



THE CRESCENT

GOFFS OAK

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Stonebond.

**Stonebond.**

Everyone deserves to live in a home they love and at Stonebond that's our mantra.

"We are delighted to introduce this impressive collection of new homes, carefully designed for modern lifestyles with light filled spaces, flexibility and efficiency at the forefront. Many of the homes are set in a stately crescent around the beautiful meadow green offering views of the open space."

"As well as a unique setting, and well designed homes, The Crescent is perfectly located in the sought after leafy village of Goffs Oak, just minutes from all the amenities in Cheshunt and Cuffley and the direct rail link into central London, it will be a great place to call home and for a new community to thrive."

*Robert Wilkinson*

Managing Director

## WELCOME HOME




An exclusive new community offering  
3 & 4 bedroom homes in a stunning  
and well connected setting.

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THE CRESCENT





## A meticulously planned new collection of homes with flexibility for all the family in mind.

The first thing you'll notice about The Crescent is its balance of beautifully designed properties with an abundance of communal space. Its stunning curved green and wild meadow area show how this collection has been carefully created to complement its existing surroundings, giving homes space to breathe.

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Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.



“Stonebond has built a well-deserved reputation for creating high-quality, distinctively designed homes in prime locations, and The Crescent is the perfect example.”

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Incredible quality, ready to use right away.

Sleek, elegant finishes and a premium standard of specification are signature features of every Stonebond home.

## A perfectly modern lifestyle.

Each home at The Crescent exhibits thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents benefit from the best fixtures, fittings and appliances. In addition to being stylish, cost-saving technologies maximise efficiency and sustainability, keeping household running costs to a minimum.

As the heart of any home, our kitchens are designed with quality and ease of use in mind. Cabinets are fitted with soft close doors and drawers, all come with a comprehensive range of integrated Bosch appliances and Silestone work surfaces. Our superb specification also includes highlights such as dishwashers, wine coolers and underfloor heating to the ground floors as standard.

White walls and ceilings are complimented by smart pale slate grey satin woodwork throughout.



Interior images are from previous Stonebond homes.



## Flexible interiors.

**Our expertly planned homes are designed to help you find the ideal work life balance.**

A flexible approach has become a key element of everyday modern life, so our homes are designed to be versatile. In tune with the way we live today, there is space for working from home, schooling your children, exercising, socialising or simply being your sanctuary for calm after a busy day out at work.

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Interior images are from previous Stonebond homes.



# THE CRESCENT



## Escape.

Light and airy by day, and cosy, luxurious retreats by night, our bedrooms are perfect for unwinding after a busy day.

Thoughtfully curated and configured by expert designers to deliver a desired balance of luxury, functionality and elegance, master bedrooms feature built-in wardrobes as standard and luxury modern en-suites.

Sleek Roca bathroom suites are complemented with a stylish collection of tiles, and feature smart concealed cisterns as standard, along with heated towel rails for your comfort.

# The Specification.

## Kitchens.

- Stylish grey and white cabinetry
- Desert Silver Silestone work surface and upstand
- 1.5 bowl undermount s/steel sink
- Mixer tap in chrome
- LED strip lights to underside of wall units
- Multi-gang switches for appliances
- Basalto Censere Laminate work surface to utility rooms

## Appliances.

- Bosch single oven & micro combi-oven
- Bosch Induction hob
- Integrated extractor hood
- Bosch integrated low-frost fridge/freezer (with a 70/30 split)
- Bosch integrated dishwasher
- Space provided within utility room for additional appliance/s
- Bosch integrated wine cooler

## Heating.

- Underfloor heating to ground floor
- Gas combi boiler
- Thermostatically controlled wall mounted radiators to the first floors

## Electrical.

- Low energy downlighters to kitchens, hallways and bathrooms
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO and heat detectors
- White fittings throughout

## Connectivity.

- BT point to living area
- Sky Glass compatible
- Fibre to the property

## Internal finishes.

- Built-in wardrobes to master bedroom
- Walls and ceilings : White
- Skirting, architrave, doors & staircase : Pale Slate Satinwood
- Chrome ironmongery

## Baths, en-suites and cloakrooms.

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatically controlled exposed shower valve with fixed riser head
- All bathrooms to have recessed storage
- Concealed cisterns
- Soft close toilet seats
- Chrome heated towel rails

## External details.

- UPVC windows in Anthracite Grey
- Composite front door in Anthracite Grey
- External tap to all plots

## General.

- 10-year Premier Guarantee provided
- 2-year Stonebond Customer Care Guarantee

Specification correct as intended at the time of going to print.







## Why buy new?

Whether you choose a newly built Stonebond home as your first or next step on the property ladder, you'll be buying a property that's designed around modern lifestyles, built to last and is cost effective to run.



