



THE
ARTISAN
COLLECTION

Cedarbrook Rise

AREA GUIDE



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Bellway



River Lee Navigation.

Embrace new beginnings

AT CEDARBROOK RISE

Welcome to Cedarbrook Rise, a new collection of homes nestled in a semi-rural location just 15 minutes' walk from Goffs Oak village centre. Comprising 2, 3 and 4 bedroom homes, this development has been designed to suit a range of home owners. The smaller homes are perfect for first-time buyers to join the property ladder in style. Families will appreciate the range of well-regarded schools within

easy reach, along with the close proximity to surrounding countryside, with Cedarbrook Rise forming part of the new Linear Park. Plus, with the array of excellent local road and rail links, it's also suited to professionals commuting to places such as Enfield, Barnet and into central London. For those travelling further afield, Luton, Stansted and Heathrow airports can all be reached in under an hour.



Lee Valley White Water Centre.



The Hertfordshire Golf Club, Broxbourne.

Quintessential village living

ON THE DOORSTEP OF LONDON

Cedarbrook Rise is perfectly placed within walking distance of the village centre, where a range of amenities and services catering to everyday needs can be found. There's also a variety of dining opportunities on the doorstep, with a choice of vibrant eateries and traditional pubs, including The Prince of Wales just a short walk away, a thriving gastro pub in the heart of the village.

Brookfield Shopping Centre is less than 10 minutes' drive from home offering a range of well-known brands and supermarkets. The town of Cheshunt is also just 10 minutes' away by car and is home to various high-street names. There's also family-friendly activities close by, with Lee Valley White Water Centre a 12-minute drive away offering white water rafting, canoeing, kayaking and paddleboarding.

Golfers will have a selection of courses to choose from; Cheshunt Park, Crews Hill and Brookmans Park golf clubs all within 16 minutes' drive and The Hertfordshire Golf & Country Club just a 12-minute drive away as well.



Broxbourne Park

The development is a 10-minute drive from Cheshunt Community Sports Park, a popular facility which offers a gym, dance school and a range of squash courts and football pitches. Several group fitness classes are available as well.

For families there is a choice of schools within easy reach. Raffles Nursery & Pre-school is a short walk from home, with Fairfields Primary School & Nursery, St Paul's Catholic Primary School and Andrews Lane Primary School all within five minutes' drive. Also within five minutes' drive is Flamstead End School that accepts ages 2-11 and Goffs Academy for students aged between 11-18 years.

Cedarbrook Rise benefits from a local road network that provides journeys to Enfield, Loughton and Harlow all within 25 minutes. Junction 25 of the M25 can be joined in under 10 minutes, offering links to hubs including Borehamwood, Watford, Epping and Brentwood. Cuffley Train Station is conveniently positioned under two miles away, providing 16 minute services to Palmers Green, 23 minute services to Stevenage, 34 minute services to Highbury & Islington and 44 minute services to Moorgate.



Waltham Cross Monument to Eleanor of Castile



How to find us

