



**CREST
NICHOLSON**

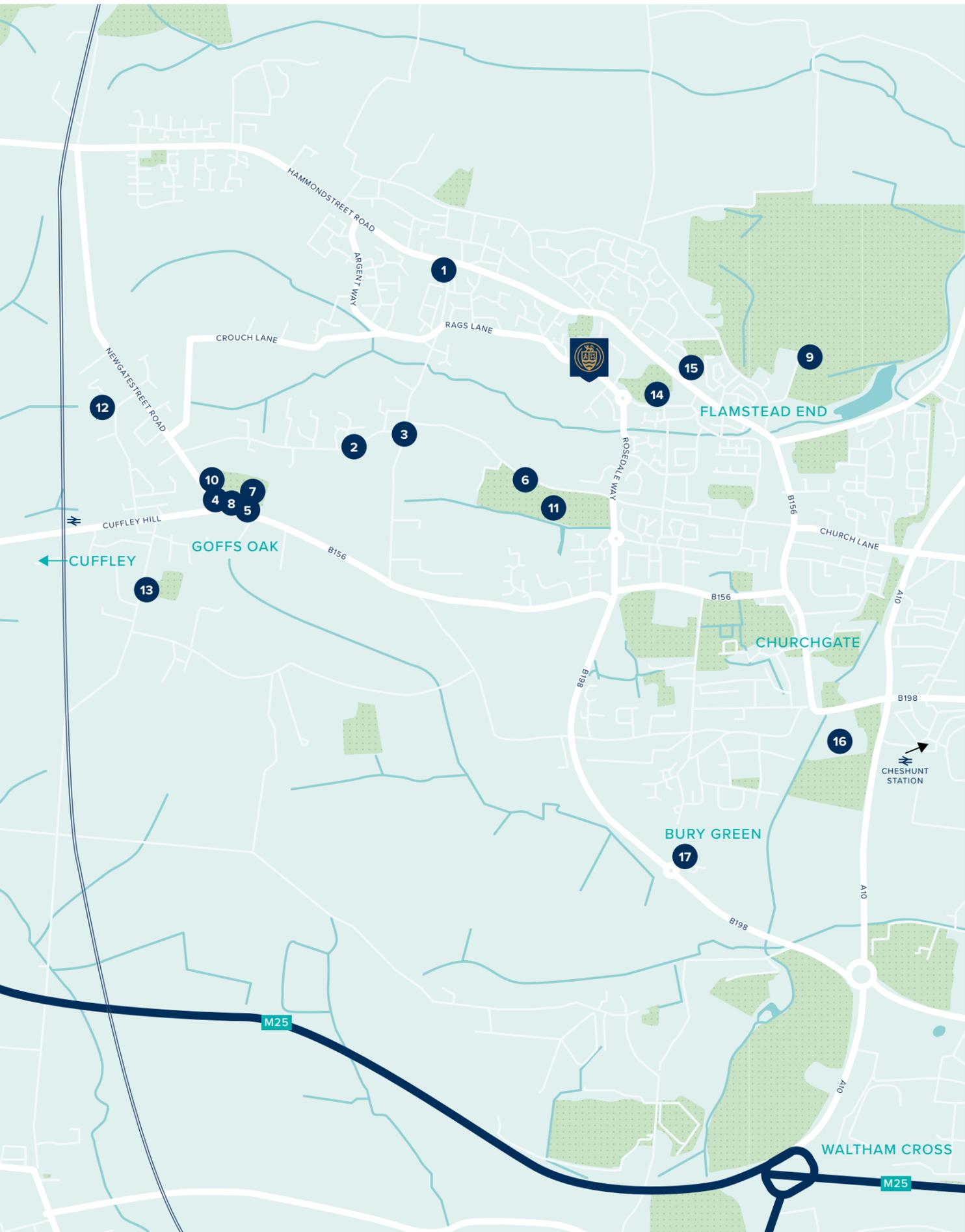
REGENTS BROOK

GOFFS OAK • HERTFORDSHIRE

Regents Brook is a desirable collection of new homes set in a highly sought-after village location. Ideally placed for modern living it is just minutes from bustling Cheshunt and the nearby market town of Waltham Abbey.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN GOFFS OAK

A desirable village boasting several pubs and local amenities, Goffs Oak has a feel-good factor that will draw you in, making it a fantastic place to call home.

