

# ASTWOOD GATE

EMERSON PARK





# ASTWOOD GATE

## DESIRABLE LIVING IN AN ENVIABLE SETTING

Tree-lined Herbert Road is the exclusive setting for three beautiful detached CALA homes in much sought-after Emerson Park. With two gated entrances, one shared, these luxurious five bedroom homes offer the height of contemporary family living over three storeys and each with a triple garage.

Ranging between 4,292 and 4,371 sq ft, every room benefits from natural light and CALA's high specification. All conveniently situated to provide the perfect work/life balance for commuters and growing families alike.



Photography from a previous development

# EMERSON PARK

## A PRIME LOCATION FOR PREMIER HOMES

Situated in the Borough of Havering, Emerson Park has easy access to local amenities and excellent transport links making it, without doubt, one of East London's most desirable suburbs. Hornchurch town centre is only a mile away with many shops and restaurants, together with the Queen's Theatre and several scenic parks.

For more extensive choice, you can head into neighbouring Upminster and Romford, or Lakeside and Bluewater Shopping Centres are 11 miles and 16 miles away, respectively. The local area enjoys a wealth of natural open spaces and outdoor pursuits, including Hainault Forest, which is ideal for boating, fishing, horse riding and cycling. For the more energetic, David Lloyd Leisure is also located in nearby Hornchurch, or there is the established Upminster Golf Club, which is steeped in history dating back to the Domesday Book.

Excellent educational facilities are in plentiful supply, from Ardleigh Green Junior School to Emerson Park Secondary School (co-educational) and Champion School (for Boys), as well as Independent Schools Goodrington and Raphael.



Local area photography





Local area photography

Local area photography

## THE PERFECT ESCAPE, TO AND FROM THE CITY

Astwood Gate is within walking distance of Emerson Park Station, providing regular services to Romford and Upminster mainline stations as well as Upminster underground station on the District Line. They offer frequent onward connections to London Liverpool Street and Fenchurch Street respectively, taking approximately 20-25 minutes in journey time.

Junction 29 of the M25 is five miles from Emerson Park and you can also enjoy convenient access to central London via the A12, just 2.8 miles away. This connects the M11, which is 13 miles away, from where you can easily reach Stansted Airport and other major road networks.

Journey times and distances sourced from [thetrainline.com](http://thetrainline.com) and Google Maps



Local area photography

## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces draw you in and the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have the high specification and flexibility to reflect every aspect of your contemporary lifestyle.







# ASTWOOD GATE – THE DEVELOPMENT



The above development layout is not drawn to scale and is for general guidance only. Landscaping is indicative. Road layouts, pathways, external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.  
O: Bollard lighting

