



THE  
LIMES

BUSHEY HERTFORDSHIRE

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

---



The Limes is a small, private cul-de-sac of just eleven 2 and 3 bedroom homes in Bushey Heath. The area is secluded and quiet, yet only five minutes from the centre of community life.



# Welcome to **The Limes**

Each home has been built to a timeless design using traditional materials. Outside, you'll find dedicated parking and back gardens with lawns and enough room to shape your surroundings to suit your lifestyle.

Inside, we've thought of everything that makes a house a comfortable, welcoming home.

- Beautiful modern kitchens with spotlights and under-cupboard lighting
- Crisp decoration in neutral colour schemes, so you can make your own mark in every space
- Sky-ready, with digital Freeview and telephone points in all bedrooms and living rooms

Open-plan kitchen/diners make family time and entertaining easy, while separate living rooms mean you can still close the door on the washing up and relax. We've included built-in storage including vanity units in bathrooms and ensuites\*, because an uncluttered home creates a low-maintenance, stress-free lifestyle.



\*Market sale plots only



# About Lea Valley Homes

Lea Valley Homes is dedicated to providing high quality, individual homes in the South East. We originated in Hertfordshire as part of Aldwyck Housing Group, so our home building expertise and knowledge is extensive. Lea Valley Homes is responsible for the sales and marketing of Aldwyck Housing Group's new build Shared Ownership and market sale properties.

Our properties range from apartments to large family homes. Our experienced development team and our dedicated staff understand the needs and expectations of our clients.

We aim to deliver high quality homes and excellent service.

#### **Recently completed developments:**

- The Orchards, Caves Lane, Bedford
- Dukes Court, Chandos Road, Buckingham

#### **Current Developments:**

- The Barns at Merton Grange, Gamlingay
- Bentley Court, Uxbridge Road, Hanwell
- The Limes, Bushey

#### **Future Developments coming soon:**

- Aspects@ 30 Muswell Hill, London
- Poppyseed, Princes Risborough
- The Gables, Wavendon







# Perfectly positioned

Leave the leafy, peaceful setting of Bushey behind and you'll find local travel, trains direct to London Euston, and international flights via London Luton and Heathrow are all easily accessible. Watford, Borehamwood, Rickmansworth and Harrow are all within just a few miles' drive.

[Click here to view on Google Maps](#)

**The Limes, Little Bushey Lane  
Bushey, Hertfordshire WD23 4LP**

## By road

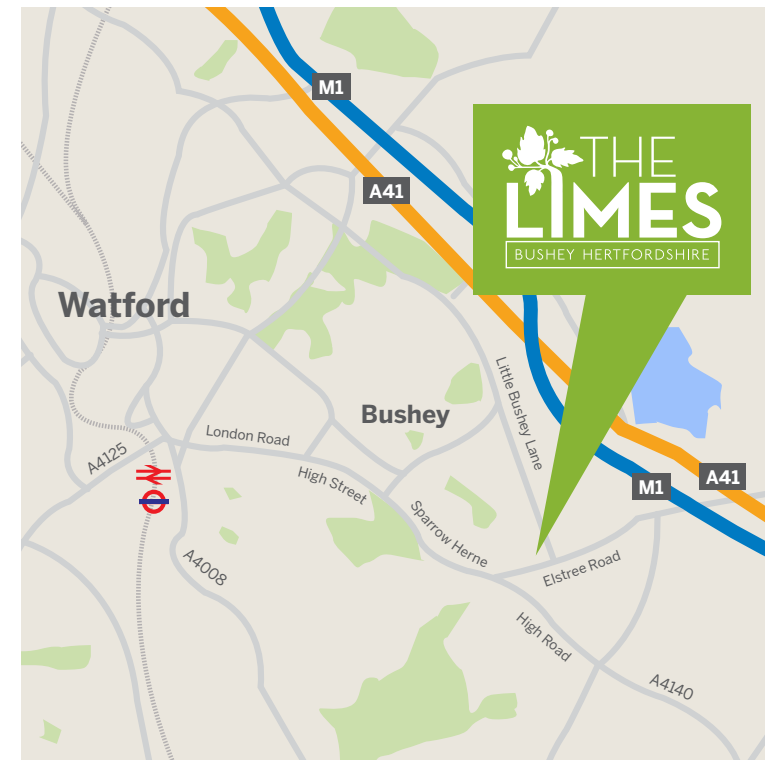
Junction 6 of the M1 is only a 2-mile drive from home, with rapid access north to the M25, Hemel Hempstead and the midlands and north of England. The A41 runs parallel, looping north around North Watford and south through Edgware to give access to the north circular and all of central London.