On your doorstep

Enjoy all of what Goffs Oak has to offer - but when you want more shopping and leisure facilities you will be spoilt for choice in nearby Cheshunt.

- 1 Tesco Express
- 2 St James C of E Church
- 3 Prince of Wales Pub
- 4 Co-op Food
- 5 Valley View Surgery
- 6 Cheshunt Rugby Club
- 7 Community Library
- 8 Post Office
- 9 Cheshunt Park Golf Centre
- 10 The Goffs Oak Pub

Education

The Goffs Oak area is particularly well served with primary schools, boasting seven in total – all at least rated Good by Ofsted. There is also a fine selection of secondary schools and pre-school nurseries.

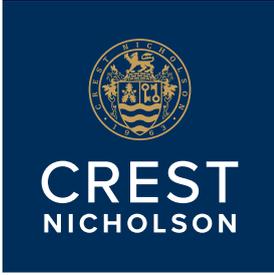
- 11 Rafles Nursery and Pre-school
- 12 Goffs Oak Primary
- 13 Woodside Primary
- 14 Fairfield Primary
- 15 Flamstead End Primary
- 16 Goffs-Churchgate Academy
- 17 St Mary's C of E High School

Travel

Positioned on the rural edge of the London commuter belt, Goffs Oak is well served by road, rail and bus links. Nearby Cuffley and Cheshunt rail stations ensure convenient access into London, while both the M25 and A10 are just minutes away by car.

- Cuffley station – 7 minutes
- Cheshunt station – 10 minutes
- M25 J25/A10 – 7 minutes
- Cheshunt station to Stratford – 24 minutes
- Cheshunt station to London Liverpool Street – 23 minutes
- Cuffley station to Finsbury park – 29 minutes
- Cuffley station to London Kings Cross – 39 minutes
- London Stansted Airport – 35 minutes by car





REGENTS BROOK

Goffs Oak,
Hertfordshire EN7 6TE

For all enquiries please call

01992 238 485

crestnicholson.com/regentsbrook

CONNECTED AND DESIRABLE COUNTRYSIDE LIVING

Regents Brook is a delightful collection of homes tucked away in the countryside, just a few miles from the beautiful Lee Valley, but easily commutable to London.

To live in Goffs Oak is to get back to nature, and enjoy being surrounded by the beautiful Hertfordshire countryside. Here you will have the advantage of being just a short walk away from traditional village amenities such as the church, post office and local general store. However, when you want to enjoy more activities and facilities you are just a few miles from bustling Cheshunt and the fantastic experience that is the Lee Valley Park.

Stepping out the front door of your new home there are no shortage of village facilities and things to see and do. In a short stroll you can collect the essentials at Tesco Express or how about a tasty treat from the nearby artisan bakery or farm shop. For the sporty minded why not check out the local rugby club and golf centre which are both close by.

Continuing this green theme, you will not fail to be impressed by the great swathes of parklands, pretty woodlands and river valleys that are an important feature of the area. Attractions such as Northaw Great Wood and Broxbourne Woods are perfect for a day out with family and friends, and then there is Theobalds Park which has a fantastic turf maze.

If you want even more of the outdoor life, then you also have the nationally famous Lee Valley Regional Park on your doorstep. This 10,000 acre stretch of parklands and waterways is a haven for a range of wildlife. Almost every energetic sport is catered for here, from an indoor cycling track to horse riding and ice skating, as well as a myriad of more leisurely activities such as nature reserves, formal gardens and wildlife centres.

When you need to scratch that shopping itch, you are just a three-mile journey from Brooklands Shopping Centre. Here you will find large multinational shops such as Marks & Spencer, Sports Direct, Next and Boots to name just a few. If you fancy a bite to eat, or want to meet friends for a coffee, then there are some excellent cafés, pubs and bars to take your pick from in the nearby town centre of Cheshunt.

Slightly further afield, but only one junction up the M25, is the impressive market town of Waltham Abbey along with its many surrounding attractions. A town steeped in royal history with its beautiful church and abbey grounds, this is well worth a visit along with the nearby Epping Forest.