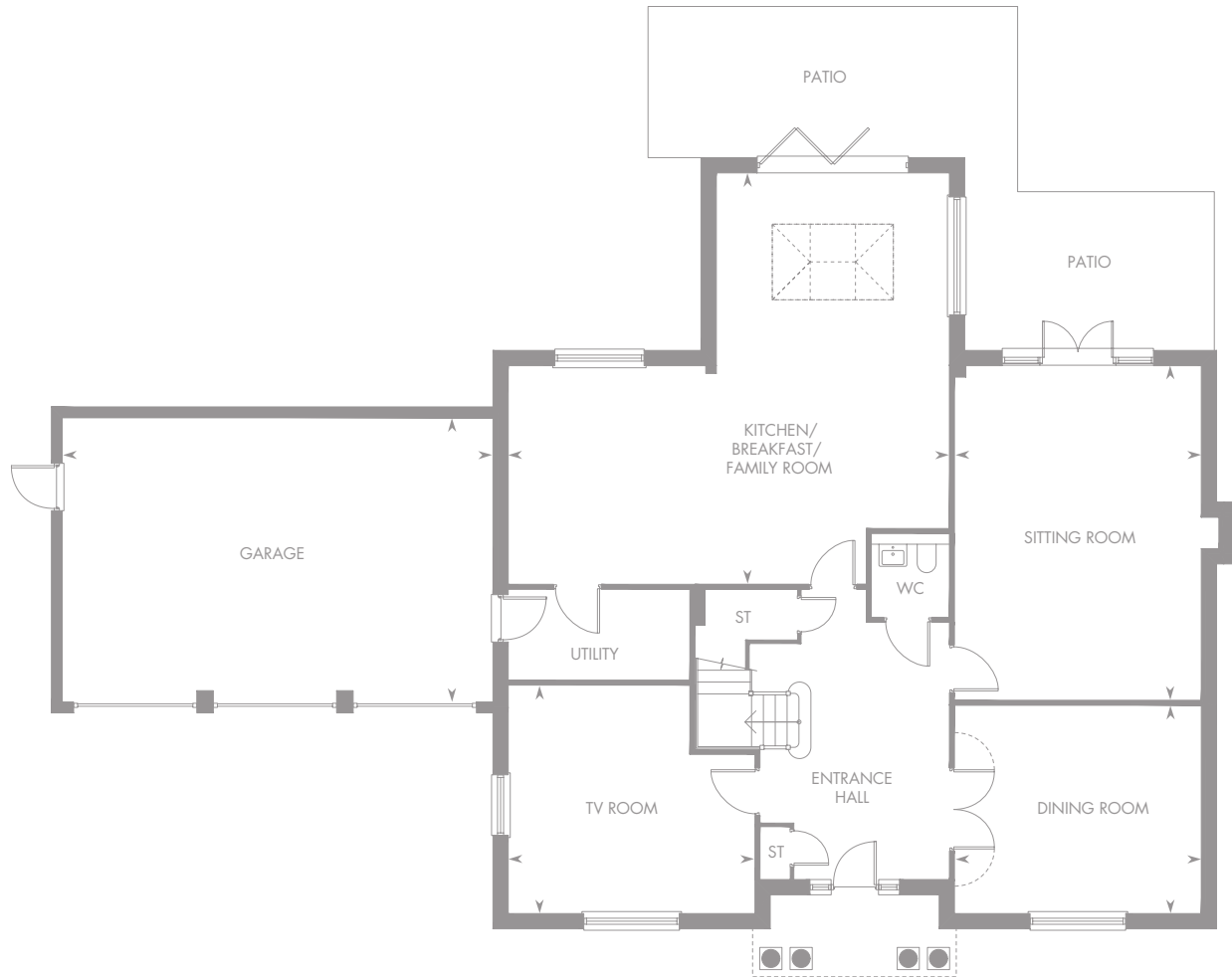


Photography from a previous development


# ASTWOOD HOUSE

PLOT 1





## GROUND FLOOR

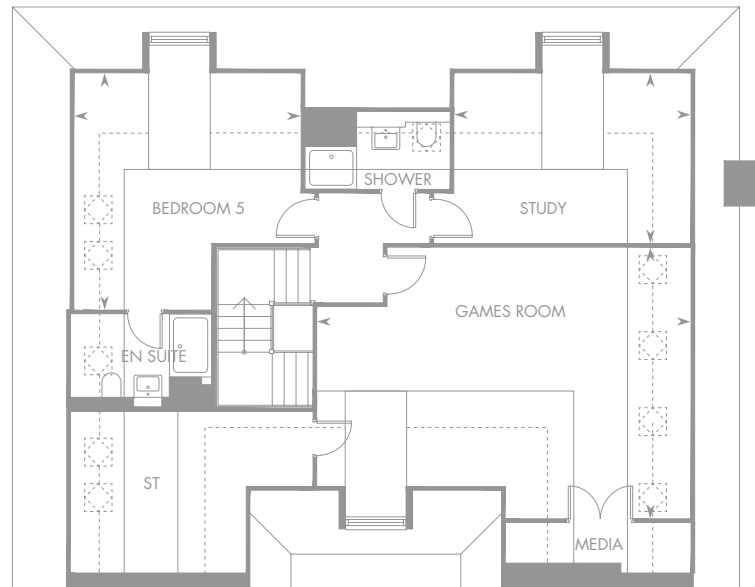
Dotted lines denote reduced head height or structure above. Patio size is indicative.  
Please consult your Sales Advisor for further details. ST: Store cupboard.  
: Roof lantern.

GROUND FLOOR	M	FT		M	FT
Kitchen/Breakfast/Family Room	8.70m x 8.11m	28'6" x 26'7"		TV Room	4.84m x 4.48m 15'10" x 14'8"
Sitting Room	6.59m x 4.84m	21'7" x 15'10"		Garage	8.54m x 5.64m 28'0" x 18'16"
Dining Room	4.84m x 4.08m	15'10" x 13'4"			




FIRST FLOOR

FIRST FLOOR	M	FT
Master Bedroom	4.87m x 4.60m	15'11" x 15'1"
Bedroom 2	4.17m x 3.88m	13'8" x 12'8"
Bedroom 3	5.16m x 3.18m	16'11" x 10'5"
Bedroom 4	4.84m x 3.35m	15'10" x 10'11"



