

BOXWOOD PARK

HERTFORD ROAD



BOXWOOD PARK

Beautifully placed

Discover a collection of innovatively designed
new homes in a peaceful and private
woodland setting.



Set amongst Hertfordshire's beautiful countryside, Boxwood Park consists of elegant and contemporary 3, 4 and 5 bedroom homes.



BOXWOOD PARK



An enviable location

Nestled between the towns and villages of Hertford Heath, Hoddesdon and Hertford, Boxwood Park benefits from a secluded yet well-connected location.



Boxwood Park is ideally placed to enjoy the rural setting and local amenities which include Foxholes Farm Shop, College Arms Pub and countryside walks. All whilst still being well positioned for easy access to Central London and Cambridge with the convenient road and rail connections.

With a range of sporting facilities nearby there is plenty of choice for the whole family. Within walking distance is Haileybury Sports Complex which offers a variation of different sporting activities which include an indoor swimming pool, indoor tennis courts, glass backed squash courts as well as a fitness suite and a sport hall.

An excellent choice of local schools are also close by, in Hertford and Ware such as, Hertford Heath Primary School, Mill Mead Primary School, Simon Balle All-through school, Christ Church School, Presdales Senior School and Richard Hale, as well as the renowned independent school Haileybury, which is within walking distance.



Go and explore



Cycle

7 mins

HAILEYBURY SCHOOL

8 mins

HODDESDON TOWN CENTRE

14 mins

BROXBORNE

15 mins

HERTFORD EAST

17 mins

HERTFORD TOWN CENTRE



Road

8 mins

ST MARGARETS

9 mins

WARE

10 mins

HERTFORD NORTH

17 mins

M25 (J25 - ENFIELD)