**CREST
NICHOLSON**

REGENTS BROOK

DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes set in a sought-after village location within an easy commute of London.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES
 The Cromer

3 BEDROOM HOMES
 The Evesham
 The Chesham
 The Seaton

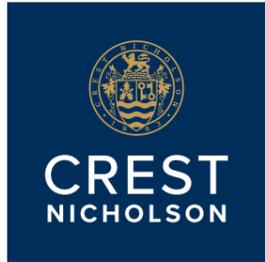
4 BEDROOM HOMES
 The Romsey
 The Keswick
 The Winkfield

5 BEDROOM HOMES
 The Buckingham

Affordable Housing

V Visitors Parking
 SS Sub Station
 PS Pumping Station
 BCP Bin Collection Point
 SWPS Surface Water Pumping Station





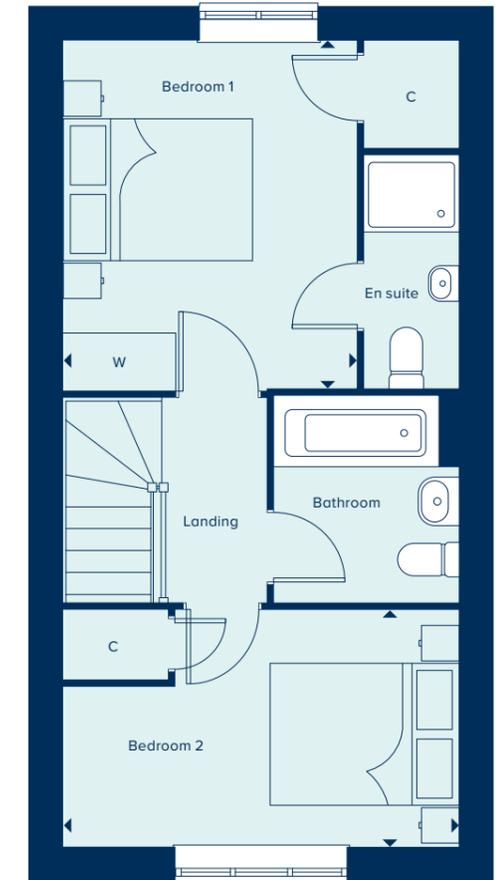
THE CROMER
2 Bedroom Home

crestnicholson.com

THE CROMER

An exceptionally spacious two bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.11m 15'11" x 6'11"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'1" x 10'1"

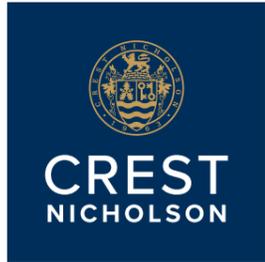
BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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THE CHESHAM
3 Bedroom Home

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THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