### Brand new finishes and fittings

Everything you see will have just been installed, with stylish, modern fixtures and fittings painted varnished and polished, with no wear and tear.



### No need for repairs

No concerns regarding unbudgeted costs such as a new boiler or a new roof. Your new home is covered by our 2-year Stonebond warranty and a reassuring 10-year Premier Guarantee for peace of mind.



### Appliances and technology

There will be no need for you to think about replacing fridges, dishwashers or showers, we'll install quality branded energy efficient appliances ready for you to use as soon as you move in.



### A blank canvas

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home at The Crescent, and you'll have the perfect blank canvas waiting for you to make your home your own.



### Building a better future

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living, with lower environmental impact, running costs, and low maintenance. All providing compelling reasons to choose a new home at The Crescent.





## Looking after our planet and your pocket.

At Stonebond, we are highly committed to creating high-quality, sustainable developments, to be enjoyed now and for generations to come.

All our new homes include energy saving initiatives that will save on household outgoings, as well as benefiting the environment.

We carefully consider how to design our homes to be energy efficient. Sustainable features can be seen throughout our homes meaning they come with a smaller carbon footprint than an equivalent second-hand property, which is great news for the planet and means lower energy bills for you.

### Stonebond.

- 1 Low energy lighting**  
Is used throughout the homes.
- 2 Insulated flooring**  
With underfloor heating to the ground floor.
- 3 Full cavity wall insulation**  
Helping to keep the warmth inside your home.
- 4 Kitchen appliances**  
Where possible, all appliances are A-rated.
- 5 Greener materials**  
A range of materials used are from renewable, sustainable or recyclable sources.
- 6 Dual flush toilets / Aerated taps**  
Stylish dual flush toilets that save water and save money, and aerated taps that save on water without compromising on pressure.
- 7 Smart meters and boilers**  
Smart meters encourage energy monitoring and help to run your home more efficiently – and boilers are especially selected to be highly efficient.



# The Stonebond difference.

Homes matter. Everyone deserves to live in a home they love – and at Stonebond that's our mantra.

We don't build homes that we wouldn't want to live in. It's the rule that we follow when creating new homes. Established in 1975, we have mastered the art of place-making, crafting aspirational homes with expertise and passion that go above expectations.

Our passion for customer service means we will support you throughout the buying process, and it begins at the very outset; we would like to ensure you feel completely satisfied with your experience and will provide regular build updates right up to the day you move in, and expert guidance beyond.

Each new Stonebond homeowner will be invited to attend a personal home demonstration with the team before you move in. Plus, on top of Stonebond's own 2-year Customer Service Promise, new owners will have the peace of mind of an industry leading 10-year Premier Guarantee.

The Consumer Code for Home Builders applies to our home buyers under the insurance protection of one of the supporting Home Warranty bodies. The code sets out key principles that we, as a home-builder, must adopt in support of the interests of you, our purchasers. For details visit [consumercode.co.uk](http://consumercode.co.uk).

**CONSUMER  
CODE FOR  
HOME BUILDERS**

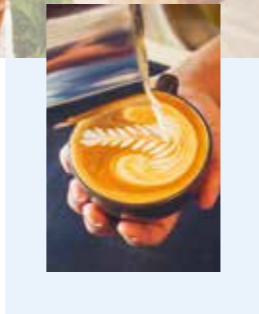
[www.consumercode.co.uk](http://www.consumercode.co.uk)





# Explore the great outdoors.

A modern community with an ancient village at its heart, Goffs Oak has everything – scenic country lanes, convenient local amenities and impressive travel connections. Plus with central Cheshunt and Waltham Abbey around a 10 minute drive away, and Enfield's bustling High Street a little further, you'll have all the retail, dining and leisure facilities you could wish for on your doorstep.



Just a short walk from The Crescent, you can find yourself soaking up the fresh air and countryside ambience around old St James's Church, enjoying a quiet drink or excellent meal in the characterful Prince of Wales or Goffs Oak pubs – highly recommended by locals and visitors alike – or popping into the local shops on Goff's Lane for your immediate daily needs.

THE CRESCENT





# London.

Just 25 minutes' walk from home, Cuffley Station offers a direct link to The City. Trains run throughout the day into Moorgate Station with convenient stops en route, giving you easy access to everything the capital has to offer.

So whether you're making a quick commute for work or a trip into the West End to enjoy its renowned theatres and concerts, Michelin Star restaurants and luxurious shops – from Goffs Oak it is easy.

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## Opportunities.

Goffs Oak will perfectly position you to enjoy a huge range of leisure, entertainment, culture and outdoor activities just a quick journey from home.

Lee Valley provides a host of activity centres, nature reserves and parks along the numerous waterways and reservoirs stretching from Ware in the north to Walthamstow in the south.

