

# HENDRICKS GREEN

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GOFF'S LANE, GOFF'S OAK, WALTHAM CROSS,  
HERTFORDSHIRE, EN7 5QF

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A collection of three bedroom houses  
located in the traditional and picturesque  
village of Goff's Oak

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# WELCOME

Surrounded by beautiful rolling fields but ideally located for London commuting, Hendricks Green is set in the pretty village of Goff's Oak in Hertfordshire close to Waltham Cross.

## The local area

Hendricks Green is set in a beautiful new development where you can enjoy a new, relaxed lifestyle, away from the hustle and bustle. There are green open spaces and play areas within the development and the village shops in Goffs Oak are a short walk away with a convenience store, pharmacy, post office and florists. Waltham Cross boasts a range of high street retailers with more shops in The Pavilions shopping centre. There are also a Sainsbury's, Iceland and Lidl within the the town centre.

Enfield is a thriving town centre, just a 17 minute drive by car and also has plenty of household name shops as well as at the Palace Gardens shopping centre, while London is just over an hour away by car.

Hendricks Green has several pubs and reataurants within walking distance, while Cheshunt is less than 10 minutes away in the car and boasts an excellent array of restaurants offering flavours from around the world.



# SPECIFICATION

Homes beautifully designed to meet your everyday needs

## Kitchen/dining room

- Contemporary fitted kitchen units with worktops
- Integrated washer dryer and fridge freezer
- Built-in single electric oven and gas hob
- Extractor hood
- Ceramic floor tiles
- 1 ½ bowl stainless steel sink with drainer

## Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver socket
- Full height tiling around bath and as splashback to sink
- Ceramic floor tiles

## Cloakroom

- White sanitary ware
- Karndean vinyl floor tiles
- Tiled splashback to basin

## Interiors

- Carpet to all living areas
- Smoke detector
- Carbon monoxide detector
- Combi boiler
- Gas central heating
- BT phone socket to living room
- TV point to living room and master bedroom

## Exteriors

- Double glazed UPVC windows
- Turf to rear garden
- Timber cycle store in rear garden
- Patio area to rear garden
- 2 allocated parking spaces
- 125 year lease
- NHBC warranty