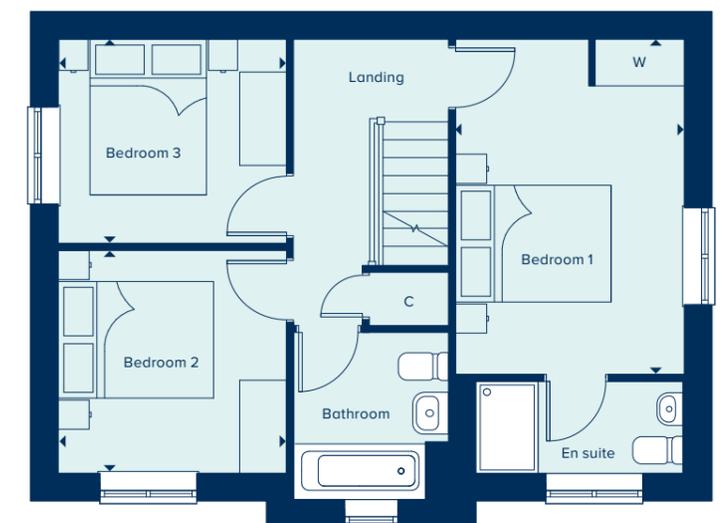
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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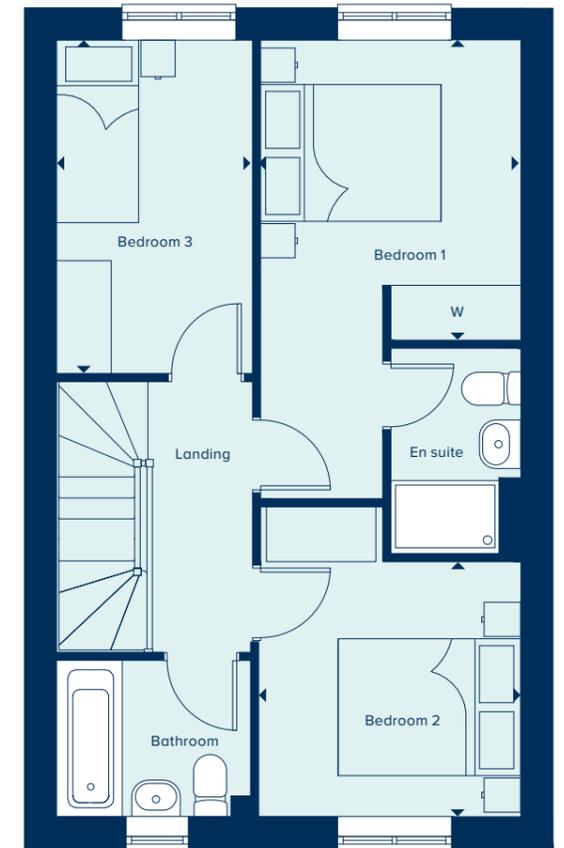
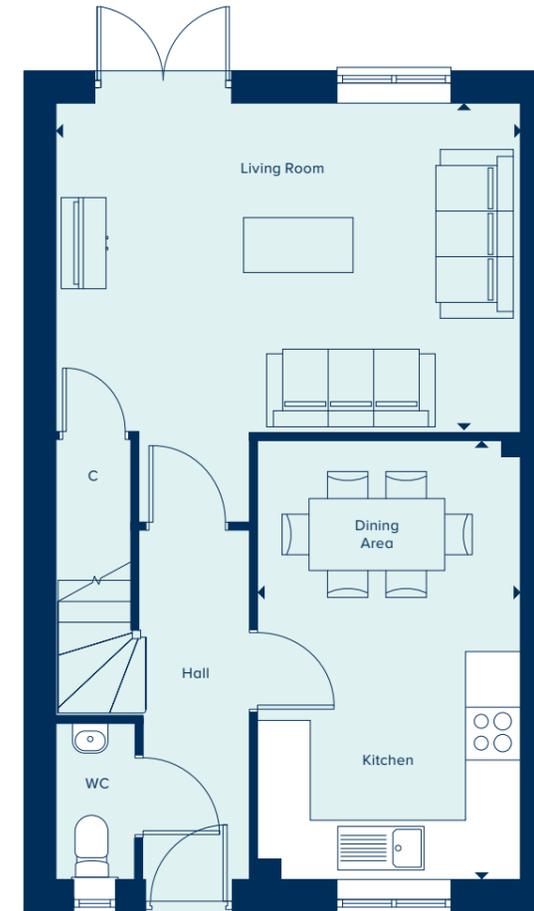
THE EVESHAM
3 Bedroom Home

crestnicholson.com

THE EVESHAM

The Evesham is a three bedroom home which includes a versatile open plan kitchen and dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.82m x 2.89m 15'10" x 9'6"

LIVING ROOM

5.09m x 3.59m 16'8" x 11'9"

FIRST FLOOR

BEDROOM 1

3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2

3.39m x 2.85m 11'1" x 9'4"

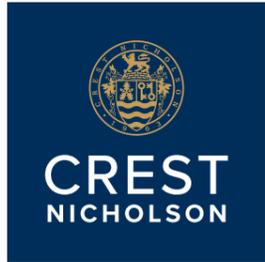
BEDROOM 3

3.66m x 2.15m 12'0" x 7'0"

C Cupboard W Wardrobe

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for home working. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KESWICK
4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
6.70m x 3.03m 21'11" x 9'11"

LIVING ROOM
4.81m x 3.35m 15'9" x 11'0"

STUDY
3.41m x 2.47m 11'2" x 8'1"



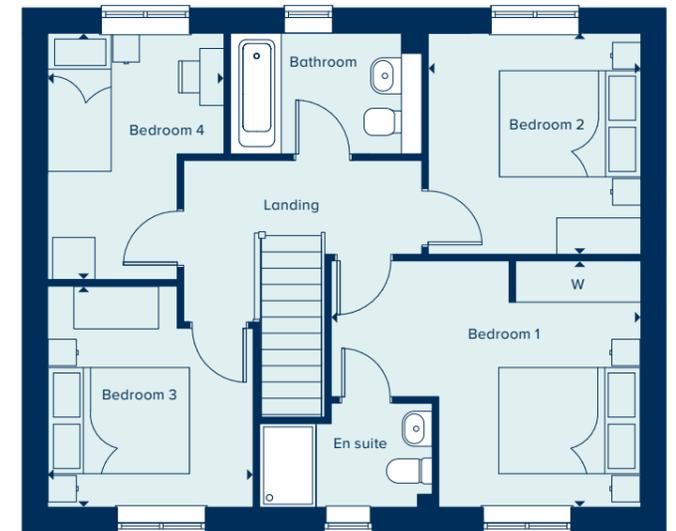
FIRST FLOOR

BEDROOM 1
4.35m x 3.48m 14'3" x 11'5"