## By rail

Bushey station is on the London Overground, which feeds directly to Euston in as little as 19 minutes. From there, travellers can change to both branches of the Northern line and the Victoria line. You can also change to the Bakerloo line at Harrow & Wealdstone, just 4 stops from home. Network Rail trains from Watford Junction, just 2 stops north from Bushey, head to Birmingham, Coventry, Northampton, St Albans, Milton Keynes and the northwest.

## By air

London Luton Airport is less than 20 miles directly up the M1 from Bushey and London Heathrow only 25 miles around the M25. You can take direct flights to more than 100 cities across Europe and the USA from Luton, and more than 180 destinations in 90 countries from Heathrow.





# Bushey and the surrounding area

Despite its convenient location inside the M25, Bushey retains a quiet, small town community atmosphere. The high street has a natural mix of independent and chain retail, a sprinkling of antiques shops and a good selection of traditional pubs, gastropubs and restaurants, including St James, which is listed in the Michelin and Good Food Guides.

You'll find countless clubs to join, from cricket to bridge, a symphony orchestra to sub-aqua and ju-jitsu. Bushey Hall Golf Club has an 18-hole course, while the country club has a 9-hole course and driving range. There are monthly antiques auctions at Bushey Country Club, and once a year the Bushey Festival offers all sorts of activities, such as a quarter marathon and the Horticultural Society's flower and produce show.

Reflecting its affluent setting, as well as a good mix of infant, junior and secondary schools, Bushey is also home to the Purcell School for young musicians and two independent girls' schools, St Hilda's and St Margaret's.

Nearby, London isn't the only attraction available; Watford provides excellent shopping and entertainment choices, while two miles east Aldenham Country Park offers 100 acres of parkland, a 60-acre lake for watersports and, for the children, pony rides and a farm experience.





“ ...secluded and quiet,  
yet only five minutes  
from the centre of  
community life... ”







# Specification

## General

- Valiant boilers to be housed in matching kitchen unit
- Digital Freeview compatible aerial installed, Sky ready.
- Decoration – White matt paint to walls and ceilings
- Smooth plaster finish to ceiling
- TV points to living room and bedrooms
- Phone points to living room and bedrooms

## Kitchen

- Moores ivory or white high gloss kitchen units
- Under cupboard lighting
- Soft close doors and drawers
- 1 1/2 bowl stainless steel sink
- Tap – Bristan Prism monobloc sink mixer chrome
- 40mm laminate work surface with square edge finish with matching splash backs.
- Built in stainless steel oven, hob and cooker hood with stainless steel splash back between oven and cooker hood.

\*Market sale plots only

## Bathroom

- White sanitary ware
- Shower over bath
- Glass shower screen
- Vanity unit\*
- Chrome ladder radiator

## Ensuite

- White sanitary ware
- Shower
- Vanity unit\*
- Chrome ladder radiator

## Warranty

- NHBC guarantee

## Market Sale, Specification upgrades available

- Ceramic flooring to bathroom and kitchen areas, carpet to other areas.
- Neff integrated appliance package including Washing Machine, Dishwasher and Fridge Freezer
- Fully tiled bathroom and ensuite
- Spotlights to kitchen, bathroom and ensuite
- Garden package including shed, turf to rear garden, outside tap, outside light.
- NACOSS approved wireless alarm

## Shared Ownership, Specification upgrades available

- Karndean flooring to bathroom and kitchen areas, carpet to other areas.





