



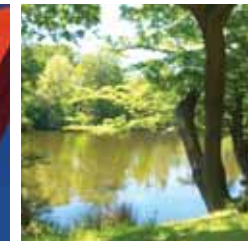
Executive family homes in a prime location

New from Bellway, Telford Mews is a small and distinctly exclusive development of just eleven 3 and 4 bedroom family homes in the much sought after Springfield area of Chelmsford, Essex.

Recently voted 'The 8th Best Place To Live In The U.K.' by Channel 4's Location, Location, Location, Chelmsford is a large, vibrant and exciting modern market town with a distinguished history and surrounded by beautiful traditional English countryside. Just 31 miles North East of London, it's an increasingly popular choice of location amongst City professionals. Up to 6 trains an hour connect Chelmsford to London Liverpool Street with a journey time of about 35 minutes. The town is within a half hour drive of junction 28 of the M25 giving excellent access to the road network. The A12, which links London with the east coast of England, is also within easy and convenient reach.

An exceptional choice of both private and public schools (including C of E) has been another factor in attracting young professionals to the town, as have a wide range of leisure and sporting facilities. Shopping facilities within Chelmsford are excellent. The town boasts two large shopping centres within the pedestrianised town centre - The Meadows and High Chelmer - offering between them all the big high street names. For something more unusual, don't miss the boutiques and specialist stores of Moulsham Street and Baddow Road. As you'd expect from a market town, there's a thriving indoor retail market off Market Square.

For eating out you'll be spoilt for choice, with over 100 cafes and restaurants within the town centre alone. Chelmsford's Nightlife is equally exciting, thanks to a large student population, with many diverse and lively pubs, bars, nightclubs and music venues to explore. Other facilities include a multi screen Odeon cinema and a choice of two well regarded theatres. Chelmsford is famed for its many festivals and special events, which include a free weekend of international street theatre and classical music recitals in the beautiful surroundings of Hylands House. If you fancy something livelier, don't miss top rock, pop and soul acts performing at the famous annual V Festival in Hylands Park. If you feel the urge to get away from it all, Chelmsford has many award-winning parks and open spaces which can provide an oasis of calm. Admirals Park and Central Park in the town centre, with their lovely river walks, are particularly popular with locals.





development layout



- The Roxwell
3 bedroom home
plot 1
- The Roxwell Special
3 bedroom home
plots 3 & 4
- The Roxwell Special A
3 bedroom home
plots 6 & 8
- The Waltham
3 bedroom home
plots 2 & 5
- The Waltham Special
3 bedroom home
plot 7
- The Sandford
plot 9
3 bedroom home
- The Oaklea
plots 10 & 11
4 bedroom home

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Consultant.



Fantastic new homes...

Telford Mews Chelmsford



- Gas central heating
- 4 panel white internal doors with chrome ironmongery
- Choice of fitted kitchen and laminate worktop*
- Stainless steel splashback
- Stainless steel single oven, hob and hood to 3 bedroom homes
- Stainless steel double oven, hob and hood to 4 bedroom homes
- Plumbing for washing machine and dishwasher (where layout permits)
- Contemporary white sanitaryware with chrome fittings
- White ceramic wall tiles to bathroom, en suite and cloakroom**
- Fitted wardrobe to master bedroom
- TV points to living room and all bedrooms
- BT points to living room and master bedroom
- Outside tap
-  warranty

* Subject to build stage

** Please speak to your Sales Advisor for details

...with a superb specification





Customer Care

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

For 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.

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

Flooring: Choose from carpets, vinyl or ceramic

Tiling: Full and half height tiling • Comprehensive upgrade options

Plumbing: Water filter tap • Heated towel rail

Security: Intruder alarms • Security lights

Electrical: Additional sockets • Additional switches • Chrome sockets • Chrome switches
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• E-LIFE packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Two great ways to help you move

PART EXCHANGE

The key to an easier move

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 house is ready
- No advertising fees to pay

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

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.



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

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 and on our website
- 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

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7758 3510. 115544/08/10.

How to find us



Area Map



Local Map

Maps not to scale

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