BEDROOM 2
3.13m x 3.01m 10'3" x 9'10"

BEDROOM 3
3.12m x 2.91m 10'3" x 9'6"

BEDROOM 4
3.49m x 2.49m 11'5" x 8'2"



C Cupboard W Wardrobe ● Specification

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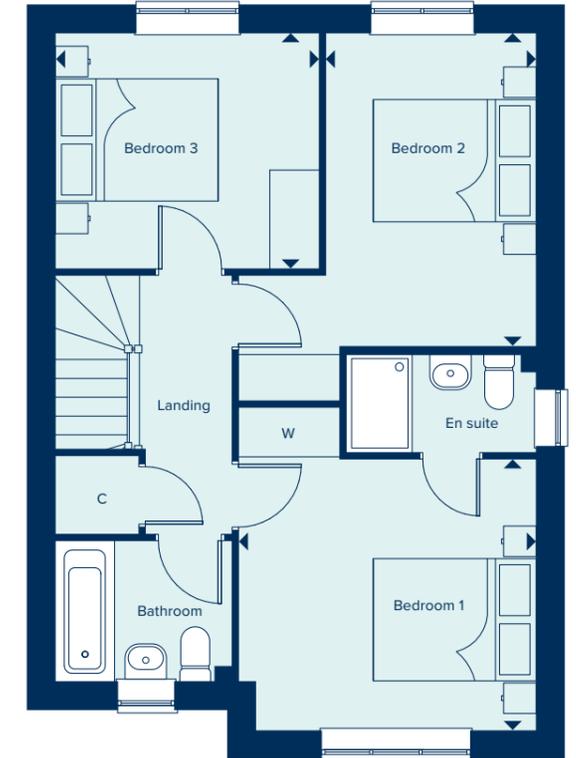
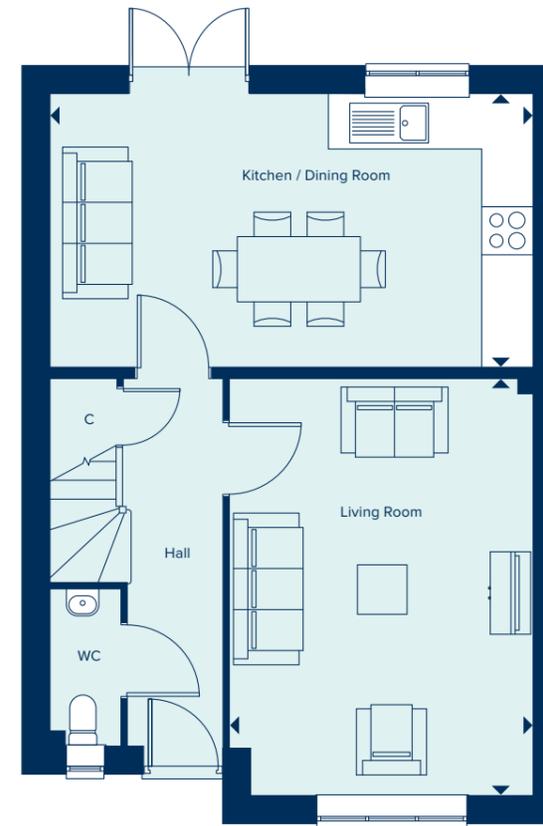
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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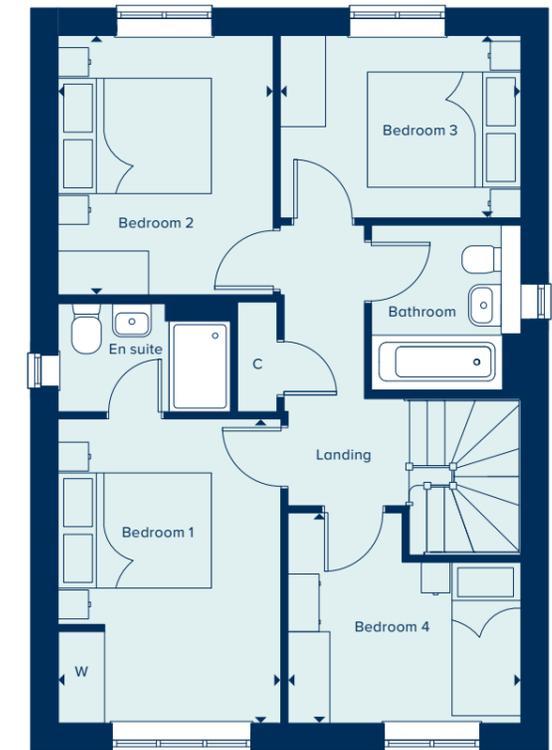
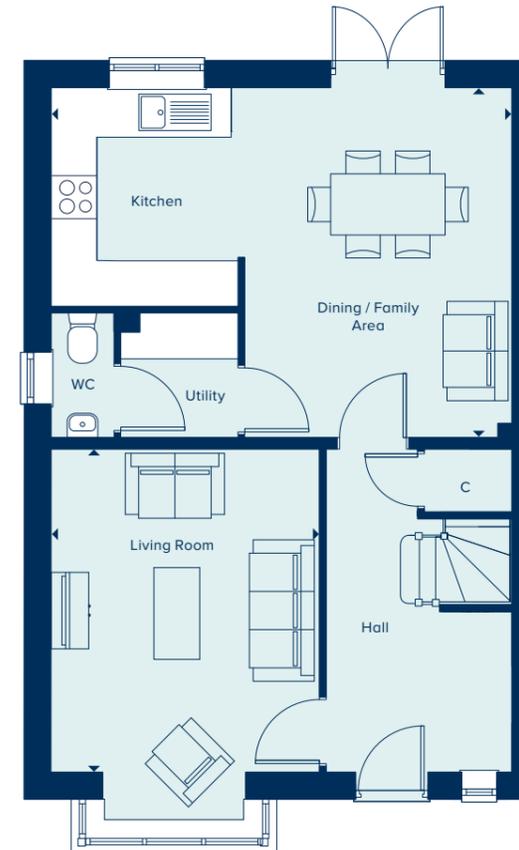
THE ROMSEY
4 Bedroom Home