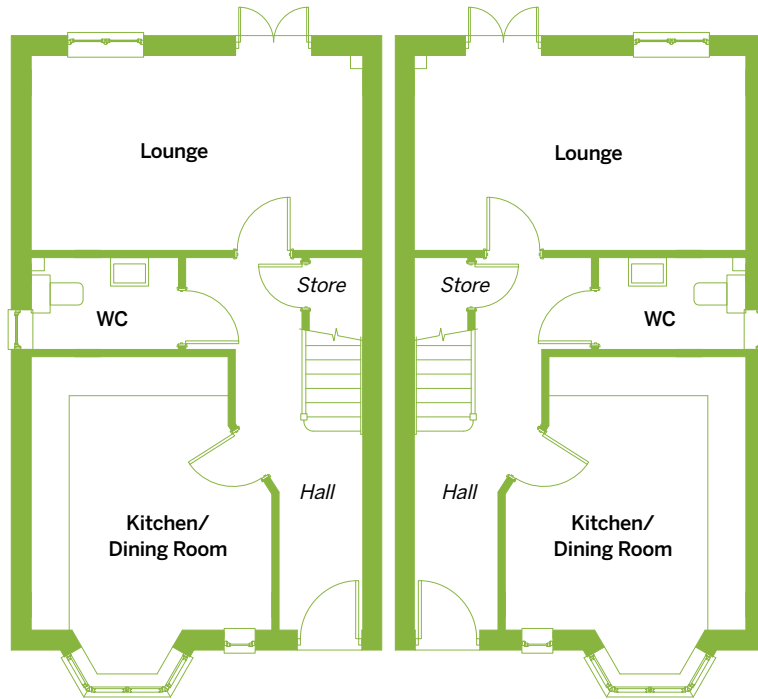
Plots 1 & 2

Market Sale

Gross total floor area  
96 sq.m / 1033 ft.sq

# Plots 1 & 2 Three bedroom semi-detached

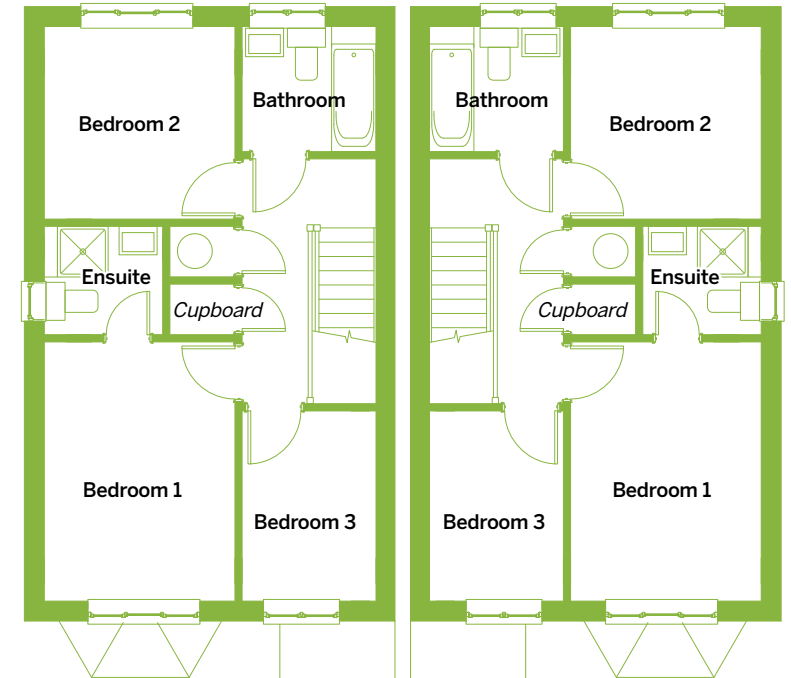
## Ground Floor



Plot 1

Plot 2

## First Floor

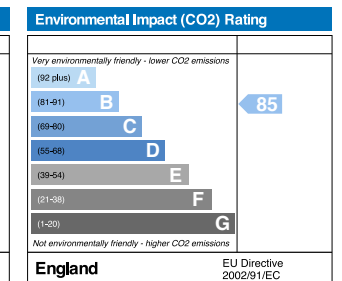
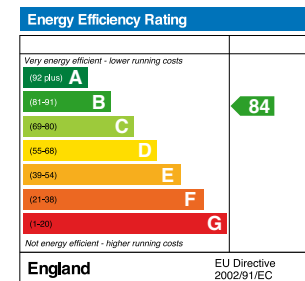


Plot 1

Plot 2

Room	Metric	Imperial
Lounge	5236mm x 3076mm	17'2" x 10'1"
Kitchen/Dining Room	3799mm x 4317mm	12'5" x 14'1"
WC	2326mm x 1451mm	7'7" x 4'9"

Room	Metric	Imperial
Bedroom 1	3009mm x 4093mm	9'10" x 13'5"
Ensuite	1869mm x 1711mm	6'2" x 5'7"
Bedroom 2	3009mm x 3040mm	9'10" x 9'11"
Bedroom 3	2113mm x 3003mm	6'11" x 9'10"
Bathroom	2113mm x 1976mm	6'11" x 6'6"



Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.