32 mins

STANSTED AIRPORT



Rail

12 mins

CHESHUNT ●

27 mins

TOTTENHAM HALE ●

41 mins

LIVERPOOL STREET ●

42 mins

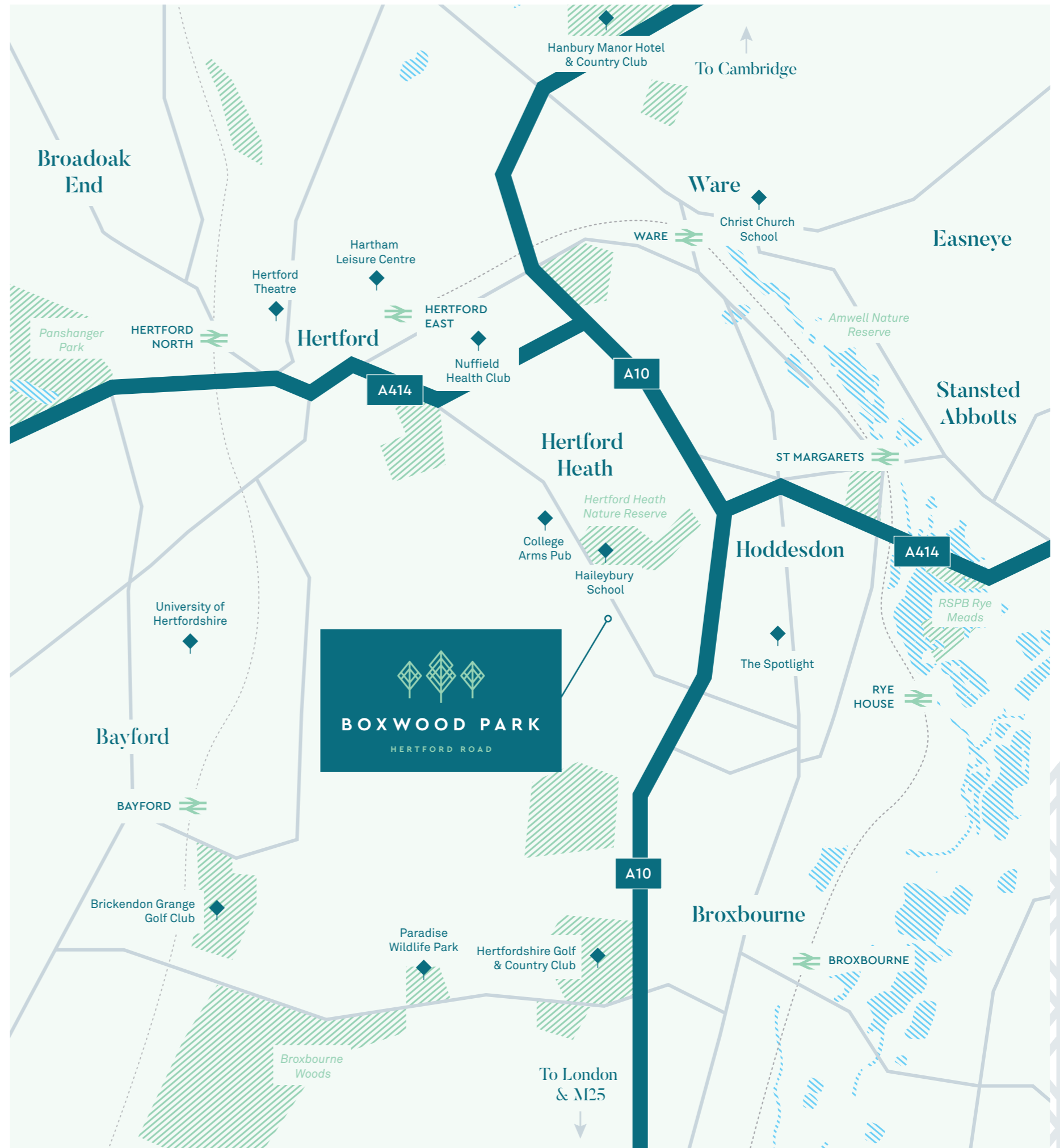
KING'S CROSS ●

49 mins

MOORGATE ●

● From St Margarets ● From Hertford North

Travel times taken from Google Maps and National Rail.



BOXWOOD PARK

Specifications

Kitchen

- Professional designed contemporary kitchen with handle-less soft close doors
- High quality Granite/Quartz worktop with upstand and integral drainer
- Under cabinet LED lighting
- Stainless steel undermounted sink with mixer tap
- Siemens appliances, including ceramic hob, double oven, integrated dishwasher, American style fridge freezer, wine cooler, instant hot water tap and double sink to Type A
- Siemens appliances, including ceramic hob, double oven, integrated dishwasher, integrated fridge and integrated freezer to Type B
- Bosch appliances, including ceramic hob, single oven, integrated dishwasher, integrated fridge and integrated freezer to Types C & D
- Bosch appliances, including ceramic hob, single oven, integrated dishwasher, integrated fridge and integrated freezer to Type E

Bathroom & Ensuites

- Beautifully designed contemporary high quality sanitaryware
- Wall mounted WC
- Wall mounted wash hand basin with undermounted vanity unit, with mirror above to en-suite and WC
- Wall mounted wash hand basin with undermounted vanity unit, with medicine cabinet with mirrored doors above to bathroom
- Lighting to mirror, and a shaver socket to bathroom and en-suite
- Fitted bath with mixer tap
- Clear glass bath screen and overhead shower to bathroom
- Separate shower cubicle in bathroom with glass frameless screen and chrome fittings (in Types A & B)
- Shower cubicle with glass door and chrome fittings in en-suite
- Dual sinks and free-standing bath in master en-suite (Type A only)
- Heated chrome towel rail
- Ceramic splash back to wash hand basin areas
- Contemporary ceramic Porcelanosa wall tiling to wet areas and behind WC
- Contemporary ceramic Porcelanosa tiling to the flooring in the bathroom, en-suite and WC

