



# CHIGWELL GROVE

ANDERSON





## THE DEVELOPMENT

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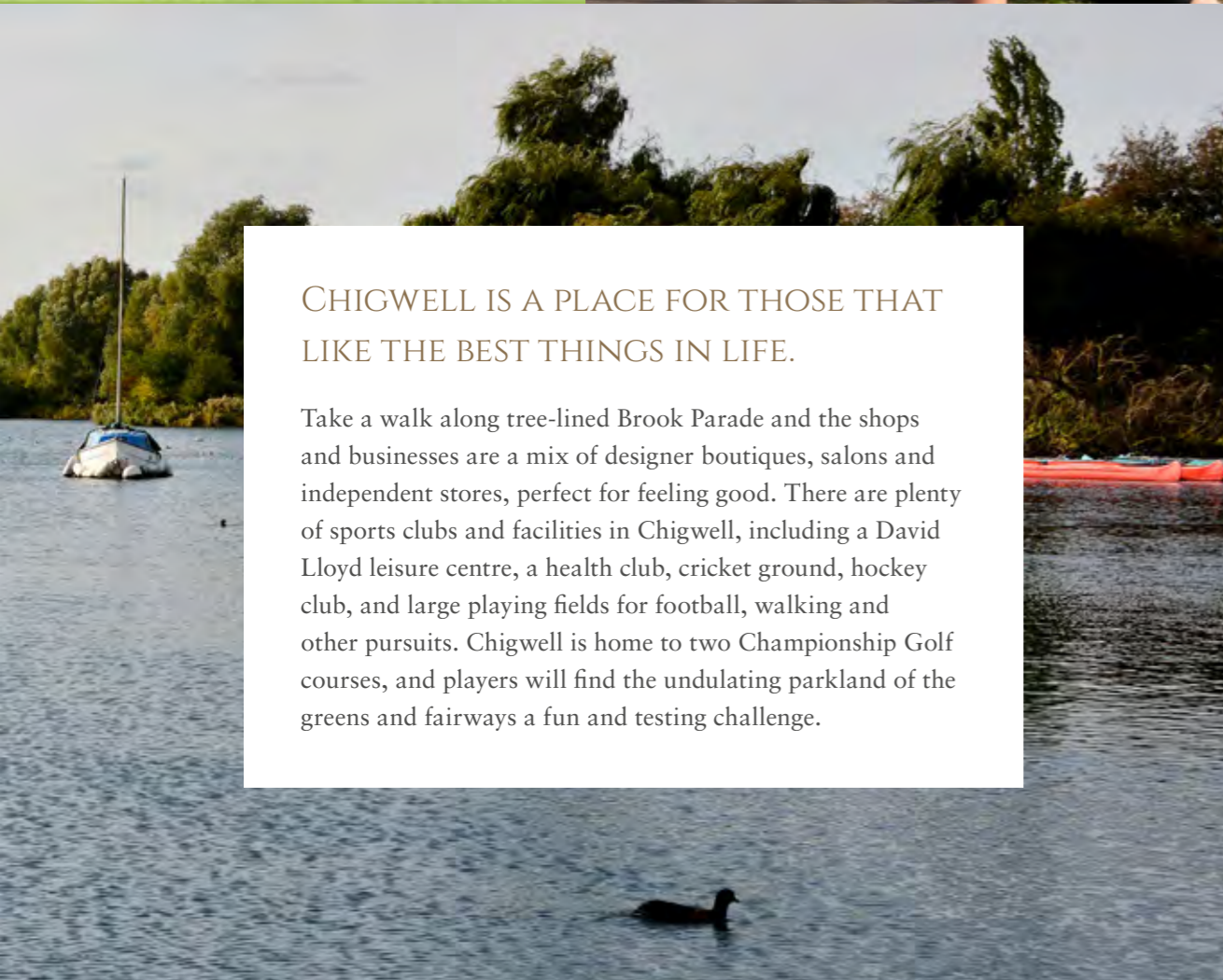
CHIGWELL GROVE IS A STUNNING NEW ANDERSON DEVELOPMENT ON THE SOUTH-WESTERN EDGE OF CHIGWELL.

Surrounded by fields and trees, and with the River Roding winding past on its journey to the Thames, Chigwell Grove is your piece of rural tranquility to enjoy. With sixty quality homes to choose from, you're bound to find your ideal place whether you're looking for your first home, somewhere special to bring up a family, or a house that will become your forever home.

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CHIGWELL IS A PLACE FOR THOSE THAT LIKE THE BEST THINGS IN LIFE.

Take a walk along tree-lined Brook Parade and the shops and businesses are a mix of designer boutiques, salons and independent stores, perfect for feeling good. There are plenty of sports clubs and facilities in Chigwell, including a David Lloyd leisure centre, a health club, cricket ground, hockey club, and large playing fields for football, walking and other pursuits. Chigwell is home to two Championship Golf courses, and players will find the undulating parkland of the greens and fairways a fun and testing challenge.



## WELCOME TO CHIGWELL

PART OF ESSEX'S GOLDEN TRIANGLE, CHIGWELL HAS BEEN ONE OF ENGLAND'S MOST DESIRABLE TOWNS FOR DECADES.

Surrounded by green belt land, this leafy historic town full of elegant Georgian houses, with a 12th century church at its centre, feels as though it should be in the middle of the Cotswolds perhaps, or the heart of the Downs. Instead it's just twelve miles from Central London, ideal commuting distance whether you're travelling for work or pleasure. Chigwell is a place that quickly becomes home – once in the area people seldom move away; when you live here you'll soon see why.