Just beyond Lee Valley, Epping Forest provides mile after mile of spectacular woodland and tranquil scenery, punctuated by beautiful picnic spots and charming country pubs. Closer by, you'll find Broxbourne Woods and the much-loved Paradise Wildlife Park.

This celebrated area also offers an enticing prospect for golfing enthusiasts, with half-a-dozen upmarket venues offering challenging and rewarding courses for all levels and abilities within 15 minutes of home.

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# Development Layout.



**THE SYCAMORE**  
Three Bedroom Home  
Plot 2  
119.6 sqm ( 1287 sqft )  
Page 30



**THE CHESTNUT**  
Three Bedroom Home  
Plots 4, 8, 18 & 20  
119.6 sqm ( 1287 sqft )  
Page 32



**THE HAMPTON**  
Four Bedroom Home  
Plot 1  
120.7 sqm ( 1299 sqft )  
Page 34



**THE KINGLEY**  
Four Bedroom Home  
Plot 3  
120.7 sqm ( 1299 sqft )  
Page 36



**THE BERKELEY**  
Four Bedroom Home  
Plots 5, 6, 7 & 19  
120.7 sqm ( 1299 sqft )  
Page 38



**THE MISTLEY**  
Four Bedroom Home  
Plot 17  
123.6 sqm ( 1330 sqft )  
Page 40



**THE LINLEY**  
Four Bedroom Home  
Plot 9  
160.7 sqm ( 1730 sqft )  
Page 42



**THE CHARTER**  
Four Bedroom Home  
Plot 21  
160.7 sqm ( 1730 sqft )  
Page 44



**THE NEWTON**  
Four Bedroom Home  
Plot 28  
187.6 sqm ( 2019 sqft )  
Page 46



Please note ; Plots marked with an asterisk are not for open-market private sale.  
Please speak to a Sales Consultant for details and information on the plots available.

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.

## THE CRESCENT



Existing commercial property. Possible future residential development

Existing residential properties

Existing commercial and residential properties



NORTH





# THE SYCAMORE

Plot 2

Three bedroom detached home

## Ground Floor

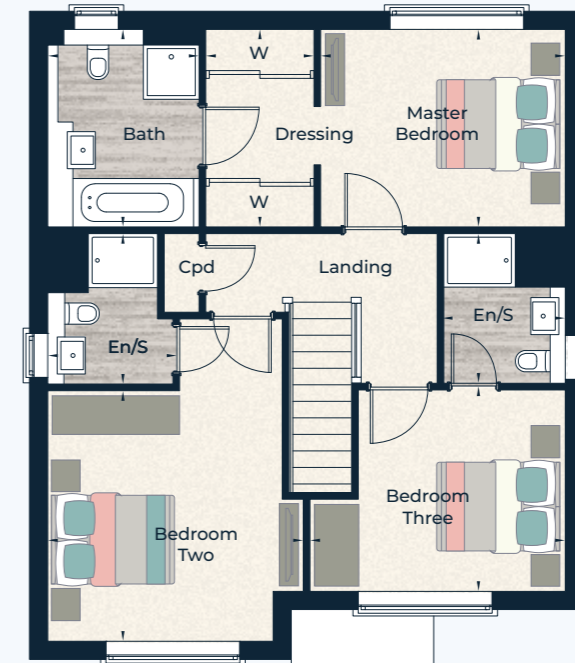
Kitchen / Dining	7.22m x 3.63m	23'8" x 11'11"
Utility Room	2.50m x 1.80m	8'2" x 5'10"
Living Room	4.78m x 3.20m	15'8" x 10'5"

## First Floor

Master Bedroom	3.39m x 2.80m	11'1" x 9'2"
Dressing Area	2.80m x 1.54m	9'2" x 5'1"
Bedroom Two	3.55m x 3.47m	11'8" x 11'5"
Bedroom Three	3.57m x 2.80m	11'9" x 9'2"

Image shows **Plot 2**. The materials, treatments and surroundings may vary.

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First Floor



Ground Floor

Gross internal floor area : 119.6 sqm ( 1287 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE CHESTNUT