SECOND FLOOR

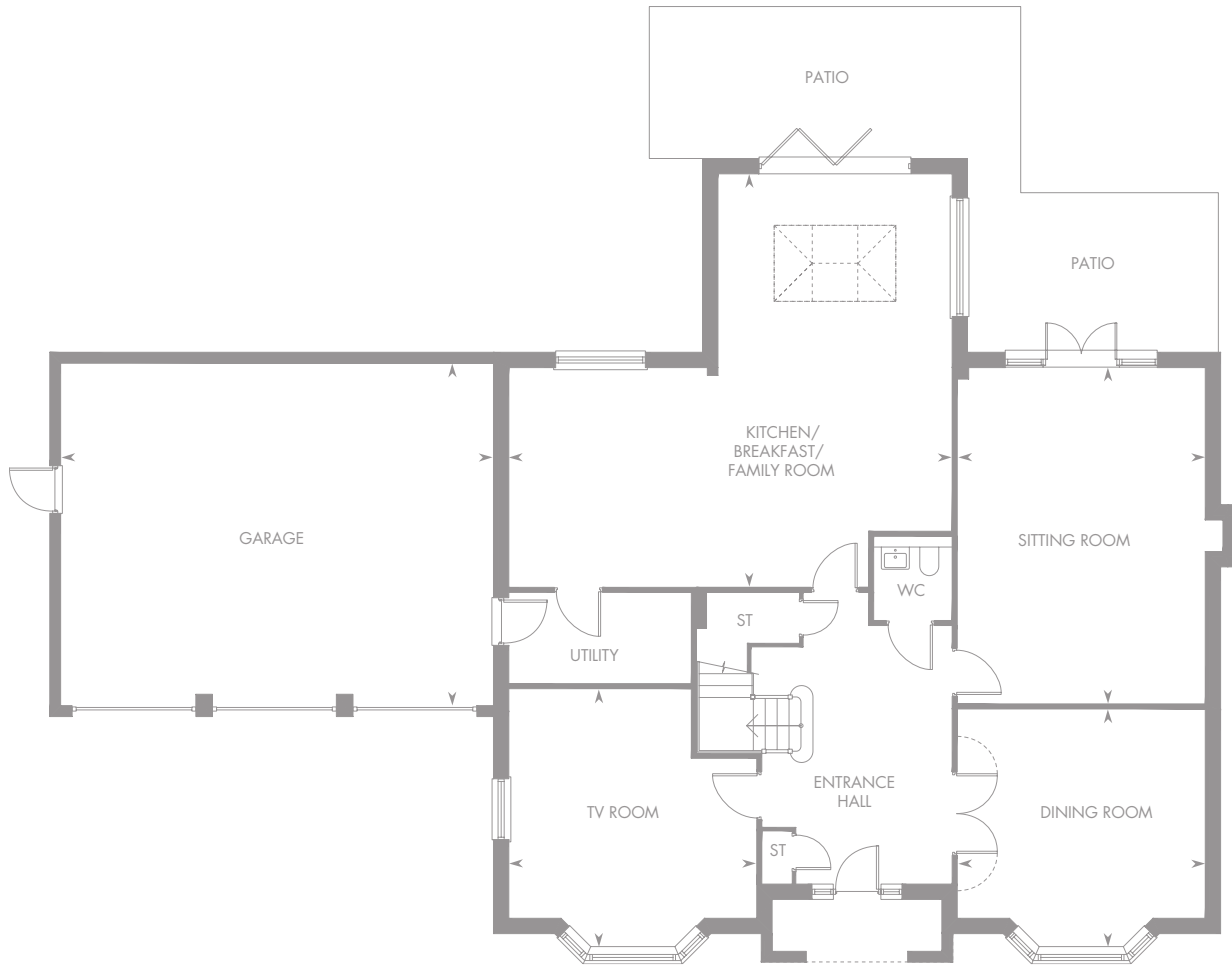
Dotted lines denote reduced head height or structure above and approximate position of 1800mm height to second floor.  
 Solid thin line denotes extent of full height ceiling.  
 Please consult your Sales Advisor for further details. ST: Store cupboard.  
 Velux windows.

