

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
- Cul-De-Sac Position
- Various Purchase Options Available
- Detached Garage

- Brand New
- •10 Year NHBC Warranty
- Electric Charging Point
- •Immediate Occupation Available

Property Information

Tenure Freehold

EPC Rating TBC

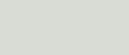
Local Authority Broxbourne Borough Council

Service Charge & Ground Rent £382 per annum

Paul Wallace Estate Agents

Brookfield Centre Cheshunt

Hertfordshire























Cheshunts leading estate agent. 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" × 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"













Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046@2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents

Brookfield Centre Cheshunt Hertfordshire EN8 ONN



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

Closed Sun Closed **Bank Hols**



they should not be relied upon. Potential buyers are advised to recheck measurements.