Plot 4, 8, 18 and 20  
Three bedroom detached home

## Ground Floor

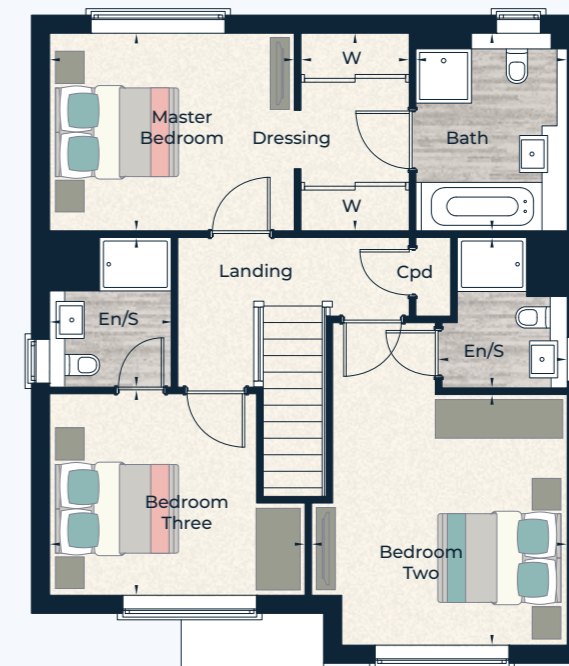
Kitchen / Dining	7.22m x 3.63m	23'8" x 11'11"
Utility Room	2.50m x 1.80m	8'2" x 5'10"
Living Room	4.78m x 3.20m	15'8" x 10'5"

## First Floor

Master Bedroom	3.39m x 2.80m	11'1" x 9'2"
Dressing Area	2.80m x 1.54m	9'2" x 5'1"
Bedroom Two	3.55m x 3.47m	11'8" x 11'5"
Bedroom Three	3.57m x 2.80m	11'9" x 9'2"

Image shows **Plot 20**. The materials, treatments and surroundings may vary on other plots.

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First Floor



\* Please note.  
Plot 18 has a window here.  
Plots 4, 8 and 20 have a side door here.

Ground Floor

Gross internal floor area : 119.6 sqm ( 1287 sqft )

► Where approximate measurements are from  
B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE HAMPTON

Plot 1

Four bedroom detached home

## Ground Floor

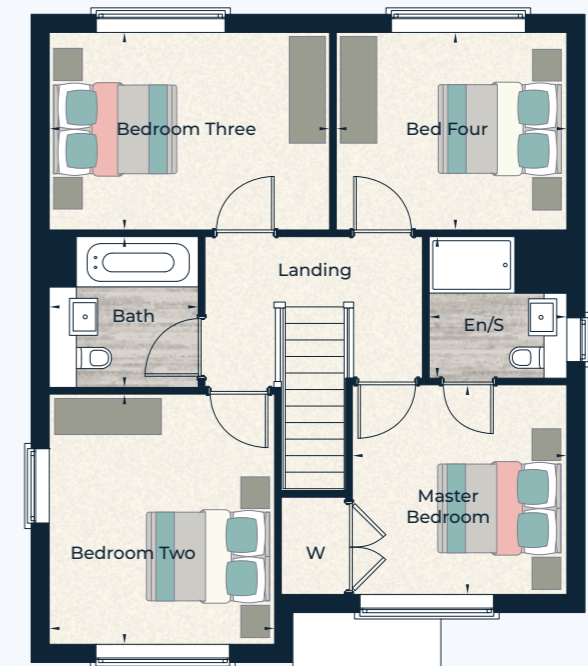
Kitchen / Dining	7.21m x 3.63m	23'8" x 11'11"
Utility Room	2.50m x 1.94m	8'2" x 6'5"
Living Room	4.78m x 3.05m	15'8" x 10'0"

## First Floor

Master Bedroom	3.03m x 3.00m	9'11" x 9'10"
Bedroom Two	3.51m x 3.05m	11'6" x 10'0"
Bedroom Three	3.86m x 2.74m	12'8" x 9'0"
Bedroom Four	3.23m x 2.74m	10'7" x 9'0"

Image shows **Plot 1**. The materials, treatments and surroundings may vary on other plots.

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First Floor



Ground Floor

Gross internal floor area : 120.7 sqm ( 1299 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE KINGLEY

Plot 3

Four bedroom detached home

## Ground Floor

Kitchen / Dining	7.21m x 3.63m	23'8" x 11'11"
Utility Room	2.50m x 1.94m	8'2" x 6'5"
Living Room	4.78m x 3.05m	15'8" x 10'0"

