

fusion

NEWHALL | HARLOW

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES AND
2 BEDROOM COACH HOUSES SITUATED IN HARLOW, ESSEX

Bellway



fusion

Welcome to fusion Newhall, Harlow

Fusion is the latest, cutting-edge development from Bellway Homes in Newhall, a vibrant new community in Harlow, Essex. Located just outside London, Newhall has been created as an independent neighbourhood, designed specifically for 21st century living.

A stunning collection of stylish 2, 3, and 4 bedroom houses and 2 bedroom coach houses, Fusion provides high-quality new homes that meet the requirements of a wide range of people, from first time buyers and commuters, to couples and growing families alike. Offering contemporary living at its very best, Fusion provides you with both a home and a community that you can really make your own.



Country chic, city conveniences

At Fusion, you really couldn't be better placed to take advantage of town, country and city life. Just three miles from your front door is the vibrant town of Harlow, which provides excellent leisure and entertainment facilities, while London is also within easy reach, as is the beautiful Essex countryside.

Two shopping centres, The Water Gardens and The Harvey Centre, feature big name brands and high street favourites such as Dorothy Perkins, River Island, Top Shop and Primark, while Harlow is also home to a plethora of independent retailers as well as weekday markets at Stone Cross Market.

Local and chain cafés, pubs and restaurants serve up food and drink from around the world with cuisines including Thai, Indian, Chinese, Italian and British, while a range of venues, including the Harlow Playhouse, host live entertainment such as drama, music and comedy. Other highlights include a state-of-the-art leisure centre, skate park and multiplex cinema.

As well as being located in the heart of the Essex countryside, Harlow itself is something of a green town, with over one third of it used for parks, woodlands, ponds and open spaces. It also boasts eight conservation areas and is particularly well known for its public art, with sculptures located throughout the town.



London town in just 44 minutes

When the bright lights of London beckon, excellent transport links will get you into the capital in as little as 44 minutes. A choice of two train stations, Harlow Town and Harlow Mill, both of which are less than four miles from your front door, offer regular and direct services into London Liverpool Street, making Fusion the perfect base for both work and play.

Once in London, the world's your oyster, with quick and efficient transport links connecting the City like never before. Whether you want to indulge in some retail therapy on Oxford Street, Europe's busiest shopping street, or take in the breath-taking views from the comfort of the London Eye, you can be at most of London's main attractions less than an hour after leaving home.



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Times in minutes



newhall

A new suburb of Harlow, Newhall offers big town facilities and excellent transport links alongside a real feel of community living. Close to London, it allows you to enjoy all that the city has to offer, as well as the beautiful countryside in and around Essex.

Massive investment in the area will see Newhall benefit from its own school, neighbourhood centre and commercial district as well as plenty of green, open spaces. Right outside your front door there is a choice of playing fields and wooded areas, and a network of cycle routes runs through the development. Home to a variety of wildlife, Hatfield Forest, Epping Forest and the Lea Valley Country Park are also close at hand, being just a short drive away.

top of the class for all levels of education

Education for all ages

Harlow offers a diverse range of education choices for children of all ages and abilities, as well as exceptional further and higher education institutions. Parents have the choice of independent or state run schools, which will include Newhall's own Community Primary School once the development is complete.



Mark Hall Academy

First Avenue, Harlow,
CM17 9LR
An academy since 2013
helping every student achieve
their full potential.

Fawbert and Barnard's Primary School

London Road, Harlow,
CM17 0DA
Start learning for life at this well-
established primary school.

St Nicholas School

Hobbs Cross Road, Old Harlow,
CM17 0NJ
An independent co-educational
day school including early years,
lower, upper and middle schools.

Burnt Mill Academy

First Avenue, Harlow,
CM20 2NR
A community school with specialist
status in the performing arts.

Harlow College

Velizy Avenue, Harlow,
CM20 3EZ
Offers a range of apprenticeships,
A-level studies and adult
education courses.

University Centre Harlow

Velizy Avenue, Harlow,
CM20 3EZ
In partnership with Anglia Ruskin
University offering degrees and
foundation degrees taught in a
purpose-built facility on Harlow
College campus.