Internal Finishes*

- Elegant Amtico flooring throughout the ground floor, excluding Type C which has carpet to the family room.
- Carpeted flooring to the stairwells, bedrooms and landings to all units and 1st floor living room to Type A
- Fitted wardrobes to master bedroom and bedroom 2 in Types A & B
- Fitted wardrobes to bedroom 1 in Types C, D & E
- Walls and ceilings painted in white matt emulsion
- Walls painted in Soft Muslin matt emulsion in Type E
- Skirting, internal doors and architraves in white

Plumbing & Heating

- Zoned underfloor heating throughout the ground floor, bathroom and en-suite
- Radiators to the upper floors.
- Washing machine and tumble dryer in utility rooms (a combined washer/dryer in Type D)
- Energy efficient gas boiler and pressurised hot water cylinder to Types A & B
- Energy efficient gas combi boiler to Types C & D
- Air Source Heat Pump (ASHP) to Type E

Electrics & Lighting

- Low energy downlighters to hallway, landing, kitchen, bathroom, en-suite and WC
- Ceiling pendants to living room, dining area, and bedrooms
- Contemporary brushed stainless-steel wall plates to the kitchen, living/dining room and ground floor hallway, white wall plates to the remainder of the house
- Wired doorbell system
- External electrical socket to rear elevation
- External electrical socket to front elevation and EV car charging isolator to garage on Types A & B

Connectivity

- Cabling for TV and Sky (or equivalent) within the properties terminated within loft space
- Terrestrial TV aerial to be installed in the loft
- Media plates to all living areas.
- Media plates to all master and 2nd bedrooms
- TV outlets to 3rd and 4th bedrooms to all Types and in bedroom 5 to Type A
- BT points in all living areas (excluding family room in Type C)
- BT points in all bedrooms.

External Finishes

- Anthracite feature aluminium/timber composite 6 panel front door with side light/ vision panel and brushed steel furniture to all dwellings
- Wall mounted light to front entrance
- Anthracite aluminium/timber composite double-glazed windows providing a high level of thermal insulation and reduced heat loss to Types A & B
- Anthracite PVC-u double-glazed windows providing a high level of thermal insulation and reduced heat loss to Types C, D & E
- Aluminium/timber composite double-glazed bifold door to the rear of Type A
- PVC-u double-glazed bifold door to the rear of Types C, D & E
- Aluminium/timber double-glazed patio doors to the rear of Type B
- Brick facades
- Wall mounted light to the rear elevation.

Security & Safety

- All dwellings are built in accordance with Secure by Design Silver Standard
- Texecom Premier Elite Hybrid intruder alarm to Types A & B
- Wiring for alarm system to Types C, D & E
- Mains fed multi sensor fire alarms

Gardens

- Close board fencing surrounding the rear of the properties
- Sandstone paved patios and lawned rear gardens
- Landscaped front gardens with hedging
- Garden storage shed
- Outside tap

General

- All houses have a 10-year NHBC New Build Warranty
- Energy Performance Certificate (EPC) at target level

** Purchasers will have the opportunity to bespoke elements of the finish within their homes depending upon the stage of build.*

Disclaimer - These particulars should be treated as guidance only and should not be relied upon as statements or representative of fact. We operate a policy of continuous product development and individual features may vary. WoollensBrook Developments reserve the rights to amend specifications as necessary. Image is indicative of specification.