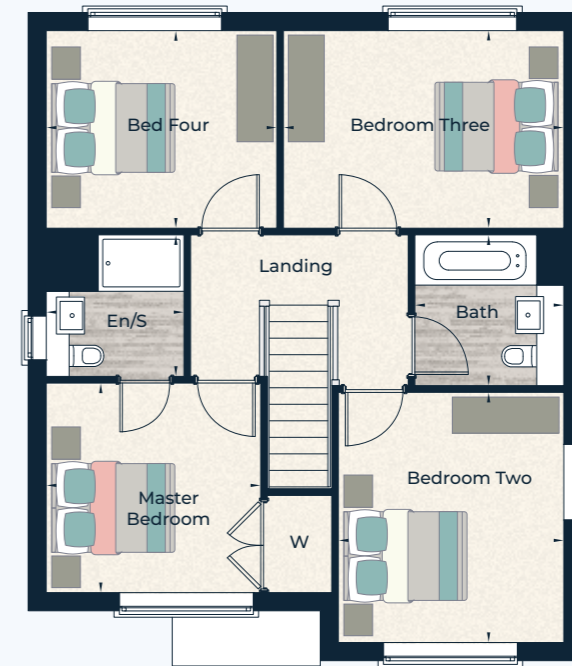
## First Floor

Master Bedroom	3.03m x 3.00m	9'11" x 9'10"
Bedroom Two	3.51m x 3.05m	11'6" x 10'0"
Bedroom Three	3.86m x 2.74m	12'8" x 9'0"
Bedroom Four	3.23m x 2.74m	10'7" x 9'0"

Image shows **Plot 3**. The materials, treatments and surroundings may vary.

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First Floor



Ground Floor



Gross internal floor area : 120.7 sqm ( 1299 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE BERKELEY

Plots 5, 6, 7 and 19  
Four bedroom detached home

## Ground Floor

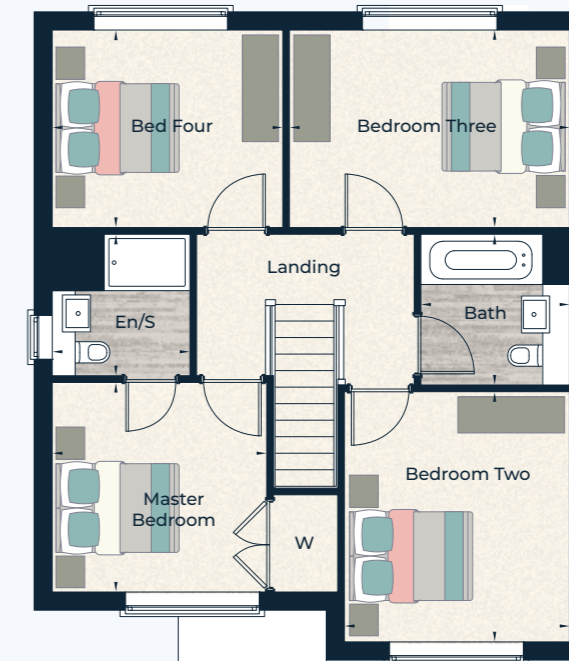
Kitchen / Dining	7.21m x 3.63m	23'8" x 11'11"
Utility Room	2.50m x 1.94m	8'2" x 6'5"
Living Room	4.78m x 3.05m	15'8" x 10'0"

## First Floor

Master Bedroom	3.03m x 3.00m	9'11" x 9'10"
Bedroom Two	3.51m x 3.05m	11'6" x 10'0"
Bedroom Three	3.86m x 2.74m	12'8" x 9'0"
Bedroom Four	3.23m x 2.74m	10'7" x 9'0"

Image shows **Plots 5 & 6**. The materials, treatments and surroundings may vary on other plots.

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First Floor



Ground Floor

Gross internal floor area : 120.7 sqm ( 1299 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE MISTLEY

Plot 17

Four bedroom detached home

## Ground Floor

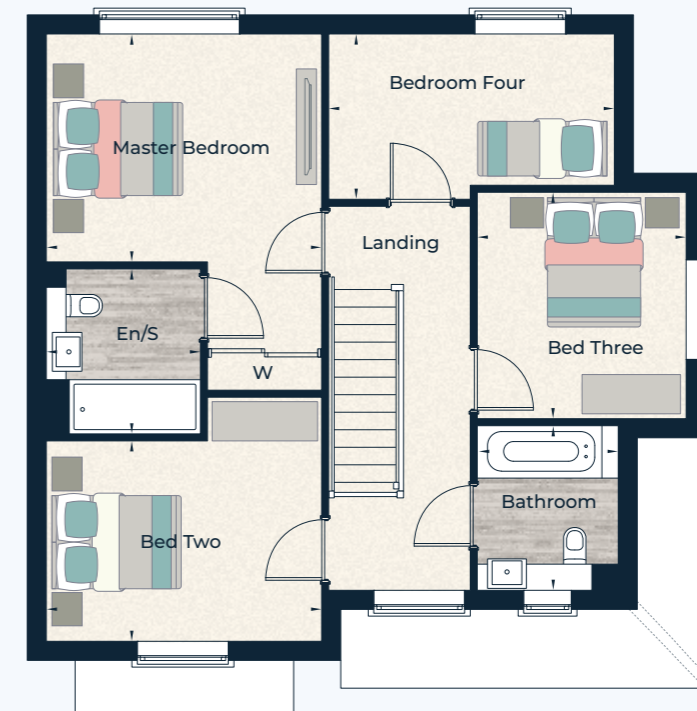
Kitchen / Dining	8.45m x 5.06m	27'8" x 16'7"
Living Room	4.50m x 3.61m	14'9" x 11'10"
Cloaks / Utility	2.11m x 1.80m	6'11" x 5'11"

