



# St James View

Crouch Lane, Goffs Oak,  
EN7



# St James View

---

Welcome to St James View, an exclusive gated development of 14 Custom build, luxury five-bedroom homes.

Plot 2, The Grange

Welcome to St James View, an exclusive gated development of 14 luxury five-bedroom homes in the highly desirable village of Goffs Oak, Hertfordshire. This exceptional collection offers a rare chance to tailor the layout and interior design of your new home, working directly with an experienced developer and design team to create a property that is truly unique.

Option A (Shell and Core ) – Purchase your home at a generous discount and with a stamp duty saving, acquiring the property as an empty shell with a fully completed exterior. You will then work alongside the developer’s interior architects and design team to complete the entire internal space to your exact specification. This unique route gives you complete creative freedom to design the full interior layout and finishes, without the stress of overseeing a full ground-up build. We can also advise on the practicalities and requirements of a self-build mortgage.

Option B (Blank Canvass): Choose from two designer internal layouts (ground & first floor) plus a range of premium finishes. All works funded by the developer to full completion following exchange of contracts. No self-build mortgage required. \*

Goffs Oak village and its local shops are close by, with Brookfield Shopping Park only a short drive away. Cuffley Station (approx. 5 minutes by car) offers regular services into Finsbury Park and Moorgate, while excellent road links provide easy access to the M25 and A10.

Local Authority: Broxbourne Borough Council

Council Tax Band: TBC

Tenure: Freehold\*Subject to T&Cs.

















































5

4

3

2

1

6

7

8

11

9

12

10

13

14