Plot 3



Market Sale

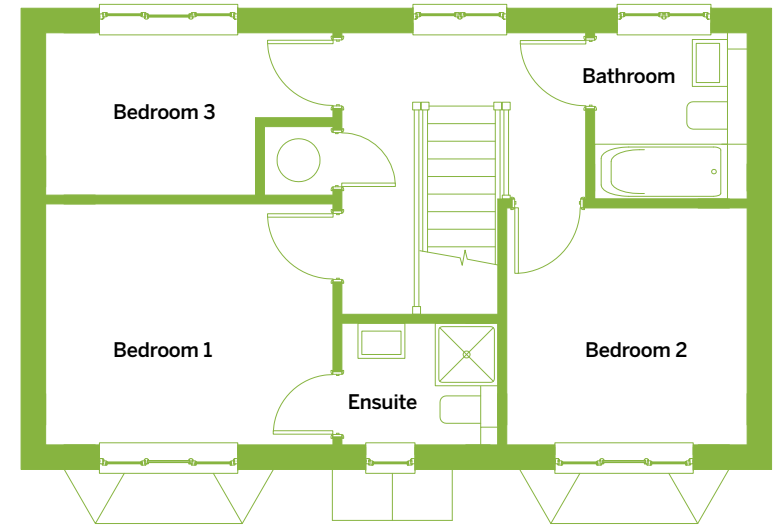
Gross total floor area  
97 sq.m / 1044 ft.sq

# Plot 3 Three bedroom detached

Ground Floor

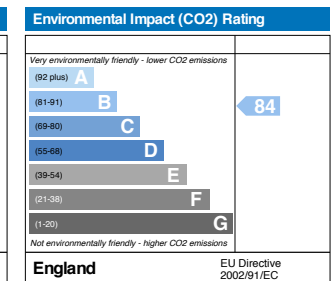
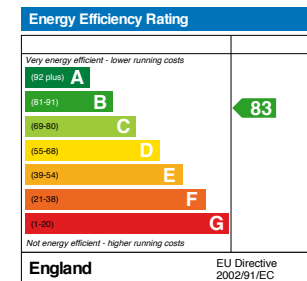


First Floor



Room	Metric	Imperial
Lounge	3674mm x 5272mm	12'0" x 17'3"
Kitchen/Dining Room	3074mm x 5272mm	10'1" x 17'3"
WC	1996mm x 1737mm	6'6" x 5'8"

Room	Metric	Imperial
Bedroom 1	3649mm x 3082mm	11'11" x 10'1"
Ensuite	1996mm x 1557mm	6'6" x 5'1"
Bedroom 2	3074mm x 3032mm	10'1" x 9'11"
Bedroom 3	2684mm x 2076mm	8'9" x 6'10"
Bathroom	1951mm x 2126mm	6'5" x 7'0"



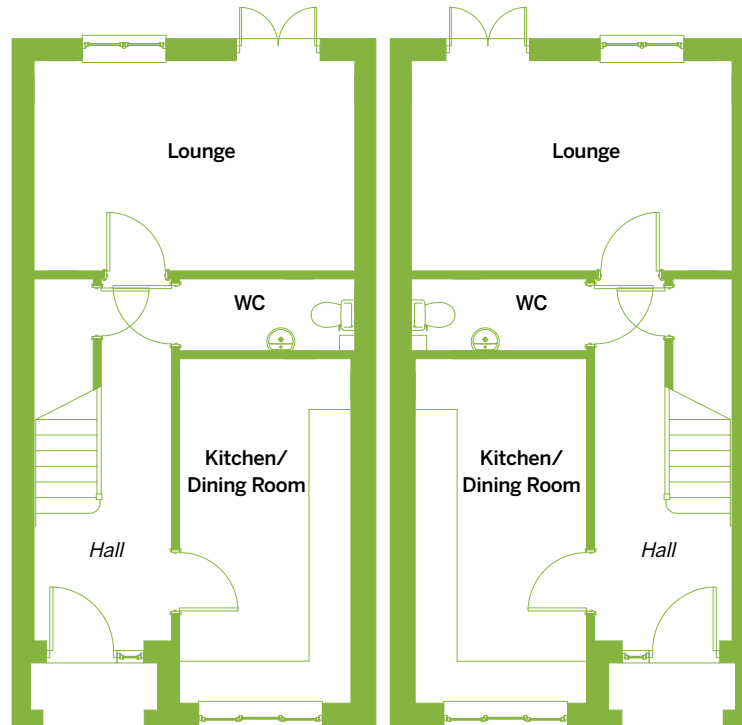
Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.