## First Floor

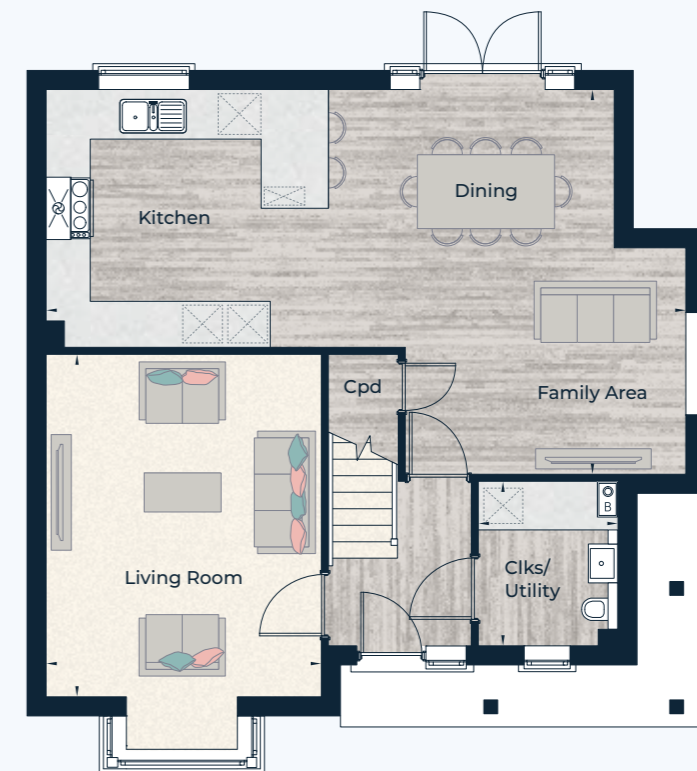
Master Bedroom	3.67m x 3.00m	12'0" x 9'10"
Bedroom Two	3.67m x 2.64m	12'0" x 8'8"
Bedroom Three	2.96m x 2.73m	9'9" x 8'11"
Bedroom Four	3.75m x 2.16m	12'4" x 7'1"

Image shows **Plot 17**. The materials, treatments and surroundings may vary.

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First Floor



Ground Floor

Gross internal floor area : 123.6 sqm ( 1330 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE LINLEY

Plot 9

Four bedroom detached home

## Ground Floor

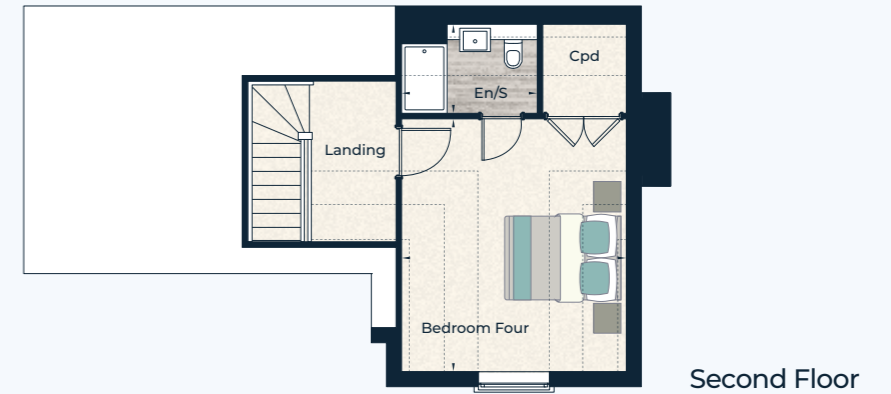
Kitchen / Dining	8.45 x 3.61m	27'8" x 11'10"
Living Room	4.89 x 3.72m	16'0" x 12'2"
Study / Office	1.95 x 3.72m	6'5" x 12'2"

## First Floor

Master Bedroom	4.42 x 3.36m	14'6" x 11'0"
Bedroom Two	3.72 x 3.45m	12'2" x 11'4"
Bedroom Three	3.72 x 3.45m	12'2" x 11'4"
Bedroom Four	4.21 x 3.72m	13'10" x 12'2"

Image shows **Plot 9**. The materials, treatments and surroundings may vary on other plots.