## CHIGWELL GROVE COULD HARDLY BE BETTER PLACED

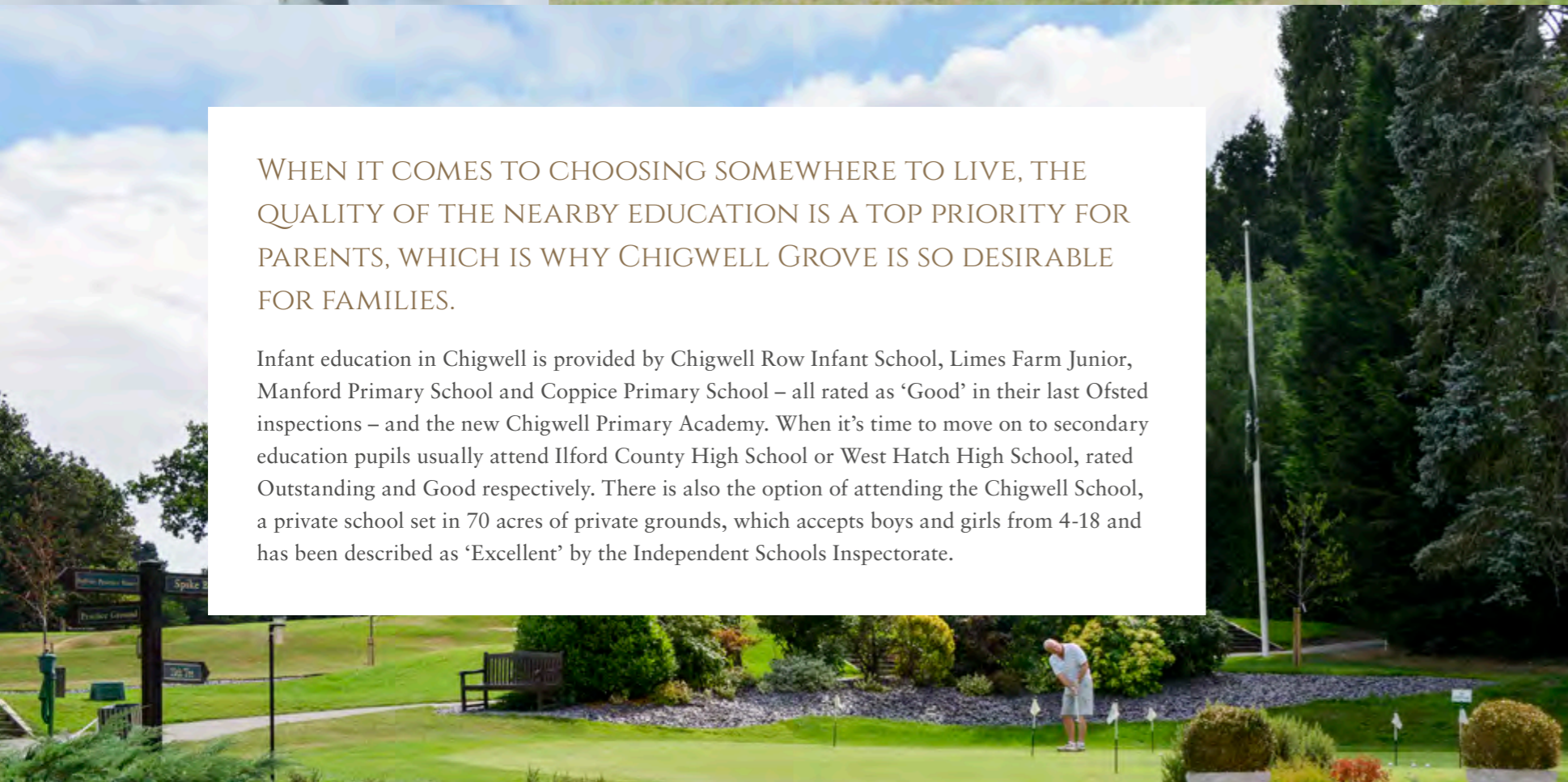
IN CHIGWELL YOU HAVE MANY OTHER TOWNS CLOSE BY INCLUDING LOUGHTON, WOODFORD AND HAINAULT, ALL WITHIN A FIVE MILE RADIUS GIVING YOU EASY ACCESS TO GREAT SHOPPING, GREAT LEISURE AND GREAT NIGHTLIFE.

The majestic Epping Forest, once said to have been the hunting ground of Henry VIII and Elizabeth I, is now London's largest open space and just three miles from your doorstep. It's a wonderful place for walking, biking, riding, fishing, golfing and football, or just taking time to enjoy one of London's most beguiling natural wonders.

When you want to enjoy some serious retail therapy, then head to Europe's largest urban shopping centre. Westfield Stratford City is a mere 20 minute journey from Chigwell tube station, giving you quick access to over 340 retailers, plus cinema, bowling alley, casino and numerous restaurants. It's 1.9 million square feet of retail heaven!

WHEN IT COMES TO CHOOSING SOMEWHERE TO LIVE, THE QUALITY OF THE NEARBY EDUCATION IS A TOP PRIORITY FOR PARENTS, WHICH IS WHY CHIGWELL GROVE IS SO DESIRABLE FOR FAMILIES.

Infant education in Chigwell is provided by Chigwell Row Infant School, Limes Farm Junior, Manford Primary School and Coppice Primary School – all rated as 'Good' in their last Ofsted inspections – and the new Chigwell Primary Academy. When it's time to move on to secondary education pupils usually attend Ilford County High School or West Hatch High School, rated Outstanding and Good respectively. There is also the option of attending the Chigwell School, a private school set in 70 acres of private grounds, which accepts boys and girls from 4-18 and has been described as 'Excellent' by the Independent Schools Inspectorate.





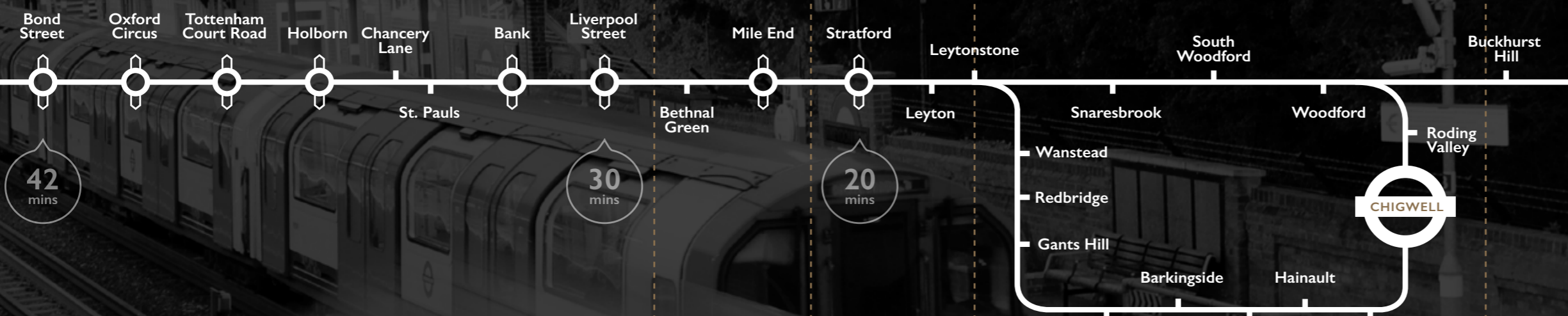
## TRANSPORT

GETTING TO THE CENTRE OF LONDON IS AS SIMPLE AS CATCHING THE TUBE FROM CHIGWELL STATION, JUST A MILE FROM CHIGWELL GROVE.

