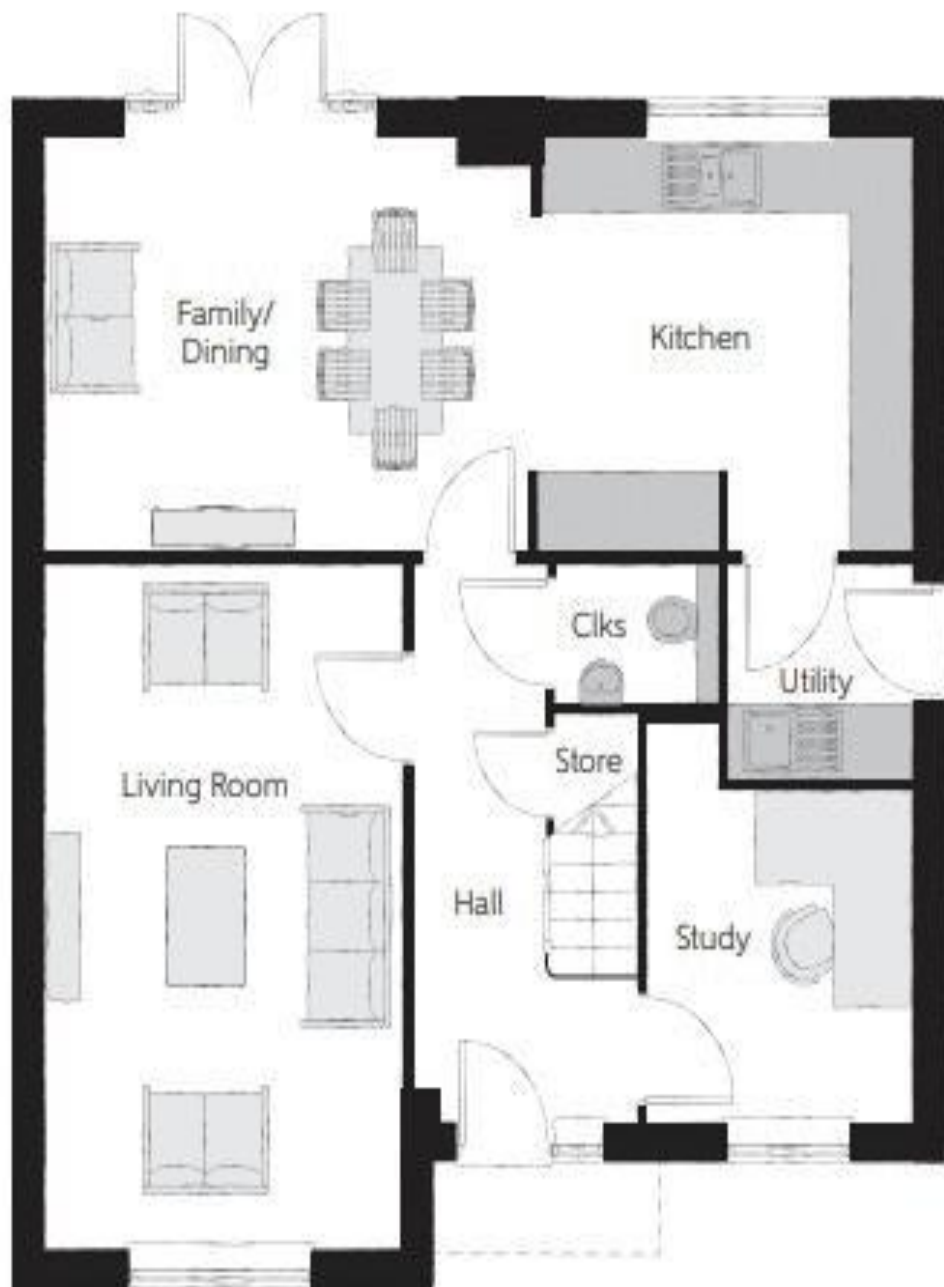
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## Ground Floor

Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	5.45m x 3.39m	17'11" x 11'1"
Study	3.04m x 2.55m	9'11" x 8'4"
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m	5'2" x 4'3"



## First Floor

Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.27m x 2.23m	7'5" x 7'3"
Bedroom 2	3.89m x 3.39m	12'9" x 11'1"
Bedroom 3	5.04m x 2.55m	16'6" x 8'4"
Bedroom 4	2.76m x 2.75m <small>(max)</small>	9'0" x 9'0" <small>(max)</small>
Bathroom	2.76m x 2.03m	9'0" x 6'7"