Plots 4 & 5

# Plots 4 & 5 Two bedroom semi-detached

## Ground Floor



Plot 4

Plot 5

## First Floor

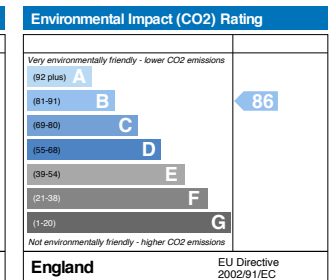
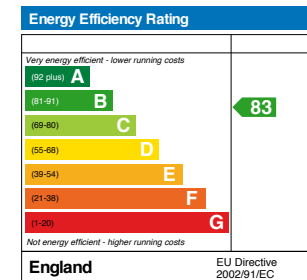


Plot 4

Plot 5

Room	Metric	Imperial
Lounge	4586mm x 3292mm	15'0" x 10'9"
Kitchen/Dining Room	2451mm x 4926mm	8'0" x 16'1"
WC	2506mm x 1026mm	8'2" x 3'4"

Room	Metric	Imperial
Bedroom 1	4586mm x 3004mm	15'0" x 9'10"
Bedroom 2	4586mm x 3074mm	15'0" x 10'1"
Bathroom	2363mm x 2176mm	7'9" x 7'2"



Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.





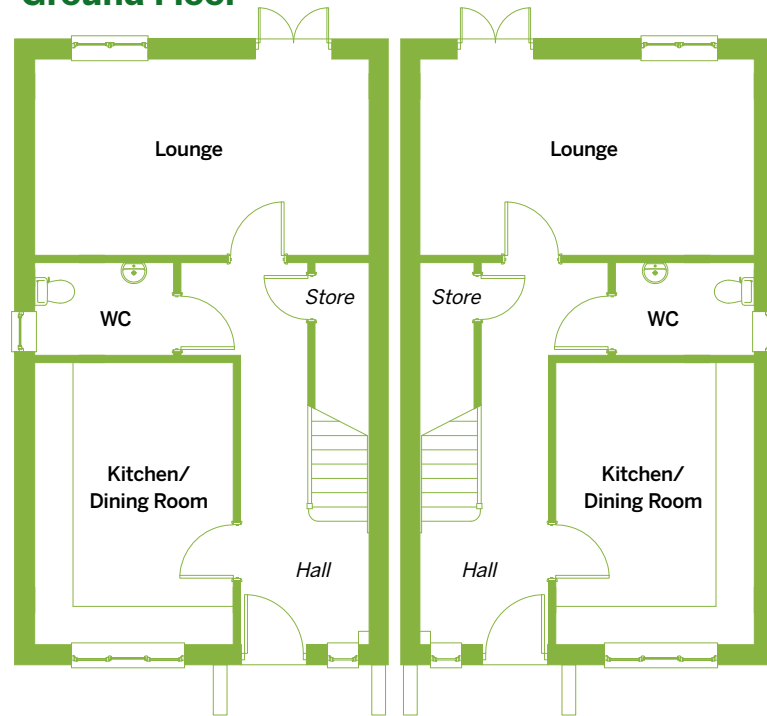
Plots 6 & 7

Shared Ownership

Gross total floor area  