The Central Line will take you from there through Woodford (5 mins), Stratford (20 mins) and Liverpool Street (30 mins) onwards to Bank (32 mins) and Bond Street (42 mins). Heathrow can be reached by train in 1hr 27 minutes, and London City Airport in 45 minutes. The first train of the day departs at 06:08 Monday to Saturday, and the last train pulls into the station at 00:14.

Chigwell is also great for drivers. The M11 is nearby, taking you south onto the North Circular and the heart of London, or north to Cambridge and the A1. The M25 is also close, giving you easy access to the rest of the UK. When you want to travel abroad then Gatwick is less than 60 miles away, Heathrow 35 miles, and City Airport just 11 miles.

There are several bus stops in Chigwell, and a regular service runs throughout the week, taking passengers to nearby towns including Ilford, Loughton, Debden and Buckhurst Hill.



ZONE 1

ZONE 2 ZONE 3

ZONE 4





Anderson NAS Education & Enterprise Centre

## SITE PLAN

### A DEVELOPMENT AT ONE WITH ITS ENVIRONMENT

Chigwell Grove is shaped to take full advantage of the rural landscape. It has been sympathetically designed, making the most of the leafy surroundings and giving the area an open, spacious feel.

#### THE TAVISTOCK

Plots 21, 23, 24, 26, 27, 60

#### THE KENSINGTON

Plots 8, 14, 15, 20, 22, 25, 28, 38, 47, 59

#### THE BLOOMSBURY

Plots 31, 35, 37

#### THE GROSVENOR

Plots 4, 5, 9, 13, 16, 19, 29, 32, 33, 34, 36, 39, 42, 43, 46, 48, 51, 52, 55, 56

#### THE EATON

Plots 1, 2, 3, 6, 7, 10, 11, 12, 17, 18, 30, 40, 41, 44, 45, 49, 50, 53, 54, 57, 58

**G** Garage

**C** Cartlodge

Electric doors to all garages excluding plots 3, 6, 17, 18



# THE TAVISTOCK



A GRAND FIVE-BEDROOM HOUSE THAT IS FULL OF ELEGANCE AND CHARM, THIS LUXURIOUS HOME IS ONE YOU'LL FALL IN LOVE WITH.

## DIMENSIONS

### GROUND FLOOR

Kitchen	8.01m x 3.98m	(26'3" x 13'1")
Dining Room	4.75m x 2.88m	(15'7" x 9'5")
Lounge	6.34m x 3.90m	(20'10" x 12'10")
Study	2.88m x 2.84m	(9'5" x 9'4")
Utility	3.23m x 2.53m	(10'7" x 8'4")

### FIRST FLOOR

Bedroom 1	3.90m x 3.85m	(12'10" x 12'7")
Bedroom 2	4.73m x 3.56m	(15'6" x 11'8")
Bedroom 3	4.03m x 3.96m	(13'3" x 13')
Bedroom 4	3.96m x 3.42m	(13' x 11'3")
Bedroom 5	2.88m x 2.84m	(9'5" x 9'4")

Combined Area 2437 sqft – 226.4m<sup>2</sup>

\*External finishes may vary from plot to plot, please check with sales advisor.

### GROUND FLOOR



### FIRST FLOOR





## OVERVIEW

- Stylish, comfortable living spaces.
- Modern design features.
- Energy saving air source heat pumps.
- Underfloor heating to Ground Floor, Bathrooms and En-Suites.
- 100% energy saving lighting system.
- Extra thick cavity wall insulation in all walls.
- Brushed chrome LED downlighters throughout.
- Graphite grey double glazed windows (white internally).
- Hot water and central heating provided by high efficiency Valliant air source heat pump.
- Milano solid oak internal doors fitted with contemporary chrome ironmongery.

## EXTERIOR

- Contemporary front doors, finished in black or blue, with chrome handle and letter plate.\*
- Hardwood bi-fold doors.
- Timber cedar garage doors (electrically operated where possible).\*
- Turf to front and rear gardens.
- Rear patio area laid in natural paving slabs.
- Block paved driveway.\*
- External walls built in traditional stock bricks, coloured render and/or boarding.\*

\*External finishes may vary from plot to plot, please check with sales advisor.



## KITCHEN/DINING

- Engineered Oak flooring throughout Ground Floor, excluding Lounge.
- Handleless Kitchens by London Designers Urban Myth.
- Composite Stone worktop with upstand.
- Blanco undermounted 1½ bowl stainless steel sink and modern single lever mixer tap.
- LED under unit lighting.
- Lifestyle/TV area.
- Under counter wine cabinet.
- Falmac ceiling mounted inset extractor, with remote control feature.
- Siemens black glass induction hob.
- Siemens stainless steel single oven.
- Siemens stainless steel combination microwave oven.
- Siemens stainless steel steam oven.
- Siemens integrated fridge.
- Siemens integrated freezer.
- Siemens integrated dishwasher.



## LOUNGE

- Well proportioned living space.
- Decorated in calm, neutral tones.
- SkyPlus satellite/TV point.
- Carpet.

## BEDROOMS

- Five Bedrooms providing accommodation for family and guests.
- Built in wardrobes to Master Bedroom and Bedroom 2.
- Digital TV point to Master Bedroom.
- Carpet to all Bedrooms.