BOXWOOD PARK

HERTFORD ROAD

Site Plan



Phase 2
No. 1-12

HERTFORD ROAD

■ House Type A

5 BEDROOM HOUSE / PLOTS 14-17

■ House Type B

4 BEDROOM HOUSE / PLOTS 13 & 18

■ House Type C

4 BEDROOM HOUSE / PLOTS 21-24

■ House Type D

3 BEDROOM HOUSE / PLOTS 19-20

■ House Type E

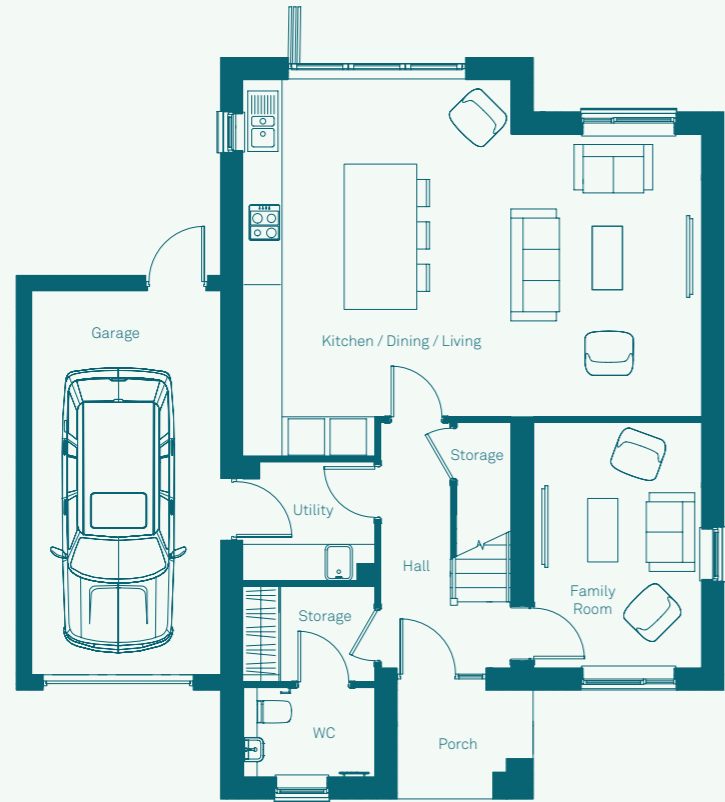
3 BEDROOM HOUSE WITH HOME OFFICE / PLOTS 1-12

Computer generated image is indicative only.

House Type A

5 bedroom house
2,182 sqft / 202.8 sqm

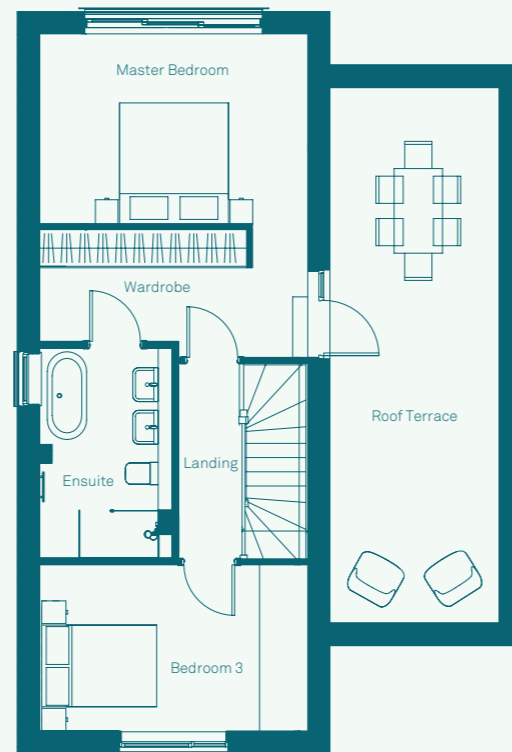
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BOXWOOD PARK



House Type A

GROUND

Kitchen/Dining/Living	7.6m x 5.3m 24'11" x 17'5"
Family Room	4.4m x 2.8m 14'5" x 9'2"
Utility Room	2.2m x 2.0m 7'3" x 6'7"
WC	2.2m x 1.5m 7'3" x 4'11"
Storage	2.2m x 1.6m 7'3" x 5'3"
Garage	3.0m x 6.4m 9'11" x 21'0"