96 sq.m / 1033 ft.sq

# Plots 6 & 7 Three bedroom semi-detached

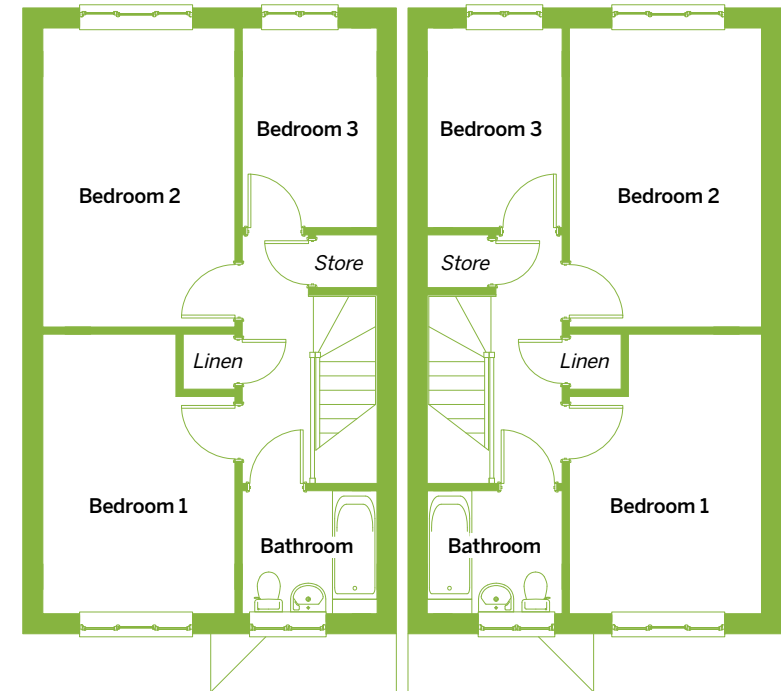
## Ground Floor



Plot 6

Plot 7

## First Floor

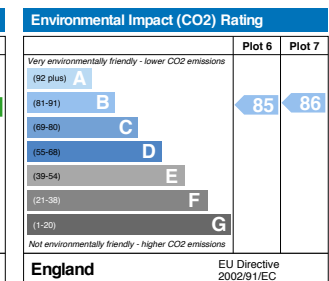
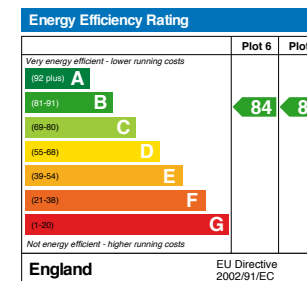


Plot 6

Plot 7

Room	Metric	Imperial
Lounge	5236mm x 3076mm	17'2" x 10'1"
Kitchen/Dining Room	3109mm x 4317mm	10'2" x 14'1"
WC	2326mm x 1451mm	7'7" x 4'9"

Room	Metric	Imperial
Bedroom 1	3009mm x 4376mm	9'10" x 14'4"
Bedroom 2	3009mm x 4682mm	9'10" x 15'4"
Bedroom 3	2113mm x 3126mm	6'11" x 10'3"
Bathroom	2113mm x 1926mm	6'11" x 6'4"



Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.