## BATHROOM & EN-SUITES

- Fully fitted Bathroom, En-suite adjoining the Master Bedroom and En-suite to Bedroom 2 and a Ground Floor Cloakroom.
- Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Vado.
- Heated chrome towel rail to Bathroom and En-Suites.
- Concealed Grohe water saving dual flush cistern with chrome wall plate.
- Luxury wall and floor tiling to Bathroom and En-Suites.

## UTILITY

- Utility by London Designers Urban Myth.
- Matt white units with 40mm thick laminated worktop and 200mm glass upstand.
- Blanco inset single bowl sink and drainer with chrome tap.
- Siemens freestanding washing machine.
- Siemens freestanding tumble dryer.



Images taken from other Anderson developments.



Computer generated indicative image



# THE KENSINGTON



BUILT OVER THREE STOREYS, THE KENSINGTON MAKES FULL USE OF ALL ITS SPACE WITH FOUR BEDROOMS.

## DIMENSIONS

### GROUND FLOOR

Kitchen/Dining	6.77m x 3.35m	(22'3" x 11')
Lounge	6.77m x 3.11m	(22'3" x 10'3")

### FIRST FLOOR

Bedroom 1	5.14m x 3.11m	(16'10" x 10'3")
Bedroom 2	3.68m x 3.35m	(12'1" x 11')
Bedroom 3	3.35m x 3.00m	(11'x9'10")

Bedroom 4	3.69m x 3.35m	(12'1" x 11')
Family Room	3.35m x 3.00m	(11'x9'10")
Terrace	6.83m x 2.89m	(22'5" x 9'6")

Combined Area 1685 sqft – 156.5m<sup>2</sup>

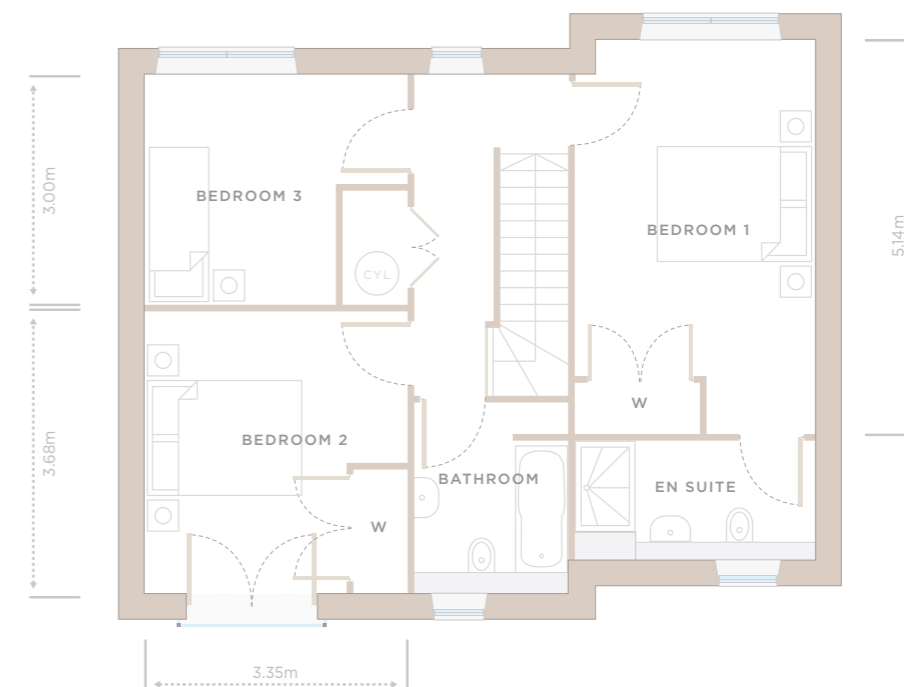
\*External finishes may vary from plot to plot, please check with sales advisor.

### SECOND FLOOR

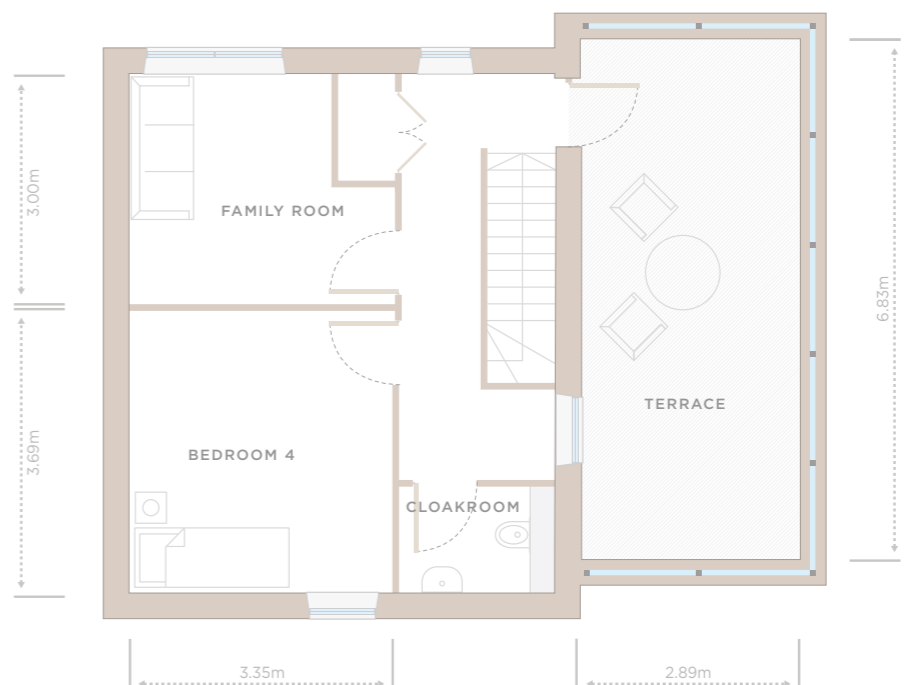
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR







## OVERVIEW

- Stylish, comfortable living spaces.
- Modern design features.
- Energy saving air source heat pumps.
- Underfloor heating to Ground Floor, Bathrooms and En-Suites.
- 100% energy saving lighting system.
- Extra thick cavity wall insulation in all walls.
- Brushed chrome LED downlighters throughout.
- Graphite grey double glazed windows (white internally).
- Hot water and central heating provided by high efficiency Valliant air source heat pump.
- Milano solid oak internal doors fitted with contemporary chrome ironmongery.