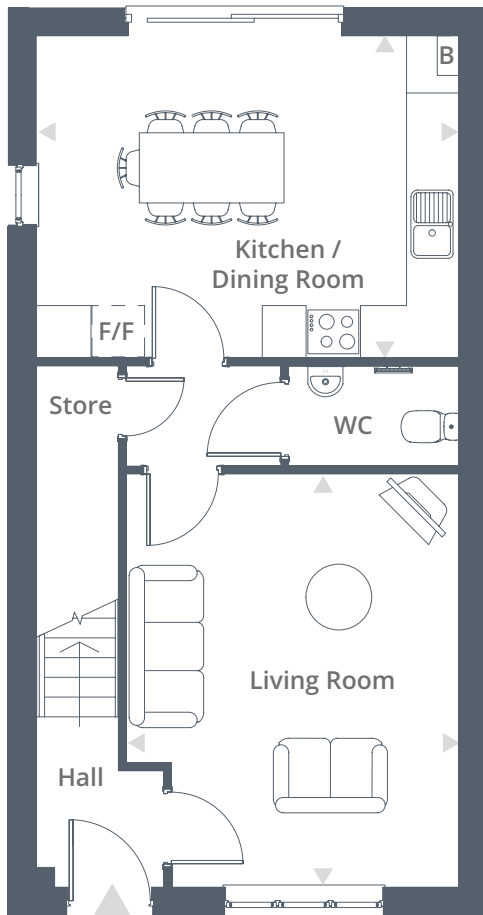


# FLOOR PLANS

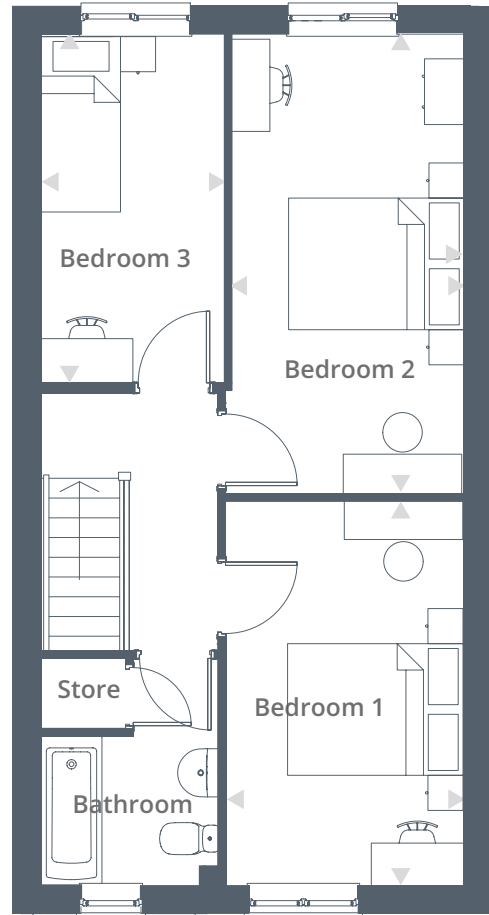
## 3 BEDROOM HOUSES

- Plot 21 | 4 Defender Close, Goffs Oak, Hertfordshire EN7 5FL
- Plot 22\* | 6 Defender Close, Goffs Oak, Hertfordshire EN7 5FL
- Plot 23 | 8 Defender Close, Goffs Oak, Hertfordshire EN7 5FL
- Plot 24\* | 10 Defender Close, Goffs Oak, Hertfordshire EN7 5FL
- Plot 69\* | 17 Cucino Way, Goffs Oak, Hertfordshire EN7 5FG
- Plot 70 | 15 Cucino Way, Goffs Oak, Hertfordshire EN7 5FG
- Plot 71\* | 11 Cucino Way, Goffs Oak, Hertfordshire EN7 5FG
- Plot 72 | 9 Cucino Way, Goffs Oak, Hertfordshire EN7 5FG

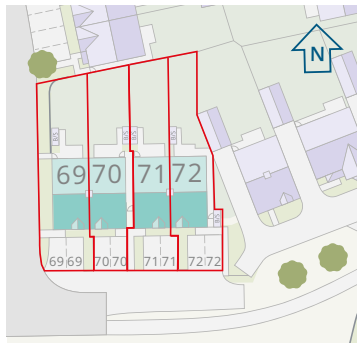
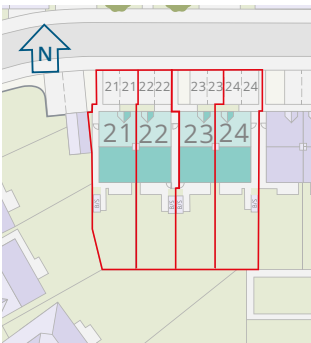
\* Plots 22, 24, 69 & 71 are handed to the plan drawn