SECOND FLOOR	M	FT
Bedroom 5	4.63m x 4.44m	15'2" x 14'6"
Games Room	7.39m x 5.36m	24'2" x 17'7"
Study	4.63m x 3.32m	15'2" x 10'10"


MONTAGU HOUSE  
PLOT 2



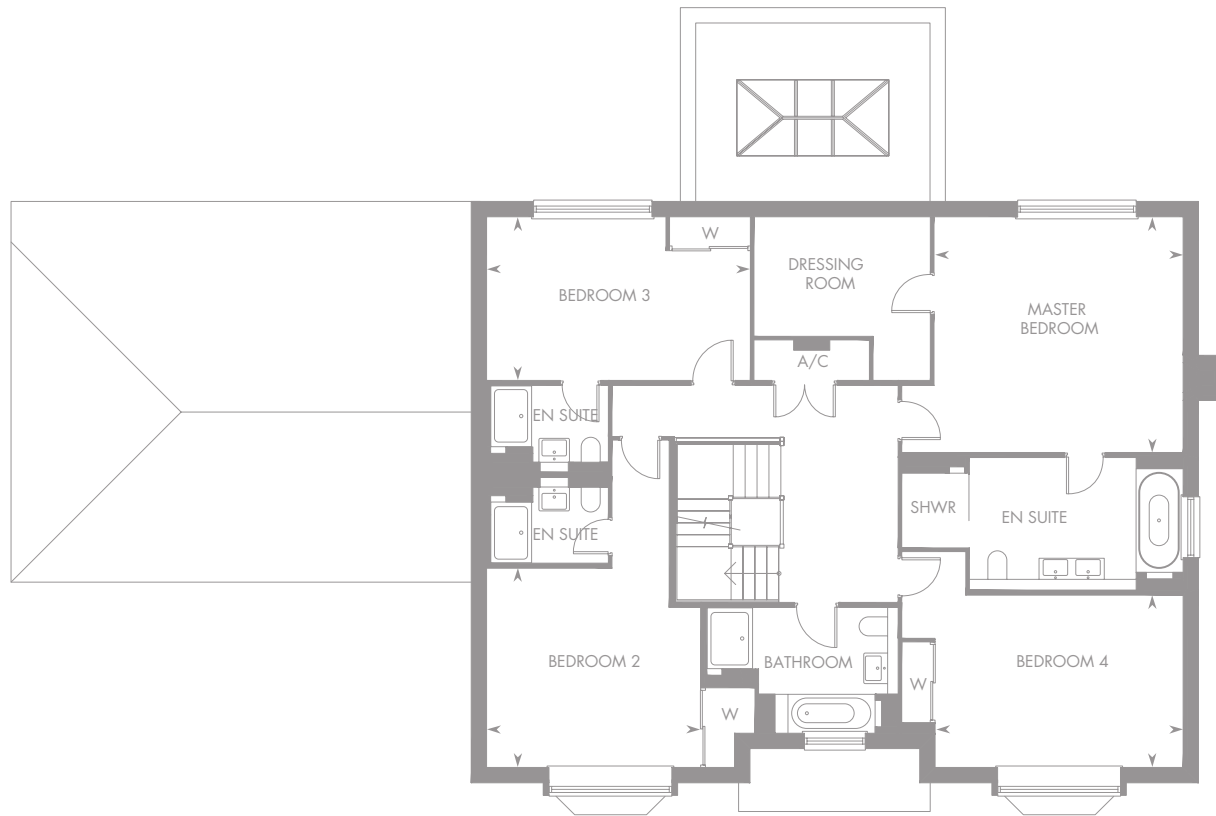




GROUND FLOOR

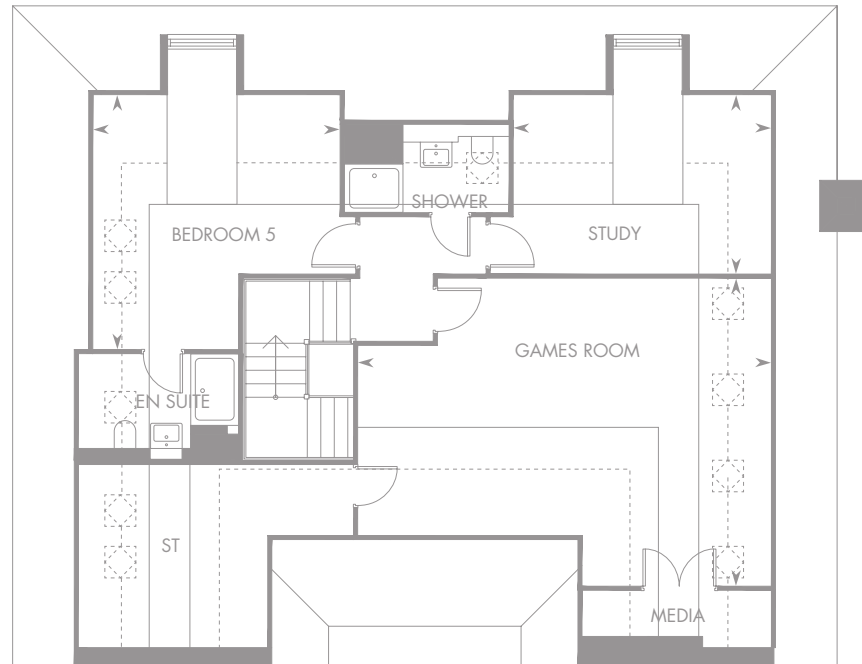
Dotted lines denote reduced head height or structure above. Patio size is indicative. Please consult your Sales Advisor for further details. ST: Store cupboard. : Roof lantern.