## EXTERIOR

- Contemporary front doors, finished in black or blue, with chrome handle and letter plate.\*
- Hardwood bi-fold doors.
- Timber cedar garage doors (electrically operated where possible).\*
- Turf to front and rear gardens.
- Rear patio area laid in natural paving slabs.
- Block paved driveway.\*
- External walls built in traditional stock bricks, coloured render or boarding.\*

## KITCHEN/DINING

- Engineered Oak flooring throughout Ground Floor, excluding Lounge.
- Handleless Kitchens by London Designers Urban Myth
- Composite Stone worktop with upstand and glass splashback
- Blanco undermounted 1 ½ bowl stainless steel sink and modern single lever mixer tap.
- LED under unit lighting.
- Under counter wine cabinet.
- Siemens built-in stainless steel extractor.
- Siemens black glass induction hob.
- Siemens stainless steel single oven.
- Siemens stainless steel combination microwave oven.
- Siemens stainless steel steam oven.
- Siemens integrated fridge.
- Siemens built under freezer.
- Siemens integrated dishwasher

## LOUNGE

- Well proportioned living space.
- Decorated in calm, neutral tones.
- SkyPlus satellite/TV point.
- Carpet.

## BEDROOMS

- Four Bedrooms providing accommodation for family and guests.
- Built in wardrobes to Master Bedroom and Bedroom 2.
- Digital TV point to Master Bedroom.
- Carpet to all Bedrooms.



Images taken from other Anderson developments.



## BATHROOM & EN-SUITES

- Fully fitted Bathroom, En-suite adjoining the Master Bedroom and both Ground Floor and Second Floor Cloakrooms.
- Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Vado.
- Heated chrome towel rail to Bathroom and En-Suite.
- Concealed Grohe water saving dual flush cistern with chrome wall plate.
- Luxury wall and floor tiling to Bathroom and En-Suites.
- Engineered Oak Flooring to ground floor and third floor Cloakrooms.

## UTILITY

- Utility by London Designers Urban Myth.
- Matt white units with 40mm thick laminated worktop and 200mm glass upstand.
- Blanco inset single bowl sink and drainer with chrome tap.
- Siemens freestanding washing machine.
- Siemens freestanding tumble dryer.

\*External finishes may vary from plot to plot, please check with sales advisor.



Computer generated indicative image



# THE BLOOMSBURY



A FOUR BEDROOM HOUSE TO SUIT A GROWING FAMILY, THE BLOOMSBURY ENJOYS CONTEMPORARY AND COMFORTABLE STYLING THAT WILL MAKE LIVING HERE AN ABSOLUTE PLEASURE.

## DIMENSIONS

### GROUND FLOOR

Kitchen	5.20m x 3.92m	(17'1" x 12'10")
Dining Room	3.98m x 2.80m	(13'1" x 9'2")
Lounge	4.79m x 3.85m	(15'9" x 12'8")

### FIRST FLOOR

Bedroom 1	5.20m x 2.80m	(17'1" x 9'2")
Bedroom 2	3.85m x 3.12m	(12'8" x 10'3")
Bedroom 3	3.29m x 3.02m	(10'10" x 9'11")
Bedroom 4	2.64m x 2.05m	(8'8" x 6'9")

Combined Area 1412 sqft – 131.1m<sup>2</sup>

\*External finishes may vary from plot to plot, please check with sales advisor.



### GROUND FLOOR



### FIRST FLOOR





## OVERVIEW

- Stylish, comfortable living spaces.
- Modern design features.
- Energy saving air source heat pumps.
- Underfloor heating to Ground Floor, Bathrooms and En-Suites.
- 100% energy saving lighting system.
- Extra thick cavity wall insulation in all walls.
- Brushed chrome LED downlighters throughout.
- Graphite grey double glazed windows.
- Hot water and central heating provided by high efficiency Valliant air source heat pump.
- Premium ladder moulded white internal doors fitted with contemporary chrome ironmongery.



## KITCHEN/DINING

- Amtico Spacia flooring.
- Handleless Kitchens by London Designers Urban Myth.
- Composite Stone worktop with upstand and glass splashback.
- Blanco undermounted 1 ½ bowl stainless steel sink and modern single lever mixer tap.
- LED under unit lighting.
- Siemens built-in stainless steel extractor.
- Smeg stainless steel single oven.
- Smeg touch control induction hob.
- Smeg stainless steel combination microwave oven.
- Integrated fridge/freezer.
- Integrated washer/dryer.
- Integrated dishwasher.



## LOUNGE

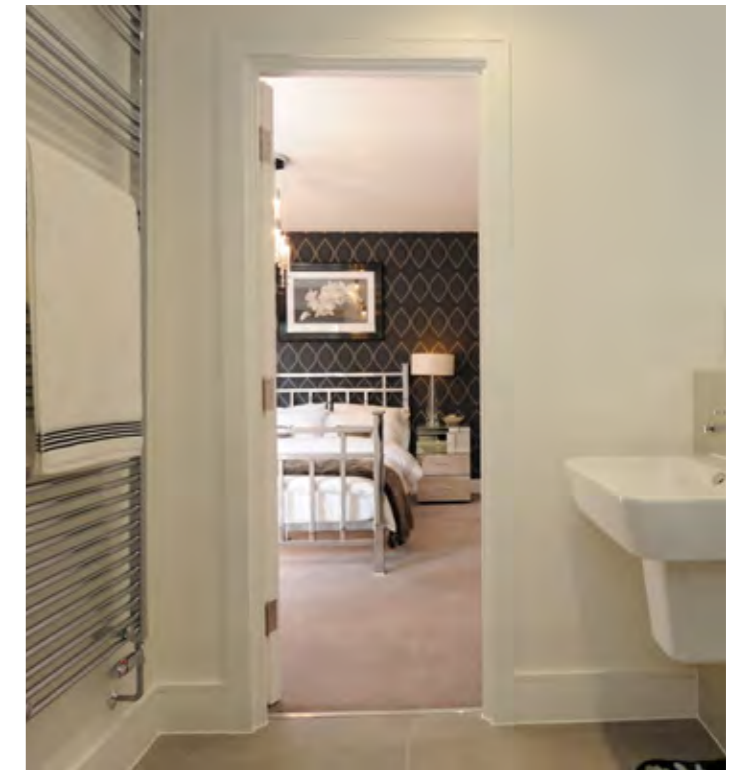
- Well proportioned living space.
- Decorated in calm, neutral tones.
- SkyPlus satellite/TV point.
- Carpet.