crestnicholson.com

THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an en suite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.39m 10'3" x 7'10"

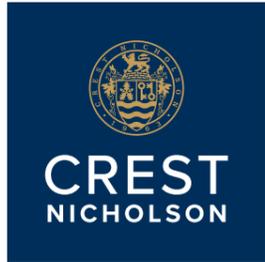
BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE WINKFIELD
4 Bedroom Home

crestnicholson.com

THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and home-working. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME

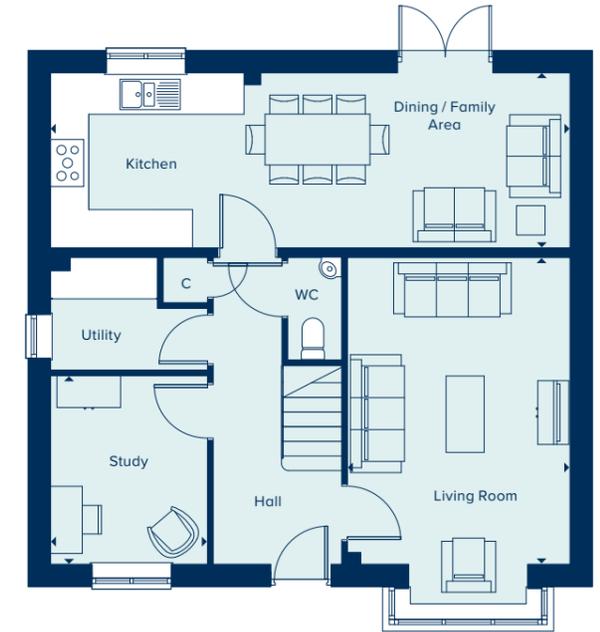


GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
8.16m x 2.75m 26'9" x 9'0"

LIVING ROOM
4.82m x 3.50m 15'10" x 11'6"

STUDY
2.96m x 2.46m 9'8" x 8'1"