GROUND FLOOR	M	FT		M	FT
Kitchen/Breakfast/Family Room	8.70m x 8.11m	28'6" x 26'7"	TV Room	5.06m x 4.84m	16'7" x 15'10"
Sitting Room	6.59m x 4.84m	21'7" x 15'10"	Garage	8.54m x 6.76m	28'0" x 22'2"
Dining Room	4.84m x 4.66m	15'10" x 15'3"			



FIRST FLOOR

FIRST FLOOR	M	FT
Master Bedroom	4.87m x 4.60m	15'11" x 15'1"
Bedroom 2	4.17m x 3.88m	13'8" x 12'8"
Bedroom 3	5.16m x 3.18m	16'11" x 10'5"
Bedroom 4	4.84m x 3.35m	15'10" x 10'11"




## SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm height to second floor.

Solid thin line denotes extent of full height ceiling.

Please consult your Sales Advisor for further details. ST: Store cupboard.

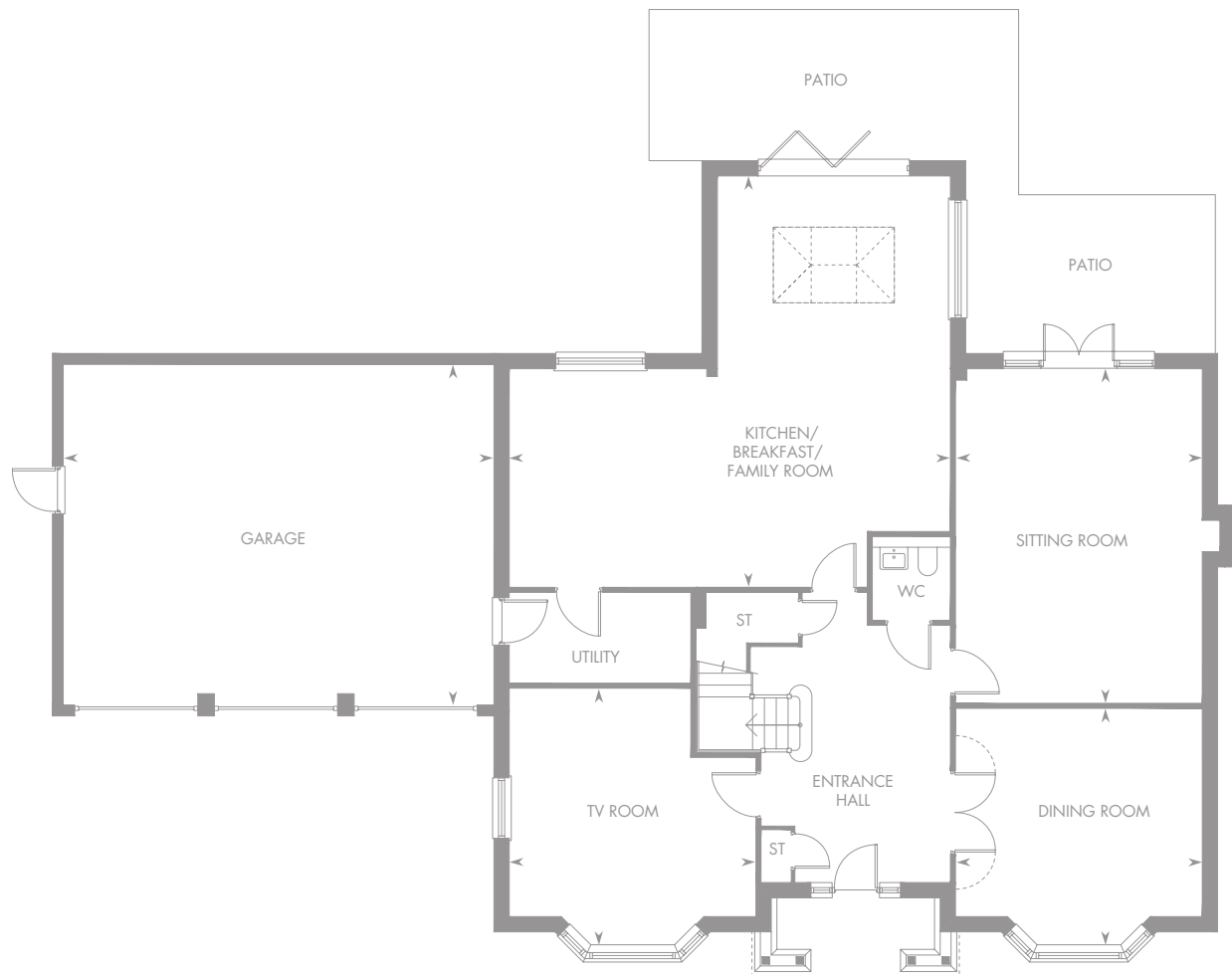
 Velux windows.