## BEDROOMS

- Four Bedrooms providing accommodation for family and guests.
- Built in wardrobes to Master Bedroom.
- Digital TV point to Master Bedroom.
- Carpet to all Bedrooms.

## BATHROOM & EN-SUITE

- Fully fitted Bathroom and En-suite adjoining the Master Bedroom and a Ground Floor Cloakroom.
- Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Vado.
- Heated chrome towel rail to Bathroom and En-Suite.
- Concealed Grohe water saving dual flush cistern with chrome wall plate.
- Luxury wall and floor tiling to Bathroom and En-Suite.



Images taken from other Anderson developments.

## EXTERIOR

- Contemporary front doors, finished in black or blue, with chrome handle and letter plate.\*
- Hardwood bi-fold doors.
- Timber cedar garage doors (electrically operated where possible).\*
- Turf to front and rear gardens.
- Rear patio area laid in natural paving slabs.
- Block paved driveway.\*
- External walls built in traditional stock bricks, coloured render or boarding.\*

\*External finishes may vary from plot to plot, please check with sales advisor.



Computer generated indicative image



# THE GROSVENOR



THE GROSVENOR IS A THREE BEDROOM HOUSE THAT USES CLEVER DESIGN AND HIGH-END FITTINGS TO MAKE THIS AN EXTREMELY ATTRACTIVE HOME FOR MODERN LIVING.

## DIMENSIONS

### GROUND FLOOR

Kitchen/Dining	6.44m x 3.19m	(21'2" x 10'6")
Lounge	5.18m x 2.95m	(17' x 9'8")

### FIRST FLOOR

Bedroom 1	4.40m x 2.98m	(14'5" x 9'9")
Bedroom 2	4.29m x 2.67m	(14'3" x 8'9")
Bedroom 3	3.19m x 2.69m	(10'6" x 8'10")

Combined Area 1173 sqft – 108.9m<sup>2</sup>

\*External finishes may vary from plot to plot, please check with sales advisor.

### GROUND FLOOR



### FIRST FLOOR





## OVERVIEW

- Stylish, comfortable living spaces.
- Modern design features.
- Energy saving air source heat pumps.
- Underfloor heating to Ground Floor, Bathrooms and En-Suites.
- 100% energy saving lighting system.
- Extra thick cavity wall insulation in all walls.
- Brushed chrome LED downlighters throughout.
- Graphite grey double glazed windows.
- Hot water and central heating provided by high efficiency Valliant air source heat pump.
- Premium ladder moulded white internal doors fitted with contemporary chrome ironmongery.

## EXTERNAL

- Contemporary front doors, finished in black or blue, with chrome handle and letter plate.\*
- Hardwood bi-fold doors.
- Timber cedar garage doors (electrically operated where possible).\*
- Turf to front and rear gardens.
- Rear patio area laid in natural paving slabs.
- Block paved driveway.\*
- External walls built in traditional stock bricks, coloured render or boarding.\*

\*External finishes may vary from plot to plot, please check with sales advisor.

## KITCHEN/DINING

- Amtico Spacia flooring.
- Handleless Kitchens by London Designers Urban Myth.
- Composite Stone worktop with upstand and glass splashback.
- Blanco undermounted 1 ½ bowl stainless steel sink and modern single lever mixer tap.
- LED under unit lighting.
- Siemens built-in stainless steel Extractor.
- Smeg stainless steel single oven.
- Smeg touch control induction hob.
- Smeg stainless steel combination microwave oven.
- Integrated fridge/freezer.
- Integrated dishwasher.



## LOUNGE

- Well proportioned living space.
- Decorated in calm, neutral tones.
- SkyPlus satellite/TV point.
- Carpet.

## BEDROOMS

- Three Bedrooms providing accommodation for family and guests.
- Built in wardrobes to Master Bedroom.
- Digital TV point to Master Bedroom.
- Carpet to all Bedrooms.



Images taken from other Anderson developments.



## BATHROOM & EN-SUITE

- Fully fitted Bathroom and En-suite adjoining the Master Bedroom and a Ground Floor Cloakroom.
- Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Vado.
- Heated chrome towel rail to Bathroom and En-Suite.
- Concealed Grohe water saving dual flush cistern with chrome wall plate.
- Luxury wall and floor tiling to Bathroom and En-Suite.

## UTILITY

- Utility by London Designers Urban Myth.
- Matt white units with 40mm thick laminated worktop and 200mm glass upstand.
- Blanco inset single bowl sink and drainer with chrome tap.
- Smeg freestanding washing machine.
- Smeg freestanding tumble dryer.

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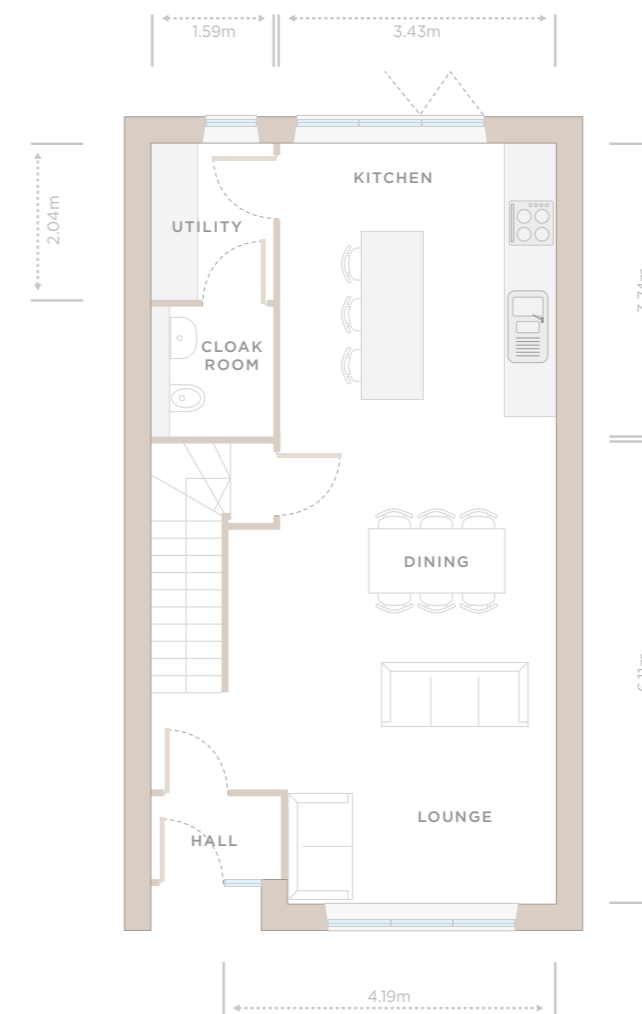