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Gross internal floor area : 160.7 sqm ( 1730 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe





# THE CHARTER

Plot 21

Four bedroom detached home

## Ground Floor

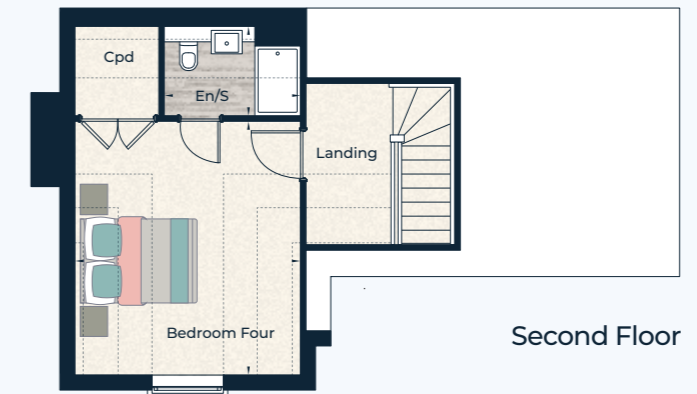
Kitchen / Dining	8.45 x 3.61m	27'8" x 11'10"
Living Room	4.89 x 3.72m	16'0" x 12'2"
Study / Office	1.95 x 3.72m	6'5" x 12'2"

## First Floor

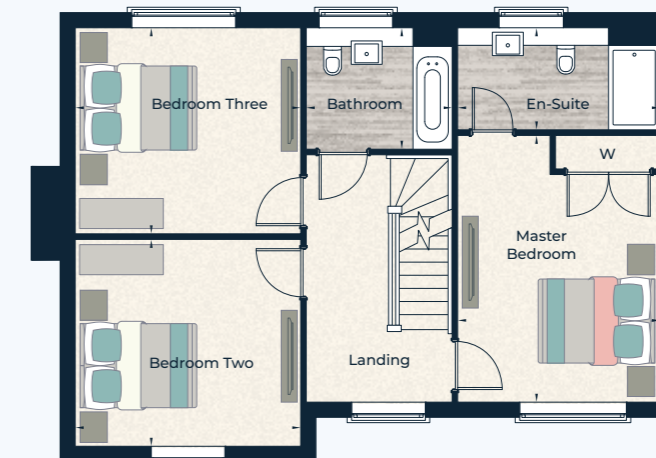
Master Bedroom	4.42 x 3.36m	14'6" x 11'0"
Bedroom Two	3.72 x 3.45m	12'2" x 11'4"
Bedroom Three	3.72 x 3.45m	12'2" x 11'4"
Bedroom Four	4.21 x 3.72m	13'10" x 12'2"

Image shows **Plot 21**. The materials, treatments and surroundings may vary.

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Second Floor



First Floor



Ground Floor

Gross internal floor area : 160.7 sqm ( 1730 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Ckls Cloakroom En/S En-Suite W Wardrobe





# THE NEWTON

Plot 28

Four bedroom detached home

## Ground Floor

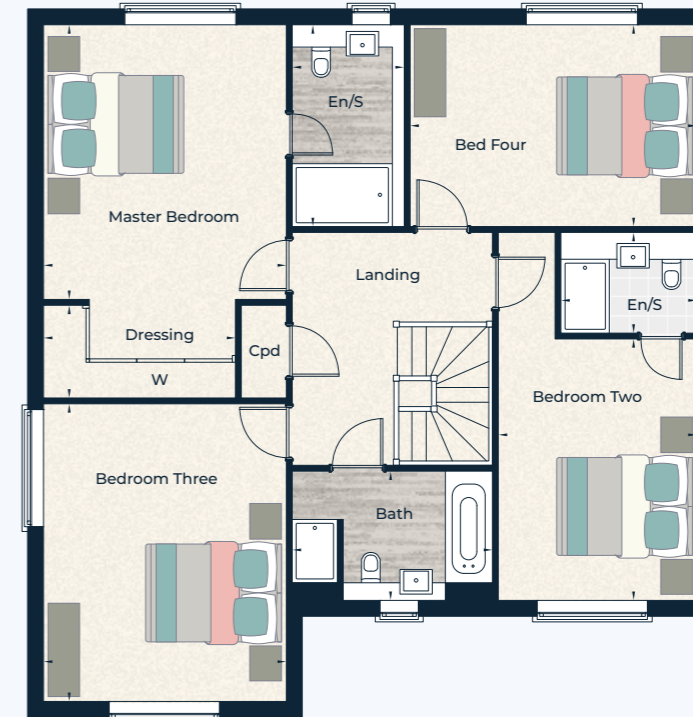
Kitchen / Family	8.35m x 4.64m	27'4" x 15'3"
Utility Room	3.22m x 1.95m	10'6" x 6'4"
Living Room	6.06m x 3.84m	19'10" x 12'7"

## First Floor

Master Bedroom	4.40m x 3.85m	14'5" x 12'8"
Bedroom Two	4.17m x 3.15m	13'8" x 10'4"
Bedroom Three	4.77m x 3.85m	15'8" x 12'7"
Bedroom Four	4.60m x 3.22m	15'1" x 10'6"

Image shows **Plot 28**. The materials, treatments and surroundings may vary on other plots.