SECOND FLOOR	M	FT
Bedroom 5	4.39m x 4.27m	14'4" x 14'0"
Games Room	7.15m x 5.31m	23'5" x 17'5"
Study	4.45m x 3.07m	14'7" x 10'0"


BEAUFORT HOUSE

PLOT 3





## GROUND FLOOR

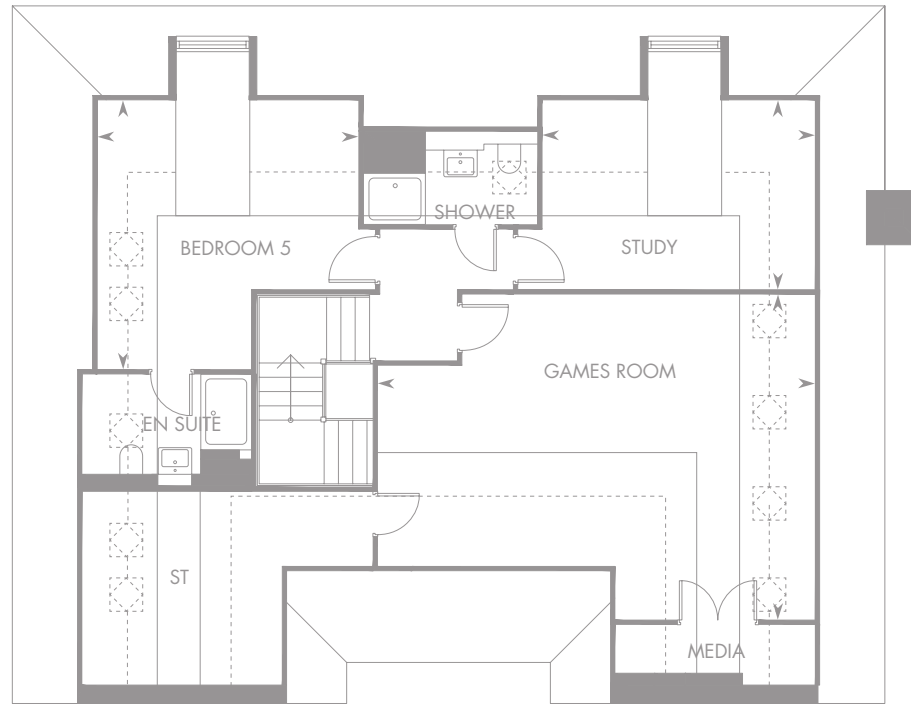
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: Roof lantern.

GROUND FLOOR	M	FT		M	FT	
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FIRST FLOOR

FIRST FLOOR	M	FT
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SECOND FLOOR

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Solid thin line denotes extent of full height ceiling.

Please consult your Sales Advisor for further details. ST: Store cupboard.

Velux windows.

SECOND FLOOR	M	FT
Bedroom 5	4.39m x 4.27m	14'4" x 14'0"
Games Room	7.15m x 5.31m	23'5" x 17'5"
Study	4.45m x 3.07m	14'7" x 10'0"

# SPECIFICATION

## KITCHEN\*

- Open plan kitchen with polished quartz work surfaces that are heat, stain and scratch resistant
- Triple undermounted sink with mixer tap with spring directional spout
- Waste disposal unit
- Separate vegetable sink with instant steaming hot and filtered cold water tap
- Two self-cleaning single ovens, gas hob, extractor, microwave oven and coffee machine
- Two integrated fridge/freezers, one with an ice maker
- Double drawer dishwasher

## UTILITY ROOM\*

- Polished quartz work surfaces that are heat, stain and scratch resistant
- Single undermounted sink with mixer tap with spring directional spout