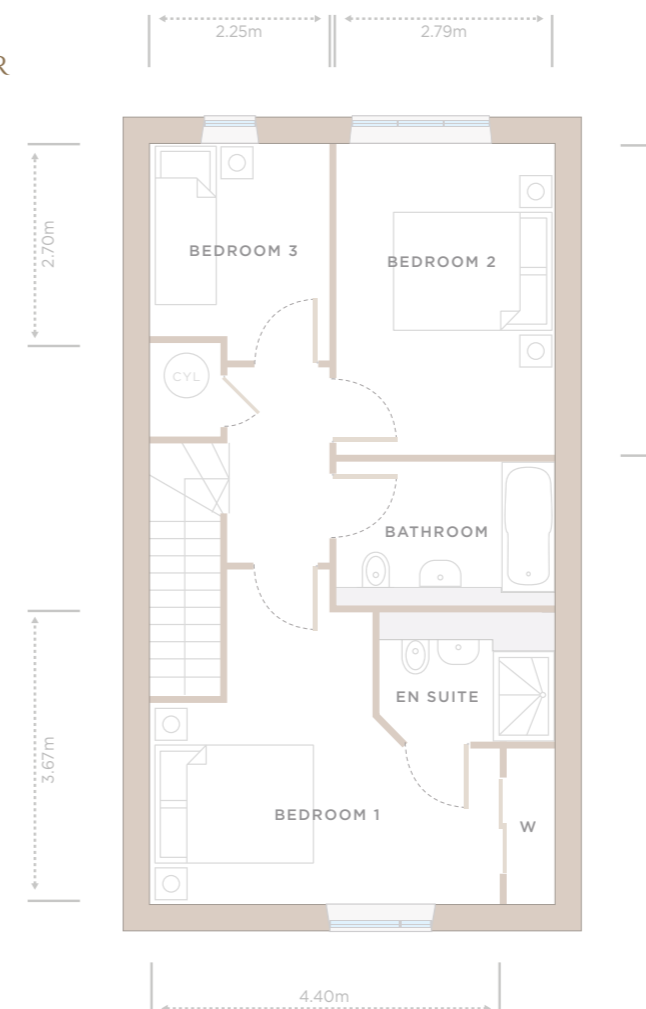
# THE EATON



GROUND FLOOR

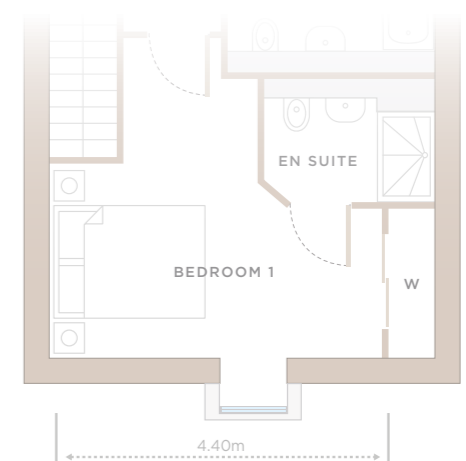


FIRST FLOOR



THE EATON (FIRST FLOOR)

Plots  
1, 7, 12, 18, 30, 40, 44, 49, 53, 58



THIS TERRACED HOUSE OFFERS OPEN-PLAN LIVING COMBINED WITH INTELLIGENT STYLING, AND CREATES SOMEWHERE VERY SPECIAL TO MAKE YOUR HOME.

## DIMENSIONS

### GROUND FLOOR

Kitchen	3.75m x 3.43m	(12'4" x 11'3")
Lounge/Dining	6.11m x 4.19m	(20'1" x 13'9")

### FIRST FLOOR

Bedroom 1	4.44m x 3.67m	(14'7" x 12'1")
Bedroom 2	3.84m x 2.75m	(12'7" x 9')
Bedroom 3	2.70m x 2.25m	(8'10" x 7'5")

Combined Area 1061 sqft – 98.5m<sup>2</sup>

\*External finishes may vary from plot to plot, please check with sales advisor.



## OVERVIEW

- Stylish, comfortable living spaces.
- Modern design features.
- Energy saving air source heat pumps.
- Underfloor heating to Ground Floor, Bathrooms and En-Suites.
- 100% energy saving lighting system.
- Extra thick cavity wall insulation in all walls.
- Brushed chrome LED downlighters throughout.
- Graphite grey double glazed windows.
- Hot water and central heating provided by high efficiency Valliant air source heat pump.
- Premium ladder moulded style white internal doors fitted with contemporary chrome ironmongery.

## EXTERNAL

- Contemporary front doors, finished in black or blue, with chrome handle and letter plate.\*
- Hardwood bi-fold doors.
- Timber cedar garage doors (electrically operated where possible).\*
- Turf to front and rear gardens.
- Rear patio area laid in natural paving slabs.
- Block paved driveway.\*
- External walls built in traditional stock bricks, coloured render or boarding.\*

\*External finishes may vary from plot to plot, please check with sales advisor.



## GROUND FLOOR

- A generously proportioned living space.
- Amtico Spacia flooring throughout.
- Decorated in calm, neutral tones.
- SkyPlus satellite/TV point.