Ground Floor



First Floor

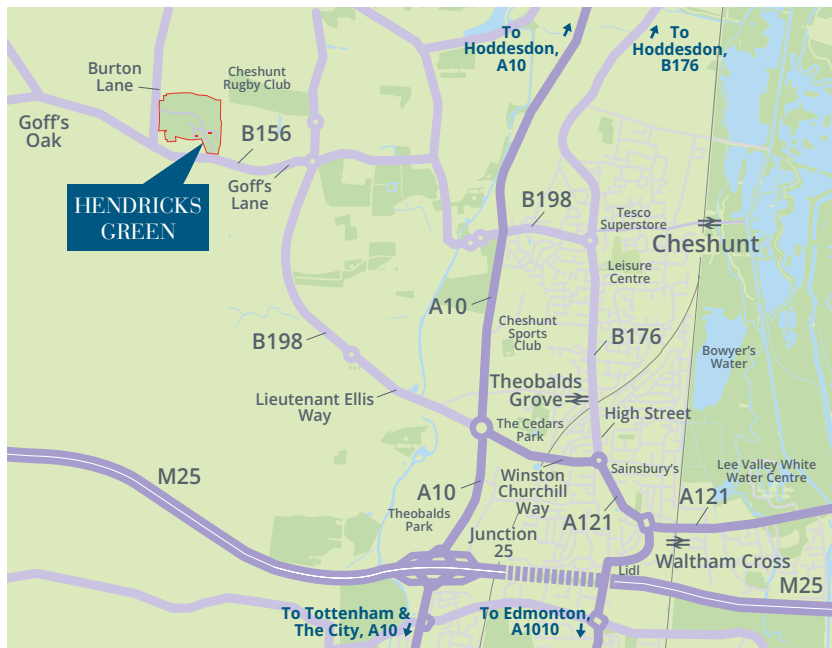
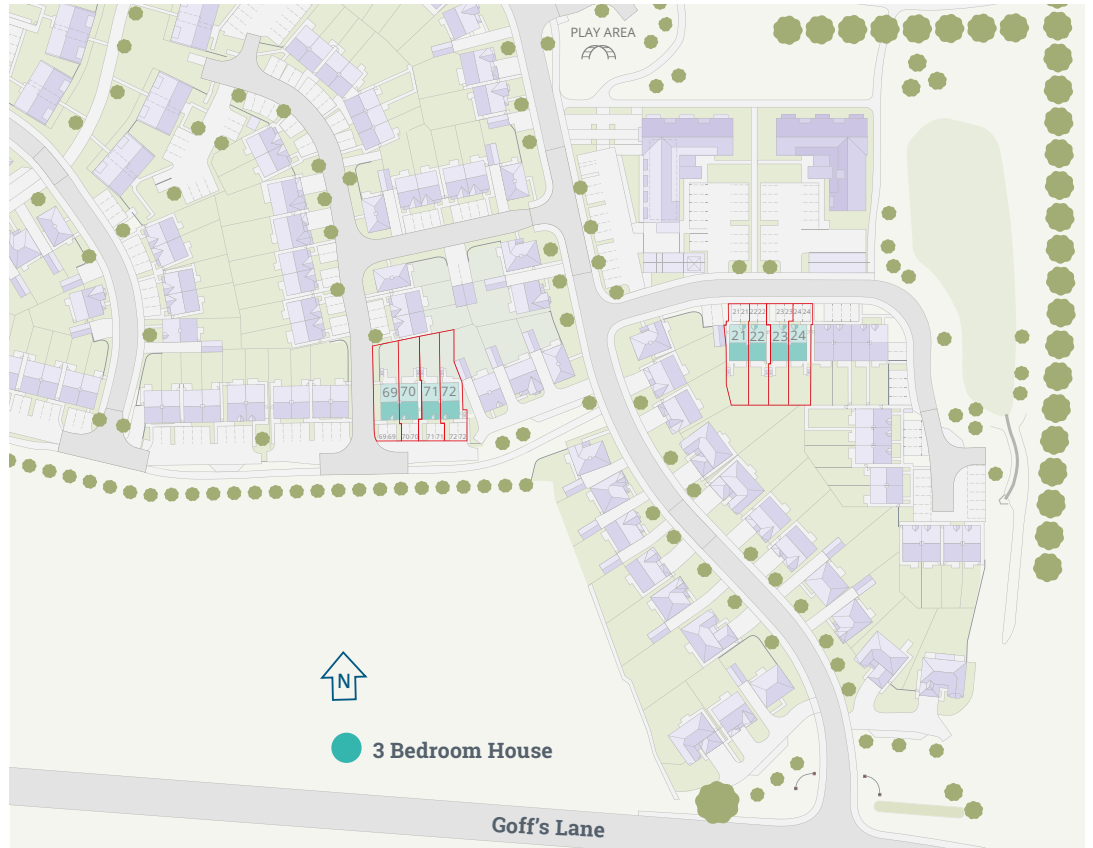


### Dimensions

Kitchen / Dining Room	4.85m x 3.70m	15' 10" x 12' 1"
Living Room	3.35m x 4.75m	10' 11" x 15' 7"
Bedroom 1	2.65m x 4.45m	8' 8" x 14' 7"
Bedroom 2	2.65m x 5.30m	8' 8" x 17' 4"
Bedroom 3	2.12m x 4.00m	6' 11" x 13' 1"

**Total Area** 93 m<sup>2</sup> / 1,001 ft<sup>2</sup>

# SITE PLAN



## LOCATION

By car from Hendricks Green the A10 is just under a 10 minute drive for journeys to Cambridge, Hoddesdon, Enfield and Central London. The M25 is an eight minute drive, for Greater London and connections to the M1, M11 and the A12.

There are two train stations within a 15 minute drive of Hendricks Green. Cuffley Station with services to Moorgate in central London. From Cheshunt station there are services to Harlow, Bishop's Stortford and London Liverpool Street.

Heathrow Airport just under an hour away via the M25, and Stansted around 40 minutes away via the M11.

Source: \*www.nationalrail.co.uk  
FOR SAT NAV USE: EN7 5QF

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