## FAMILY BATHROOM, EN SUITES, SHOWER ROOM AND CLOAKROOM\*

- Villeroy & Boch porcelain sanitaryware
- Recessed television positioned for viewing from the bath of the master en suite
- Silent, motion-sensor LED night lights to family bathroom, en suites and shower room
- Hands-free motion-sensor light to cloakroom
- Twin basins to master en suite
- Thermostatic shower with fixed head and diverter to handset in family bathroom, en suites and shower room
- Large mirror over and vanity units under basins to family bathroom, master en suite, and cloakroom. Stylish recessed, mirrored storage over basins to other first floor en suites
- Heated chrome towel rails



\* Design is subject to change. Please consult your Sales Advisor for more information.





Photography from a previous development

#### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen, reception rooms, TV room, study, all bedrooms and second floor rooms
- Control4 home automation system wiring to all plots allowing local and internet control of audio visual equipment (subject to purchaser fitting required audio visual equipment) to kitchen, reception rooms, master bedroom, master en suite and second floor rooms
- Home cinema wiring to the TV room
- Satellite/Freeview television distribution system (loop system) that will allow the picture output from a DVD player or satellite decoder to be viewed in all rooms with a TV socket following purchase and installation of reception equipment
- Telephone sockets to kitchen, reception rooms, study and all bedrooms
- Dual phone fax socket to second floor rooms

#### HEATING, LIGHTING AND INTERNAL FINISHES

- Sitting room fitted with gas fire basket with stylish surround and slate hearth
- Solid floors to ground floor and first floor
- Timber floor joists to second floor
- Underfloor gas-fired wet heating system to solid floors
- Traditional gas radiator central heating to timber joist floors
- LED stair lighting from ground to first floor
- Recessed downlights to all rooms with additional pendant light fittings to kitchen, sitting room, dining room and all bedrooms
- Solid internal doors for better sound and thermal insulation
- Porcelain floor tiling to kitchen/breakfast/family room, utility, cloakroom, hall, master en suite and bedroom two en suite. Ceramic floor tiling to the bathroom and bedroom three en suite. Amtico floor tiling to bedroom five en suite and shower room
- Individually designed dressing room to master bedroom

# SPECIFICATION

## SECURITY

- NSI-approved alarm system fitted to each home
- Outside lights to front, rear and side doors
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Locks are suited, to enable one key to open front door and all other external doors
- Vehicular entrance gates with audio and video based entry system, 24-hour security code and remote opening

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanisms to toilets to reduce water use
- Water saving baths to reduce water usage
- Provision of recycling bin to kitchen cupboard in each home to encourage responsible recycling

- Provision of a water butt to each home to encourage rainwater harvesting for garden watering
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting and motion-sensor lighting to some internal lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## GARAGE

- Electric door opener with two remote control handsets per door

## EXTERNAL DETAILS

- Outside water tap to front and rear
- Outside electrical point
- Landscaped front garden
- Rear garden finished with top soil



†Not all domestic appliances have an EU energy label. Please refer to Sales Advisor.



