



9 Halls Close
Braughing

Joint selling agents



**Oliver
Minton**
Village & Rural Homes

CHEFFINS

9 Halls Close Braughing

A superb 3 bedroom, detached single-storey house by respected developer Logan Homes with a high specification, set in a corner position in this prestigious new development and enjoying open views to the rear

Entrance Hall | Kitchen/ Breakfast Room | Utility Room | Sitting Room | Master Bedroom with En-Suite | 2 Further Bedrooms | Family Bathroom | Detached Double Garage

Halls Close

Halls Close is a new development of 9 individually designed and beautifully finished properties, set within the popular and picturesque village of Braughing. Each property has been thoughtfully designed to compliment its location, incorporating traditional details whilst providing a high specification.

Location

Braughing is surrounded by beautiful countryside through which there are many wonderful footpaths and bridleways. The village enjoys three village pubs/eateries, a highly rated primary school, St Mary's Church and numerous societies and sports clubs. In addition, there is a cricket field, tennis courts, a village hall and of course the ford that is the focal point of the annual Braughing wheelbarrow race.

Stations for those who commute are not far away in



Ware, Hertford and Bishops Stortford and the A10 provides excellent access to the surrounding area, the M25, London and Cambridge. Stansted Airport is about 20 or 30 minutes drive, far enough away but still convenient.

Logan Homes

Logan Homes approach each project with a fresh perspective, creating truly, distinctive and individually designed homes. While the designs may be bespoke, common to all developments are two key elements: exceptional build quality and a superb specification. A Logan home combines stunning good looks with traditional aesthetic values and all the comforts that modern homeowners expect.



For complete peace of mind, all properties carry a 10-year ICW warranty.

To see examples of our previous projects and the quality of finish that we provide, please do visit our website: www.logan-homes.co.uk

Halls Close Management Company

A management company will be formed and handed over to the residents on completion of the final sale of which all residents will be equal shareholders. The management company will be responsible for the maintenance of the shared access road, landscaped areas and fences.

Specification

Fully fitted kitchen, underfloor heating, heating via air-source heat pump, super-fast broadband, tile and carpet floor finishes throughout, landscaped garden

Kitchen

- Fully fitted kitchen, incorporating fitted base and eye level units with Silestone worktops
- Integrated appliances including fan oven, combi microwave, induction hob
- Integrated fridge and freezer
- Integrated dishwasher
- Sink with polished chrome tap

Utility

- Space and plumbing for washing machine and tumble dryer
- Sink with polished chrome tap
- Co-ordinated wall units with worktops to match kitchen

Bathrooms

- Contemporary styled bathroom
- Vanity basin with chrome tap
- Mirror with light and de-mist element
- Showers with adjustable heads
- Baths with chrome filler taps
- WC with water efficient dual flush and soft close seats
- Heated towel rail
- Ceramic floor tiles and wall tiling to selected areas

Heating, electrical and lighting

- Heating via an energy efficient air source heat pump with under floor heating
- Pressurised hot water system
- Polished or brushed effect chrome light switches throughout
- White plastic plug sockets throughout, except above kitchen, utility counters, kitchen islands (polished or brushed effect chrome). Some sockets to incorporate USB charging outlets

- Power and light to loft with ladder access

Home entertainment and communications

- Provision for TV points to kitchen, all reception rooms and bedrooms
- Telephone point in hall
- Fibre cabling providing super-fast broadband

Interior finishes

- Ecoburn DEFRA approved wood burning stove with slate/granite hearths and stone surround
- Painted double glazed windows with French doors to rear terraces.
- Ceramic floor tiles to hall, cloakroom, utility, kitchen/breakfast room and all bathrooms. Fitted carpets to the rest of the house
- Fitted wardrobe to Bedroom 1
- Satin paint finishes to all internal joinery
- Internal walls emulsion
- Half round coving throughout

External finishes

- Landscaped garden areas with turfed or seeded grass depending on the time of year
- Natural sandstone paving to rear terrace
- External tap and power point
- Double garage with light, power and electric vehicle charger

Security and peace of mind

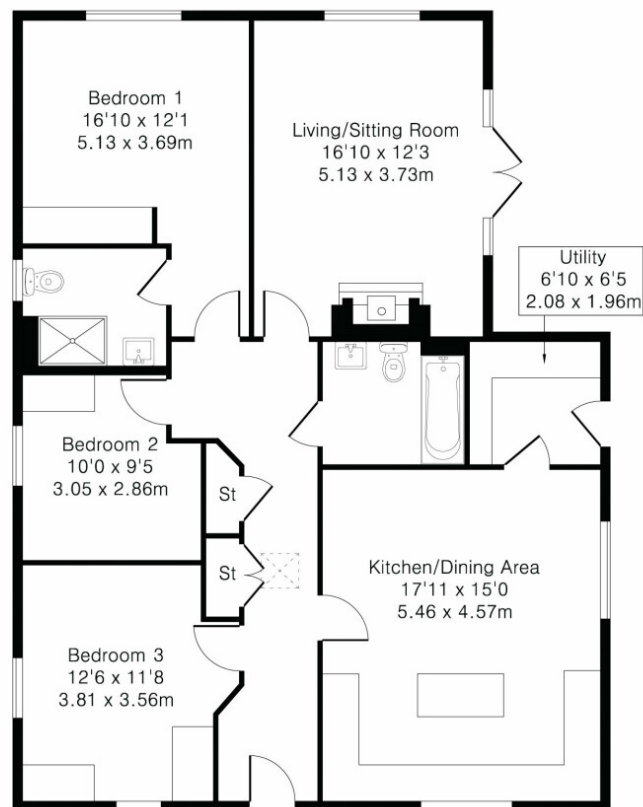
- External light to all external doors
- Fully fitted intruder alarm
- Mains fed smoke detector with battery back up fitted to hall and landing
- 10 year ICW structural warranty

Depending on the stage of development we are happy for purchasers to have input on certain internal finishes such as kitchen finishes, carpet/tile choices and paint colours.



Floor Plan

Approximate Gross Internal Area 1204 sq ft – 112 sq m



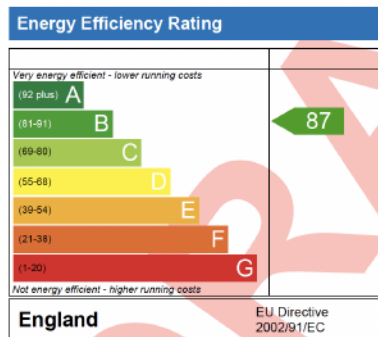
Ground Floor

Development Layout

- Plot 1** - 3-bed single-storey (1,350 ft²)
- Plot 2** - 2-bed semi-detached (995 ft²)
- Plot 3** - 2-bed semi-detached (995 ft²)
- Plot 4** - 3-bed detached (1,233 ft²)
- Plot 5** - 2-bed semi-detached (937 ft²)
- Plot 6** - 3-bed semi-detached (1,134 ft²)
- Plot 7** - 3-bed semi-detached (1,174 ft²)
- Plot 8** - 2-bed semi-detached (958 ft²)
- Plot 9** - 3-bed single storey (1,204 ft²)



Predicted EPC



For more information, please contact our joint selling agents:



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Front cover and street view images are computer generated and elevation treatments and external finishes may vary. Room sizes are approximate and floorplans are not to scale. Kitchen and bathroom layouts are indicative. Plans and specification are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. If there are any important matters that may affect your decision to buy, please check these with our selling agents.