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First Floor



Ground Floor

Gross internal floor area : 187.6 sqm ( 2019 sqft )

► Where approximate measurements are from

B Boiler Cpd Cupboard Clks Cloakroom En/S En-Suite W Wardrobe



# Convenient connections.

## Primary Schools

Goffs Oak Pre-School	0.2 Miles
Goffs Oak Primary School	0.4 Miles
Woodside Primary School	0.5 Miles
Cuffley Community Centre Pre-School	1 Miles
Cuffley Primary School	1.5 Miles

## Secondary Schools

Goff's Academy	1.5 Miles
St Johns Senior School	5 Miles
The Broxbourne School	5 Miles
Queenswood Girls School	4.2 Miles
Chancellor's School	5.3 Miles

## Golf Clubs

Milbrook Golf Course	2.3 Miles
Cheshunt Golf Club	2.5 Miles
Crews Hill Golf Club	3.3 Miles
The Hertfordshire Golf & Country Club	4.8 Miles
Brookmans Park Golf Club	5.5 Miles

## Health & Leisure

Laura Trott Leisure Centre	3 Miles
Lee Valley White Water Centre	4.5 Miles
Waltham Abbey Leisure Centre	6.3 Miles
Furzeleisure Leisure Centre	6.5 Miles
Lee Valley Leisure Centre	7.5 Miles

## Road Links

M25 [ Junction 25 ]	5 Miles
St Albans	15 Miles
Bishops Stortford	23 Miles
Stansted Airport	28 Miles
Cambridge	40 Miles

## Rail Links

Cambridge [ CBG ]	72 Minutes
Stevenage [ SVG ]	23 Minutes
<b>Cuffley Station [ CUF ]</b>	<b>25 minutes' walk</b>
London Kings Cross [ KGX ]	40 Minutes
Moorgate [ MOG ]	46 Minutes

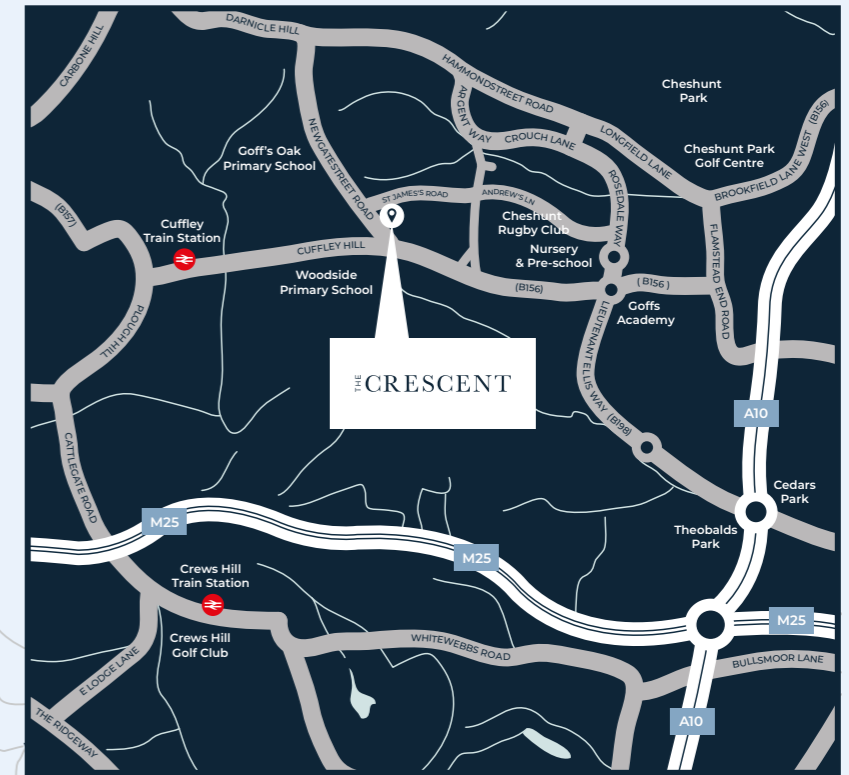
# Find us.



## The Crescent

Newgatestreet Road,  
Goffs Oak, Waltham  
Cross, Essex

Sat-Nav Postcode : EN7 5RJ



All times and distances quoted are approximate only. Train times listed are based on National Rail timings and may involve changing services.

The information in this document has been prepared solely for the purpose of providing general information about The Crescent and we have taken the utmost care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of The Crescent, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification



# Stonebond.

## Stonebond Properties (Chelmsford) Ltd.

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