FIRST

Living Room	4.4m x 4.0m 14'5" x 13'2"
Bedroom 2	4.4m x 2.6m 14'5" x 8'6"
Ensuite	2.2m x 1.7m 7'3" x 5'7"
Bedroom 4	4.5m x 2.8m 14'9" x 9'2"
Bedroom 5	3.0m x 2.9m 9'10" x 9'6"
Bathroom	3.0m x 2.2m 9'10" x 7'3"

SECOND

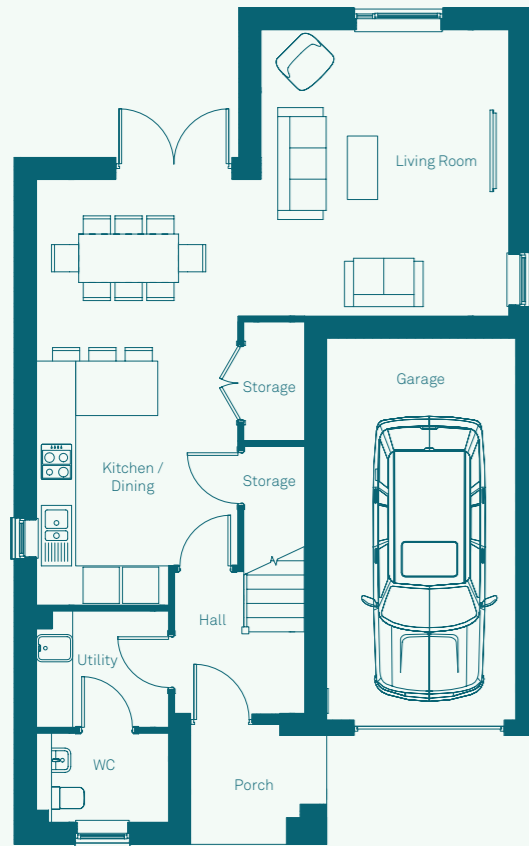
Master Bedroom Suite	5.2m x 4.4m 17'1" x 14'5"
Ensuite	3.6m x 2.2m 11'10" x 7'3"
Bedroom 3	4.4m x 2.6m 14'5" x 8'6"
Roof Terrace	8.5m x 2.8m 27'11" x 9'2"

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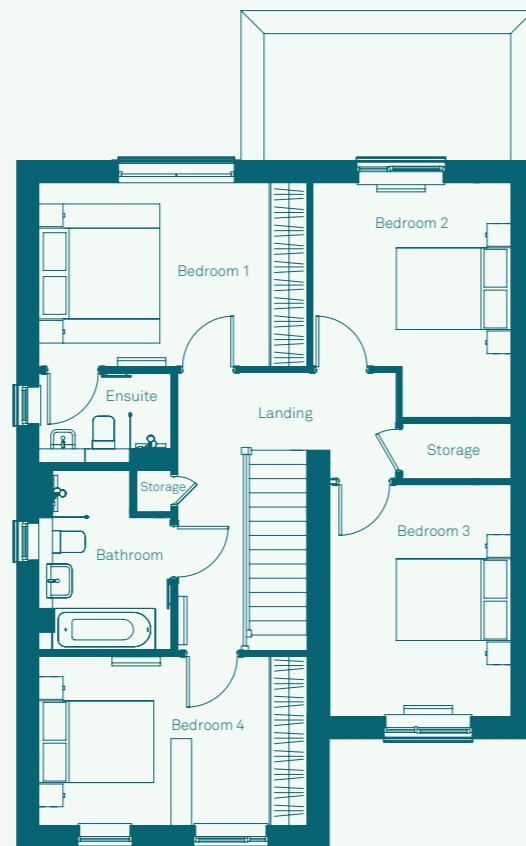
House Type B