## KITCHEN AREA

- Handleless Kitchens by London Designers Urban Myth.
- Composite Stone worktop with upstand and glass splashback.
- Blanco undermounted 1 ½ bowl stainless steel sink and modern single lever mixer tap.
- LED under unit lighting.
- Falmac Mira stainless steel designer island extractor.
- Smeg touch control induction hob.
- Smeg stainless steel single oven.
- Smeg stainless steel combination microwave oven.
- Integrated fridge/freezer.
- Integrated dishwasher.

## BEDROOMS

- Three Bedrooms providing accommodation for family and guests.
- Built in wardrobes to Master Bedroom.
- Digital TV point to Master Bedroom.
- Carpet to all Bedrooms.



Images taken from other Anderson developments.

## BATHROOM & EN-SUITE

- Fully fitted Bathroom and En-suite adjoining the Master Bedroom and a Ground Floor Cloakroom.
- Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Vado.
- Heated chrome towel rail to Bathroom and En-Suite.
- Concealed Grohe water saving dual flush cistern with chrome wall plate.
- Luxury wall and floor tiling to Bathroom and En-Suite.



## UTILITY

- Utility by London Designers Urban Myth.
- Matt white units with 40mm thick laminated worktop and 200mm glass upstand.
- Blanco inset single bowl sink and drainer with chrome tap.
- Smeg freestanding washing machine.
- Smeg freestanding tumble dryer.



Computer generated indicative image



## A WORD FROM OUR CHAIRMAN

WELCOME TO CHIGWELL GROVE,  
A FANTASTIC COLLECTION OF  
60 NEW HOMES BEAUTIFULLY  
LOCATED ALONGSIDE THE  
RIVER RODING.

This brochure gives you an insight into all of the homes we are delivering, but I thought you would be interested to hear about your new neighbours.

As a local business we are very proud of the work that we do in Essex and we always seek to make a positive contribution in the area in which we operate.

The Anderson Group has a long association with the National Autistic Society and the life changing work that they do. This, combined with our close engagement with Essex County Council, identified a desperate shortage of school places for young people with a diagnosis of autism in the Epping Forest District Council area of Essex.

We have a genuine desire to enrich the lives of children with autism and their families, so our ambitious response is to deliver this amazing project at Luxborough Lane in association with the National Autistic Society and Tottenham Hotspur Football Club. It is here we will create a brand new world-leading facility for the Education and development of young people who have had a diagnosis of autism. The school will open in September 2017.

Where others see problems we see possibilities, and what was once a vision of The Anderson Foundation is now becoming a reality.



MARK ANDERSON  
Chairman – Anderson Group





## ABOUT ANDERSON GROUP

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THE ANDERSON GROUP, BASED IN CHELMSFORD, WAS FORMED IN 1987 AND IS ONE OF THE LARGEST INDEPENDENT CONSTRUCTION AND DEVELOPMENT COMPANIES IN THE SOUTH EAST OF ENGLAND.

We are unique in that we have in-house expertise to deal with all aspects of the construction process, from specialist site clean up to complex foundation and civil engineering projects, right through to multi-storey construction schemes, design and build, and, of course, property development.

At the Anderson Group, we take great pride in what we do and greatly appreciate the hard work put in by the team we employ.

Through our integrated approach, the whole Anderson Group team provides end-to-end solutions for our customers, and we seek to set ourselves apart from our competitors by the exacting standards we set ourselves.





# CHIGWELL GROVE



CHIGWELL GROVE, LUXBOROUGH LANE, CHIGWELL IG7 5AB

## CITY CONNECTIONS

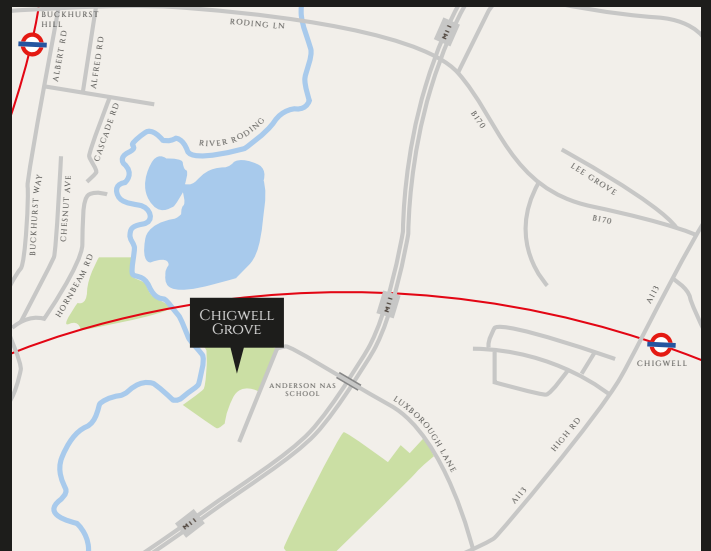
Chigwell is on the Hainault Loop of the Central Line, linking you to the heart of London. Board at Chigwell and just 30 minutes later you can be at Liverpool Street Station and a little further on in to the West End. If you're travelling further afield then Stansted is only 23 miles away, and London City Airport just 13 miles.

## ROAD CONNECTIONS

With two motorways close at hand, travelling by road is easy when you live in Chigwell. You'll have fast access into the heart of London or to Cambridge on the M11, while the M25 allows you to travel around the capital and access the rest of the country.

## LOCAL AREA

Chigwell is well known as being a place for the aspirational, a village that is one of the most desirable locations in the country. You have all the convenience and excitement that the Capital offers, but Chigwell itself could be in the heart of the countryside with its Georgian buildings, leafy streets and swathes of green belt land. Independent shops, classy boutiques and great schools add to its attraction, while the great transport links are the icing on the cake.



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The developer reserves the right to alter any part of the development, so specification may vary from that listed. The contents herein shall not form part of a contract or be a representation including such contract. All properties are offered subject to availability and purchasers are advised to contact the developer's selling agent to ascertain availability of any property so as to avoid a fruitless journey. These particulars are believed to be correct but neither the selling agent nor the developer accepts any liability whatsoever for any misrepresentation made in either these particulars or orally. Purchasers, therefore, are advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable. Internal photography is from other Anderson developments and is indicative only.