Photography from previous developments

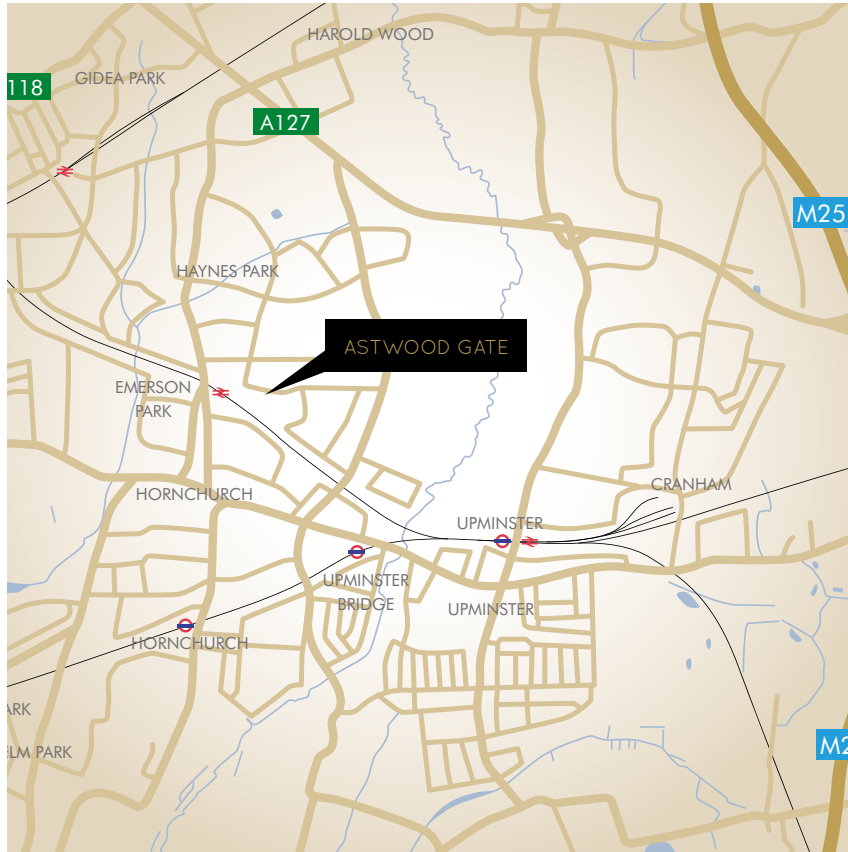




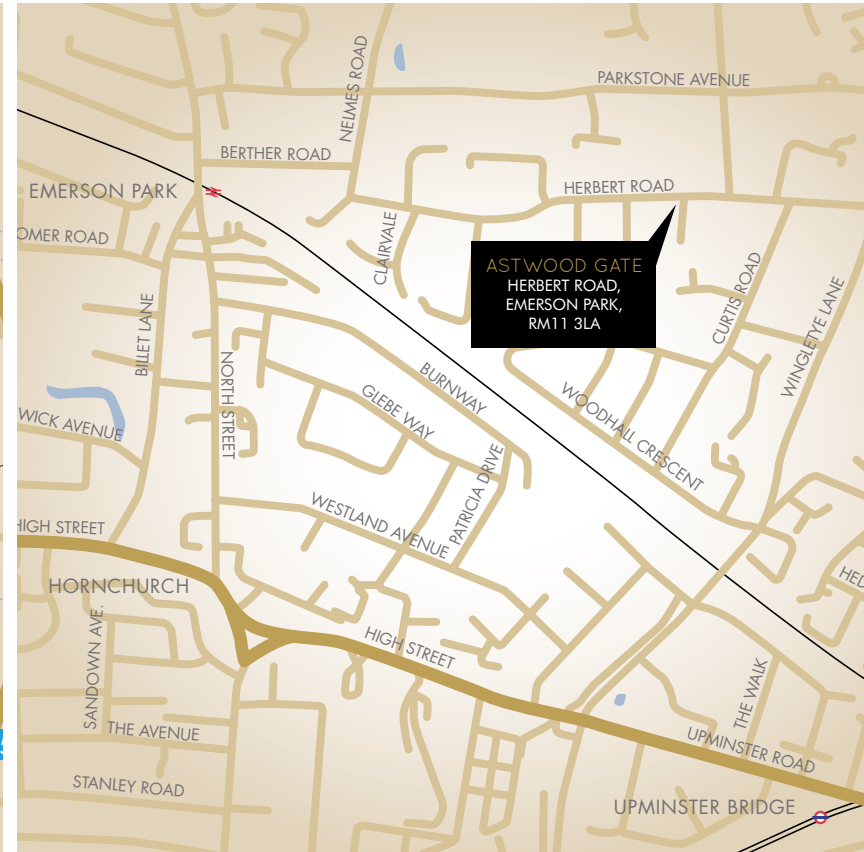
Photography from previous developments

# PERFECTLY LOCATED

Astwood Gate, Herbert Road, Emerson Park, RM11 3LA



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Emerson Park Station - 0.6m
- Emerson Park School - 0.6m
- Hornchurch High Street - 1.0m



## BY CAR

- Champion School for Boys - 1.3m
- Ardleigh Green Junior School - 1.7m
- David Lloyd Leisure - 1.9m
- Upminster Train Station - 2.0m
- Romford Train Station - 2.8m
- A12 to London - 2.8m
- Upminster Golf Club - 3.2m
- Junction 29 of M25 - 5.0m
- Hainault Forest & Country Park - 10.7m
- Lakeside Shopping Centre - 11m
- Bluewater Shopping Centre - 16m
- Stansted Airport - 31m



## BY TRAIN (FROM EMERSON PARK STATION)

- Upminster Train Station - 5 mins
- Romford Train Station - 5 mins
- London Liverpool Street - 37 mins
- London Fenchurch Street - 37 mins

# CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.







The Bluebells, Pebworth



Orchard Green, Beaconsfield



Queen Margaret Grove, Edinburgh



Cotswold Chase, Eastcombe

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