4 bedroom house
1,468 sqft / 136.4 sqm

GROUND FLOOR



FIRST FLOOR



BOXWOOD PARK



House Type B

GROUND

Kitchen/Dining	6.0m x 3.7m 19'8" x 12'2"
Living Room	4.7m x 4.1m 15'5" x 13'5"
Utility	2.2m x 1.9m 7'3" x 6'3"
WC	2.2m x 1.5m 7'3" x 4'11"
Garage	6.3m x 3.1m 20'8" x 10'2"

FIRST

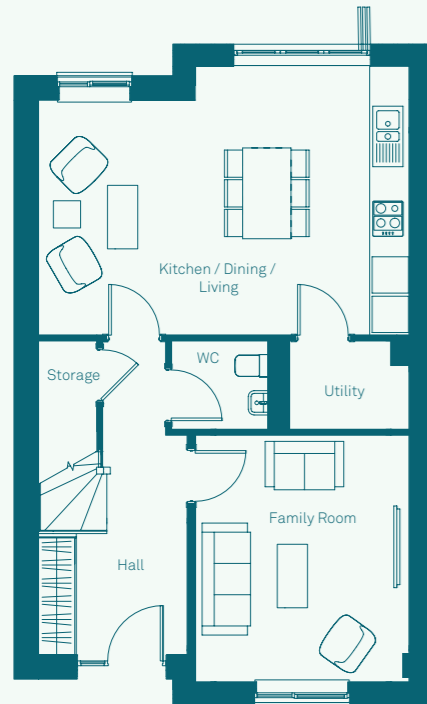
Bedroom 1	4.4m x 3.0m 14'5" x 9'10"
Ensuite	2.2m x 1.5m 7'3" x 4'11"
Bedroom 2	3.2m x 3.0m 10'6" x 9'10"
Bedroom 3	3.8m x 3.0m 12'6" x 9'10"
Bedroom 4	4.4m x 2.8m 14'5" x 9'2"
Bathroom	3.0m x 2.2m 9'10" x 7'3"

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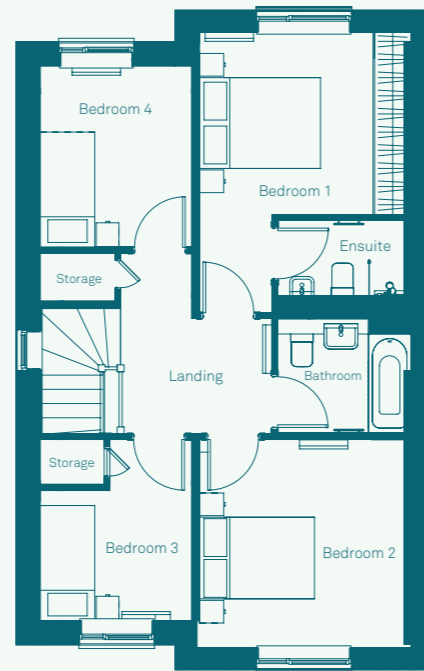
House Type C

4 bedroom house
1,265 sqft / 117.6 sqm

GROUND FLOOR



FIRST FLOOR



BOXWOOD PARK



House Type C

GROUND

Kitchen/Dining/Living	6.1m x 4.6m 20'0" x 15'1"
Family Room	4.1m x 3.6m 13'5" x 11'10"
Utility Room	2.0m x 1.5m 6'7" x 4'11"
WC	1.8m x 1.5m 5'11" x 4'11"