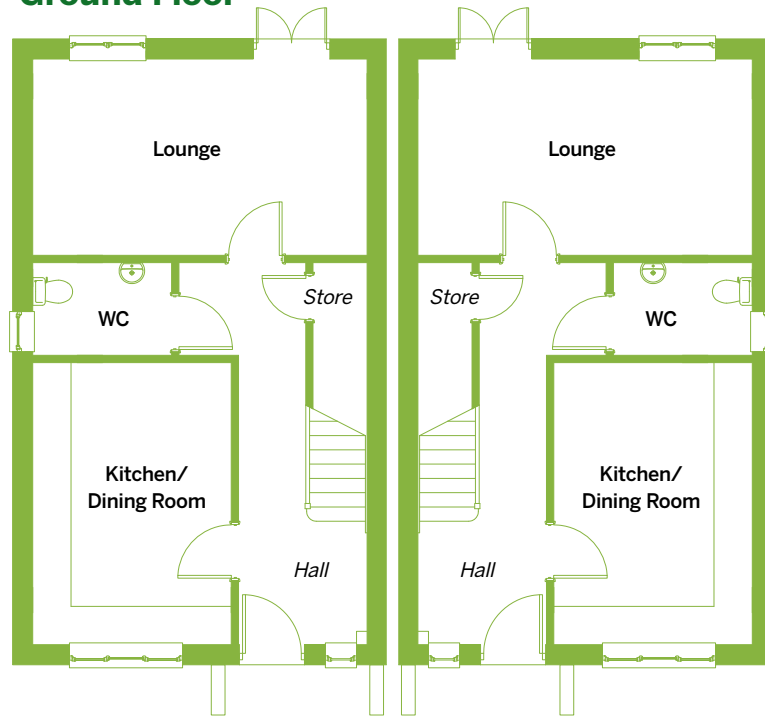


Plots 8 & 9



# Plots 8 & 9 Three bedroom semi-detached

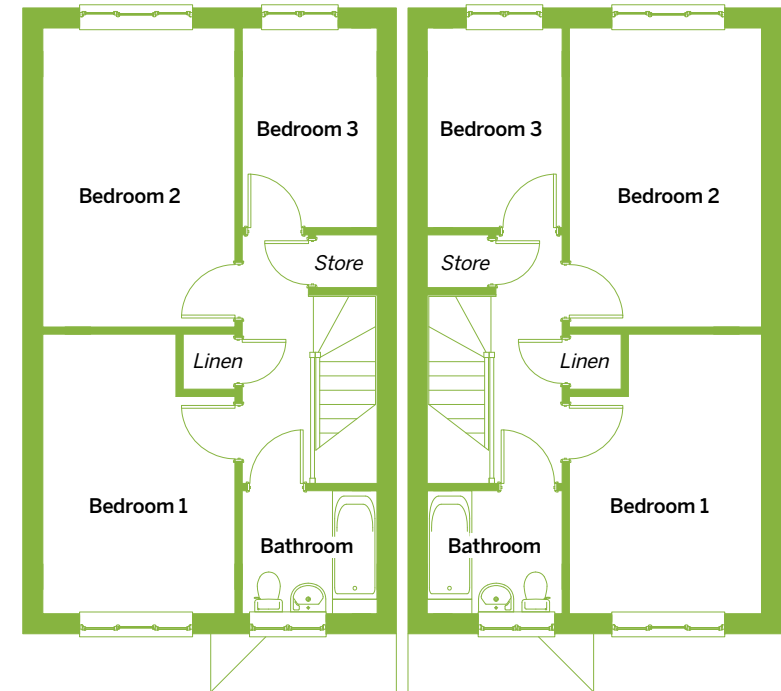
## Ground Floor



Plot 8

Plot 9

## First Floor

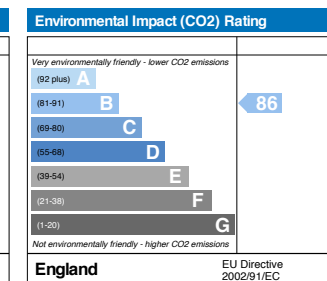
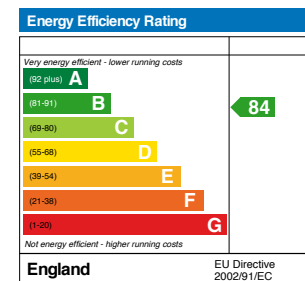


Plot 8

Plot 9

Room	Metric	Imperial
Lounge	5236mm x 3076mm	17'2" x 10'1"
Kitchen/Dining Room	3109mm x 4317mm	10'2" x 14'1"
WC	2326mm x 1451mm	7'7" x 4'9"

Room	Metric	Imperial
Bedroom 1	3009mm x 4376mm	9'10" x 14'4"
Bedroom 2	3009mm x 4682mm	9'10" x 15'4"
Bedroom 3	2113mm x 3126mm	6'11" x 10'3"
Bathroom	2113mm x 1926mm	6'11" x 6'4"



Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.