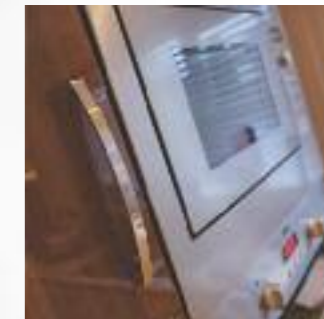
Anglia Ruskin University

Campuses in Cambridge,
Chelmsford and Peterborough
A wide variety of degree courses
in sciences, social sciences, arts,
law, education and business.



Specification, it's all in the detail...

“A fusion of
contemporary
design and
practical detail”



Kitchen

- Choice of fitted kitchen* with soft closing doors
- Stainless steel splashback
- 1½ bowl stainless steel sink to 3 & 4 bedroom homes only
- 1 bowl stainless steel sink to 2 bedroom homes only
- Gas hob with double electric oven to 3 & 4 bedroom homes
- Gas hob with single electric oven to 2 bedroom homes only
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer dryer to 2 bedroom coach houses
- Integrated washing machine to 2, 3 & 4 bedroom homes

Bathroom & En Suites

- Contemporary white sanitaryware
- Full height ceramic wall tiling to shower areas
- Half height ceramic wall tiling to sanitaryware walls
- Chrome heated towel rails

Electrical

- TV point to living room and master bedroom
- Telephone point to living room
- Recessed low voltage downlighters to kitchen, bathroom and en suite
- Fused spur for future installation of alarm system

Security

- Sensored external security light
- Mains operated smoke and heat detectors

General Specification

- White internal doors with polished chrome handles
- Aluminium double glazed sealed windows
- Chrome internal ironmongery
- Gas fired central heating
- Fitted wardrobe to master bedroom only
- Landscaped front garden, where applicable
- 1.8m close boarded fencing to rear garden
- 10 year [NHBC](#) warranty

*Subject to stage of construction



two
great
ways to
help you
move

one

Express Mover

To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own home.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

two

Part Exchange

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new home is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.

Customer care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



First class reputation

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

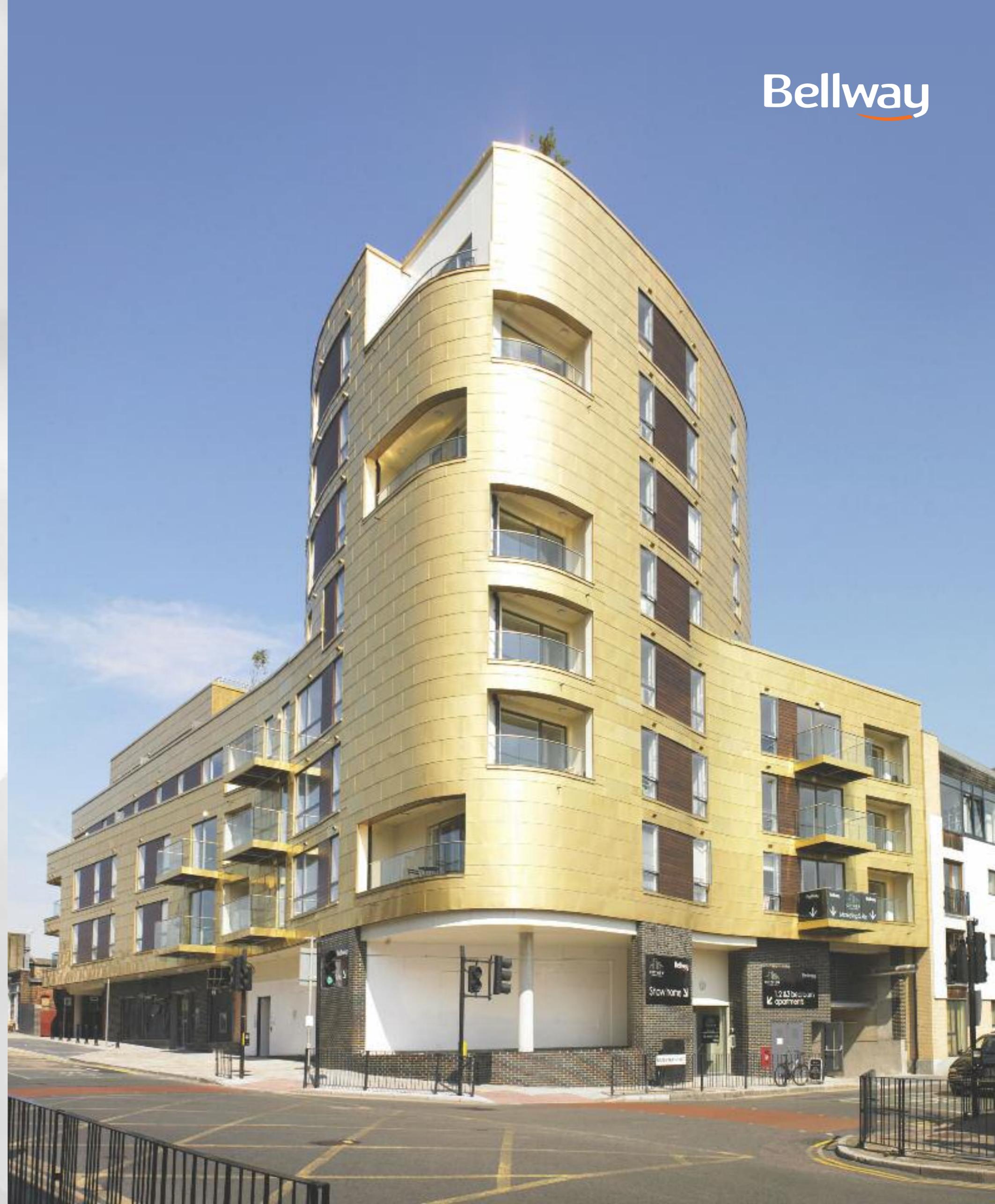
Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families.

