

settle.

Cedarbrook Rise

GOFF'S OAK, BROXBOURNE

2 & 3-bedroom houses available
with Shared Ownership





Computer generated image of Cedarbrook Rise.

Settle in to your new home at Cedarbrook Rise, Goff's Oak

Welcome to Goff's Oak, a perfect village community to enjoy the best of both worlds: easy access to roads, rail and town amenities, surrounded by open fields and countryside. With an excellent selection of highly regarded local schools, numerous recreational spaces nearby and quick links into London, Goff's Oak will delight growing families and anyone looking to put down roots in Broxbourne.

Every member of the family will flourish in this neighbourhood, with Ofsted rated 'Good' schools including Goff's Oak and Woodside primary schools, and Goff's Academy or St. Mary's C of E High School. Paradise Wildlife Park is a must visit for days out, with its interactive zoo, farmyard, miniature golf, and open-air splash pool. Whether you prefer woodland strolls, or something more active, there is something for everyone at Cheshunt Park, Bencroft Wood Nature Reserve, or Lea Valley White Water Centre.

Goff's Oak has a Co-op Food, post office, pharmacy and florists. Just a short drive away, Broxbourne, Cheshunt, Waltham Cross and Enfield are larger town centres providing a variety of supermarkets, high street favourites and shopping malls, including Brookfield Shopping Park. For eating out and meeting friends head to The Wheelwrights for traditional pub grub and locally-brewed real ales, or The Prince of Wales for fine dining. Joy Bangla provides authentic Indian and Bangladeshi cuisine.

Getting into London for work or pleasure is simple and easy. It's just a 5-minute drive to Cuffley station (taking you to North London and the City; or London's Kings Cross with one change). Cheshunt station runs to London Liverpool Street. The village links via the A10 into the capital and is just a few minutes away from Junction 25 of the M25. London Stansted Airport is just 30 minutes' drive away.







Computer generated image of Cedarbrook Rise.

2 bed house

Plots 7 & 8



Ground Floor

First Floor

B – Boiler S – Storage

LOUNGE	4.13 x 4.00	13' 6" x 13' 1"
KITCHEN	2.68 x 3.40	8' 9" x 11' 1"
BEDROOM 1	4.13 x 3.50	13' 6" x 11' 5"
BEDROOM 2	4.13 x 3.05	13' 6" x 10' 0"
BATHROOM	1.77 x 2.20	5' 9" x 7' 2"
TOTAL AREA	81.3 Sq M	876 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

3 bed house

Plots 14, 10, 44 & 48



Ground Floor

First Floor

B – Boiler S – Storage

LOUNGE	4.83 x 5.08	15' 10" x 16' 8"
KITCHEN	3.39 x 3.10	11' 1" x 10' 2"
BEDROOM 1	4.83 x 2.85	15' 10" x 9' 4"
BEDROOM 2	2.58 x 4.73	8' 5" x 15' 6"
BEDROOM 3	2.17 x 3.65	7' 1" x 11' 11"
BATHROOM	1.96 x 2.17	6' 5" x 7' 1"
TOTAL AREA	95.3 Sq M	1026 Sq Ft

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3 bed house

Plots 6, 9 & 51



Ground Floor

First Floor

B – Boiler S – Storage

LOUNGE	4.83 x 5.08	15' 10" x 16' 8"
KITCHEN	3.39 x 3.10	11' 1" x 10' 2"
BEDROOM 1	4.83 x 2.85	15' 10" x 9' 4"
BEDROOM 2	2.58 x 4.73	8' 5" x 15' 6"
BEDROOM 3	2.18 x 3.65	7' 1" x 11' 11"
BATHROOM	1.96 x 2.13	6' 5" x 6' 11"
TOTAL AREA	95.3 Sq M	1026 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Designed for comfort and convenience



A fusion of traditional and contemporary, the homes draw on the appearance of existing houses in the village, including brick detailing, roof forms and entrance features. The sleek kitchens have a range of integrated appliances, and the bathrooms are contemporary and elegant. Each unique property comes with a garden, with terraced patio. Plenty of street and resident parking spaces.

KITCHEN

- Stylish fitted kitchen from Symphony Kitchens 'Woodbury' range in Gloss Cashmere, with Brush Nickel handles and complemented by wood effect laminate worktops and upstands in Dark Ash, and cooker splashback in Platinum Glass
- Electric ceramic hob, oven and extractor hood from Zanussi (Single oven for 2-bed, Double oven for 3-bed)
- Integrated fridge/freezer, washing machine and dishwasher

BATHROOM

- Contemporary white bathroom suite from Roca
- Ceramic wall tiling, in Warm Grey Gloss, full height around bath and half height behind wash hand basin
- Bristan Thermostatic bath/shower mixer
- Mira shower screen
- Glass mirror and chrome towel rail

FLOORING

- High quality 'Grey Studio Oak' range vinyl tile flooring by Karndean to the kitchen and hallway - Porcelain textured tiles to bathroom and cloakroom (where applicable)
- Carpet in French Grey by Primo Plus to stairs, landing, living room, and bedroom(s)

GENERAL

- Hot water provided by Ideal Standard 'Logic' Combination Boiler
- Television points to the lounge and bedroom 1 (The installation of a tv aerial in the loft space will be required for points to work)*
- USB point to all rooms
- Outside water tap to rear
- Turf to rear garden
- Blinds to all windows
- Fitted wardrobe to Master Bedroom
- Garden Shed
- Patio in rear garden



Computer generated images may not reflect specifications at Cedarbrook Rise.





Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You must currently live or work in the Borough of Broxbourne.

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, those who live Broxbourne Borough and those who work in Broxbourne Borough. However, applications are welcome from all interested parties that live or work in the Borough or Broxbourne.

**lower share percentages may be available – please speak to a member of the sales team for more information.*

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



CEDARBROOK RISE, GOFF'S OAK, HERTFORDSHIRE

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