Plots 10 & 11

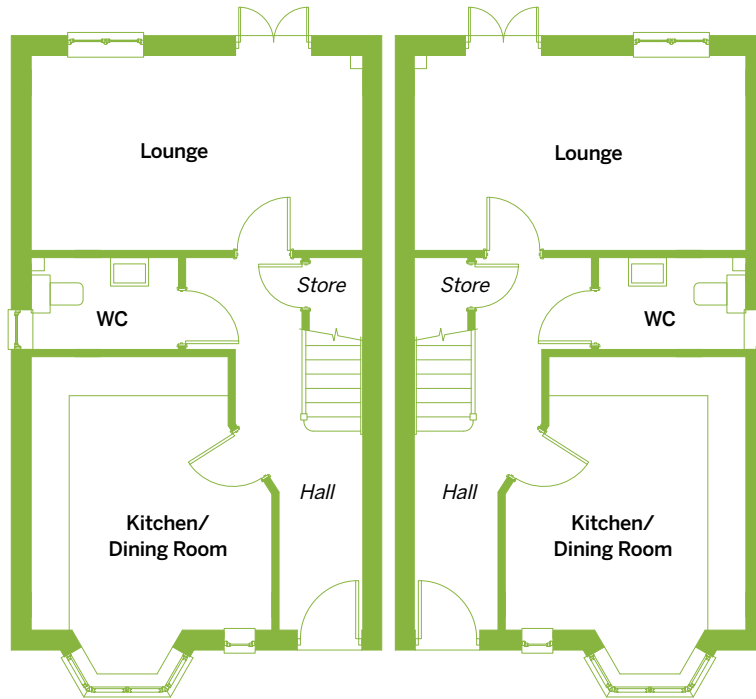


Market Sale

Gross total floor area  
96 sq.m / 1033 ft.sq

# Plots 10 & 11 Three bedroom semi-detached

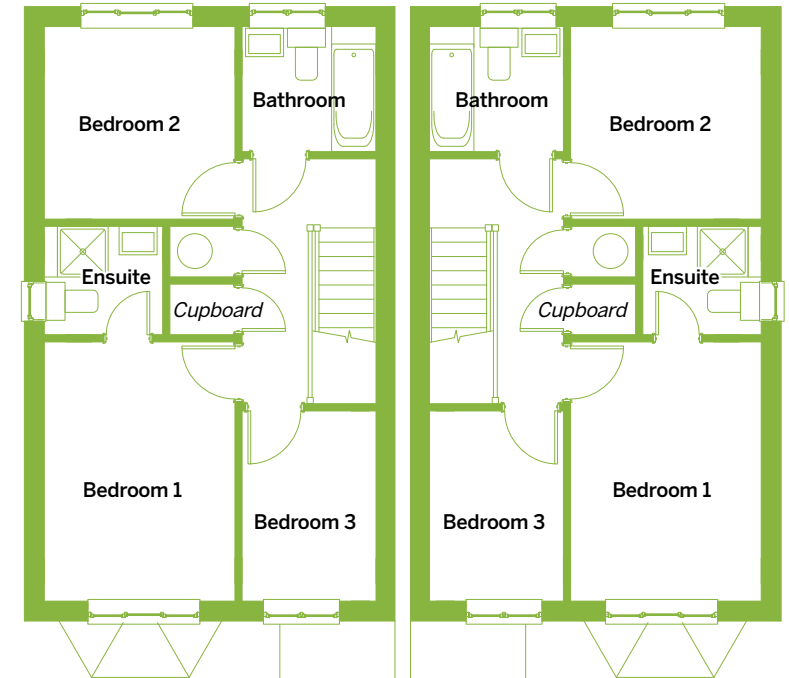
## Ground Floor



Plot 10

Plot 11

## First Floor

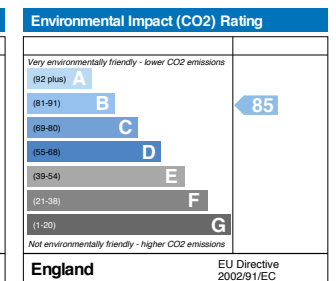
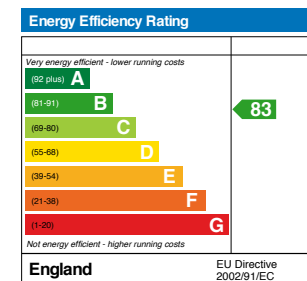


Plot 10

Plot 11

Room	Metric	Imperial
Lounge	5236mm x 3076mm	17'2" x 10'1"
Kitchen/Dining Room	3799mm x 4317mm	12'5" x 14'1"
WC	2326mm x 1451mm	7'7" x 4'9"

Room	Metric	Imperial
Bedroom 1	3009mm x 4093mm	9'10" x 13'5"
Ensuite	1869mm x 1711mm	6'2" x 5'7"
Bedroom 2	3009mm x 3040mm	9'10" x 9'11"
Bedroom 3	2113mm x 3003mm	6'11" x 9'10"
Bathroom	2113mm x 1976mm	6'11" x 6'6"



Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.



# The development site plan



Little Bushey Lane  
Bushey, Hertfordshire  
WD23 4LP



## KEY

### Market Sale

Plots 1, 2, 3, 10 and 11

### Shared Ownership

Plots 4, 5, 6, 7, 8 and 9





For further information  
please contact our Sales Centre:

**T: 01923 251799**

**E: [sales@leavalleyhomes.co.uk](mailto:sales@leavalleyhomes.co.uk)**

**Lea Valley Homes Sales Centre**

Wellstones, Watford, Hertfordshire WD17 2AF

**[www.leavalleyhomes.co.uk](http://www.leavalleyhomes.co.uk)**

Brought to you by