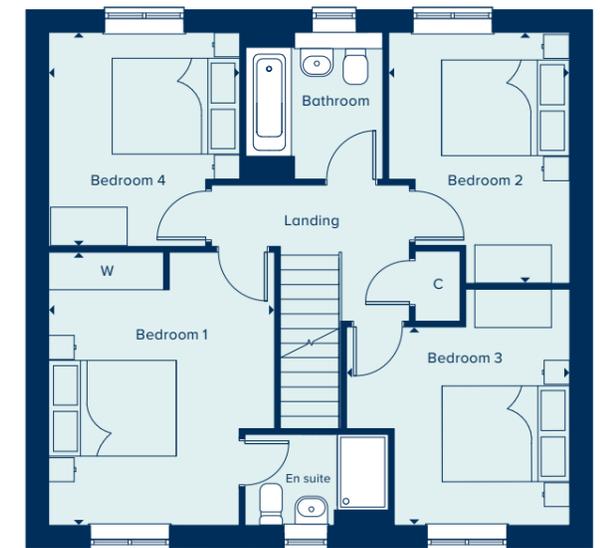
FIRST FLOOR

BEDROOM 1
4.27m x 3.48m 14'0" x 11'5"

BEDROOM 2
3.93m x 2.84m 12'11" x 9'4"

BEDROOM 3
3.50m x 3.10m 11'6" x 10'2"

BEDROOM 4
3.35m x 2.99m 11'0" x 9'10"



C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, utility room and study. Upstairs, the main bedroom enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

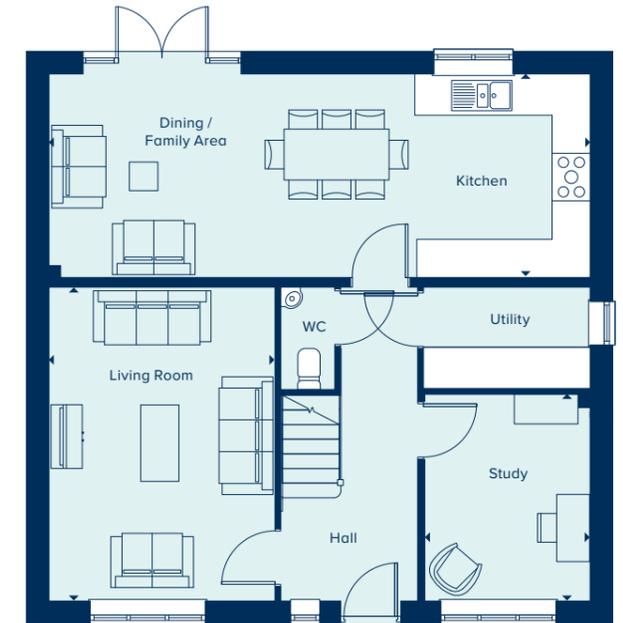
8.50m x 3.20m 27'11" x 10'6"

LIVING ROOM

4.93m x 3.55m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

4.23m x 3.77m 13'11" x 12'4"

BEDROOM 2

3.95m x 2.59m 13'0" x 8'6"

BEDROOM 3

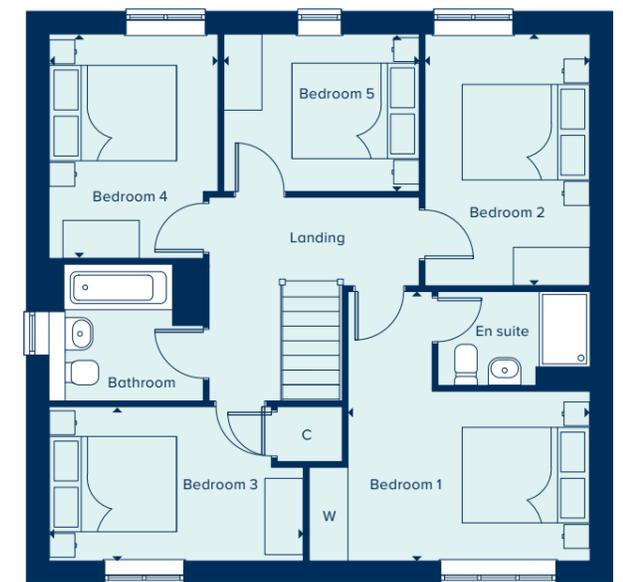
4.00m x 2.42m 13'1" x 7'11"

BEDROOM 4

3.52m x 2.66m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.47m 10'1" x 8'1"



C Cupboard W Wardrobe

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobe to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front garden to be landscaped	•	•	•	•
Rear garden topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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House Type Illustration

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Development Map/Site Plan

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