Bondicia Gardens







8 unique and spacious five bedroom homes set within a historic private turning close to Epping Forest, Waltham Abbey and Loughton with its quick road and rail connections to the City of London.



## THE SITE PLAN







(Cream Brick)

(Cream Render





(Cream Brick, Cream Render) Cream Brick/ Grey Boarding)





Ground Floor

First Floor

Kitchen	5.8m [18'-11"] x 3.8m [12'-6"]
Family/Diner	5.5m [18'3"] x 4.2m [14'-1"]
Living	5.1m [16'-9"] x 3.6m [11'9"]
Dining	3.6m [11'9"] x 2.9m [9'-7"]
Bedroom 1	5.1m [16'-9"] x 3.6m [11'9"]
Bedroom 2	5.6m [11'-9"] x 2.8m [9'-3"]
Bedroom 3	3.9m [12'-11"] x 3.8m [12'-8"]
Bedroom 4	4.1m [13'-4"] x 2.9m [9'-4"]
Bedroom 5	2.8m [9'-3"] x 2.4m [7'-11"]



THE RICHMOND Plots 1, 2, 5 5 bedroom detached home with spacious rooms arranged over two floors. Boasting a 31ft open plan contemporary high specification kitchen/ family/ diner, opening out through French glazed doors to the private garden and patio.

The living room gives a feel of a formal elegance and warmth with relaxed choices available for the games/ film room.

The master and second bedrooms feature contemporary high specification en-suites.



### THE BUCKINGHAM Ploto 3, 4, 6, 7, 8

5 bedroom detached home with accommodation arranged over three floors. These homes have been designed with modern open plan living amid fine traditional angles and high specification finishes. The beautifully appointed living room flows directly from the elegant entrance hall through double doors and into the open plan kitchen dining room with its array of eye and base level units and separate utility room. Also downstairs is a private study and cloakroom. On the first and second floors are five spacious bedrooms, three with en-suite shower rooms and a family bathroom. The Buckingham is additionally complimented with a garage, driveway and generous garden space to all Buckingham house types.







Kitchen Diner	9.1m [30'-1"] x 4.2m [13'10"]
Study	2.9m [9'6"] x 2.7m [8'-11"]
Living	6.0m [19'-9"] x 3.6m [11'8"]
Bedroom 1	4.9m [16'-1"] x 3.5m [11'8"]
Bedroom 2	5.0m [16'-4"] x 4.4m [14'-6"]
Bedroom 3	3.2m [10'-7"] x 3.0m [10'-0"]
Bedroom 4	5.0m [12'-6"] x 3.6m [11'-8"]
Bedroom 5	3.2m [10'-8"] x 3.1m [10'-3"]



We have made friends for life.

Annie & Len



The friendly service we received will stay with no forever

We would highly recommend **60**% to anyone

Why Honey Lane





Set in a quiet yet accessible area

Boudicia Gardens sits just off Honey Lane which is within the favoured postcode of EN9 and is an excellent location for access to both the City of London and also quiet relaxed countryside. The pleasant historic towns of Loughton, Epping and Waltham Abbey are nearby with their range of both private and state junior and secondary schools, all boasting well served town centres with a broad range of restaurants and bars. Boudicia Gardens is approximately 13 miles as the crow flies from the City of London and is accessed by both overgound and underground rail links. Easy access onto London's M25 motorway is also just a short distance away with quick links to all over the South East of England.

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We are a multi award winning developer and we pride ourselves on our customer satisfaction along with the quality of the homes that we build throughout the region. We are a family run company, and our customers and their expectations are our focus through the process of buying a new build home.



Oliver Hookway - CEO



Edward Casson - Sales Director

Meet Some of our Team People Buy from People

Andrew Ioannou - Client Relations Manager & Sales Progression



Clive Hitchcock - Construction Director







## SPECIFICATION

#### Kitchen

- High gloss sleek units with striking fittings
- Lamona appliances to include stainless steel oven
- 5 burner gas hob and extractor hood, stainless steel sink, integrated dishwasher
- Quartz square-edged laminated work surfaces
- > Oak laminate flooring

#### Bathrooms and en-suites

- > Rocca/Pura white sanitaryware
- Contemporary polished chrome taps
- Contemporary polished chrome power showers
- Polished chrome heated towel rails
- Porcelanosa ceramic floor and wall tiles

#### Finishes

- Porcelanosa polished porcelain tiling to hallway (The Richmond)
- Smooth plastered walls and ceilings in natural shades of emulsion
- Contemporary square-edged

architraves and skirting boards in satin white

- > Oak internal doors
- Brushed stainless steel door handles

The design and use of quality materials, crafted with the greatest care and attention, ensures the highest level of finish for the most discerning of customers. Our Eco Friendly construction ensures both sustainability and energy efficiency.

All our homes are energy efficient and environmentally friendly (ratings of the individual units available on request.)

#### Electrical

- TV points to living room and master bedroom
- Wiring for Sky installation
- Telephone points to living room
- > Mains operated smoke alarm

#### General

- Energy efficient gas boiler with radiators
- > Insulation to Code 3 standards
- Contemporary external lighting
- Low maintenance white UPVC windows
- French doors with side glazing to family room
- > Garaging
- > Patio to rear gardens
- > Ten year BLP warranty

The company employs a policy of continuous improvement and reserves the right to alter or amend the specification as necessary for that of a similar quality, photography and computer generated images are for illustrative purposes only.





## Boudicia Gardens, Honey Lane, EN9 3BA

From junction 26 of the M25, please follow Honey Lane west-bound towards Waltham Abbey. Boudicia Gardens can be found approximately a third of a mile up on the left hand side where our signage can be clearly seen.

The nearest overground station is Waltham Cross and the nearest underground station is Loughton.



# To view one of our new homes please contact

# 0844 800 3678 edward.casson@goholdings.co.uk go-homes.co.uk