The Group's rapid growth has turned Bellway into a multi-million pound company,

employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

Over 60 years of great homes and great service.





Additions

A unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Take advantage of our unique Additions package and create a home that is as individual as you are.

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most importantly of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- Granite worktops

Flooring:

- Amtico
- Carpets
- Ceramic floor tiles to selected areas

Tiling:

- Full and half height tiling
- Comprehensive range of tiles available to upgrade

Security:

- Intruder alarms
- Security lights

Electrical:

- Additional sockets
- Chrome sockets
- Chrome switches
- Recessed lighting
- Light fittings
- Additional BT and TV points

Miscellaneous:

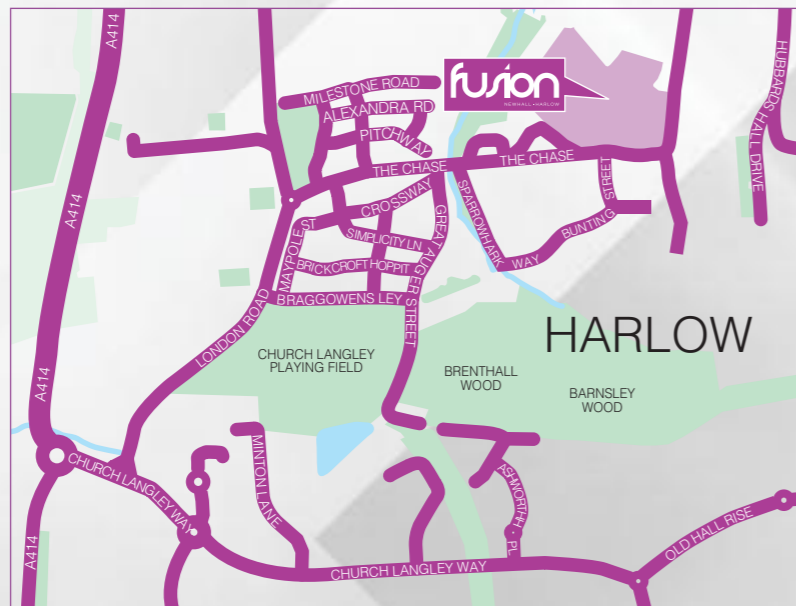
- Fitted wardrobes to bedrooms

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THE CHASE | NEWHALL | HARLOW | CM17 6JA



Area map



Local map

Maps not to scale

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