FIRST

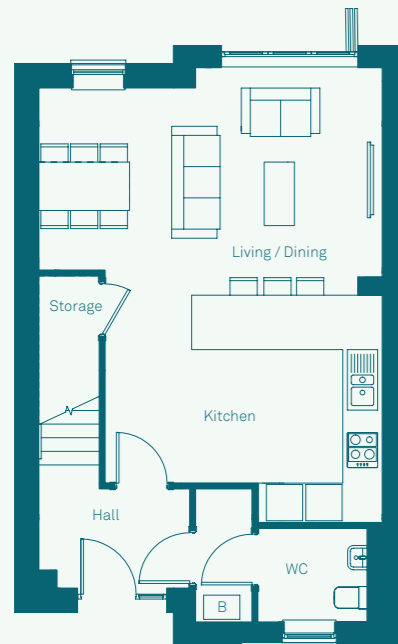
Bedroom 1	3.4m x 3.0m 11'2" x 9'10"
Ensuite	2.2m x 1.5m 7'3" x 4'11"
Bedroom 2	3.5m x 3.5m 11'6" x 11'6"
Bedroom 3	3.0m x 2.5m 9'10" x 8'2"
Bedroom 4	3.0m x 2.5m 9'10" x 8'2"
Bathroom	2.2m x 1.9m 7'3" x 6'3"

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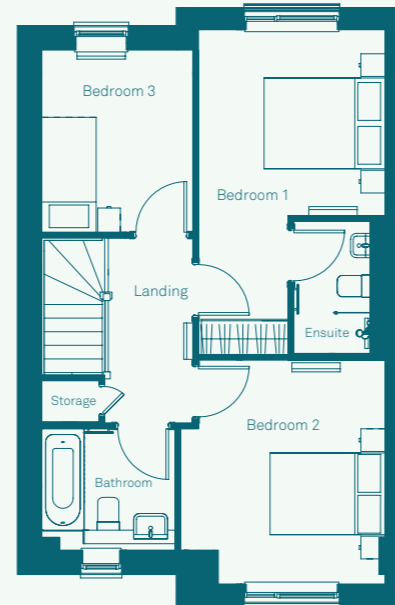
House Type D

3 bedroom house
1,050 sqft / 97.5 sqm

GROUND FLOOR



FIRST FLOOR



BOXWOOD PARK



House Type D

GROUND

Kitchen	4.6m x 3.5m 15'1" x 11'6"
Dining/Living	5.7m x 3.0m 18'8" x 9'10"
Utility/WC	3.1m x 1.5m 10'3" x 4'11"

FIRST

Bedroom 1	3.0m x 3.0m 9'10" x 9'10"
Ensuite	2.2m x 1.5m 7'3" x 4'11"
Bedroom 2	3.7m x 3.4m 12'2" x 11'2"
Bedroom 3	3.0m x 2.5m 9'10" x 8'2"
Bathroom	2.2m x 2.0m 7'3" x 6'7"

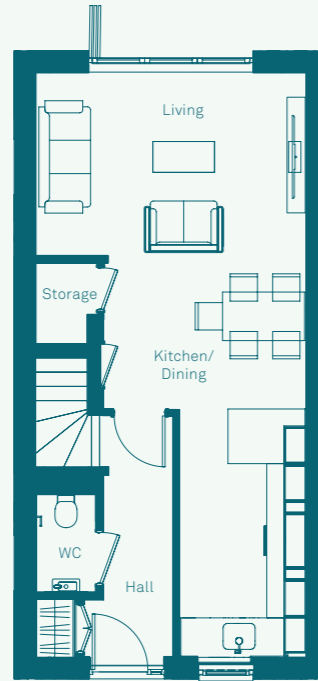
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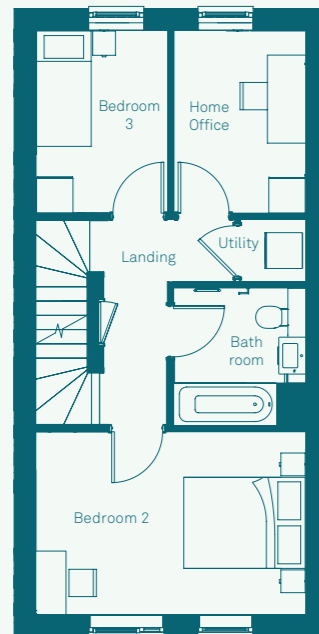
House Type E

3 bedroom house
with home office
1,189 sqft / 110 sqm

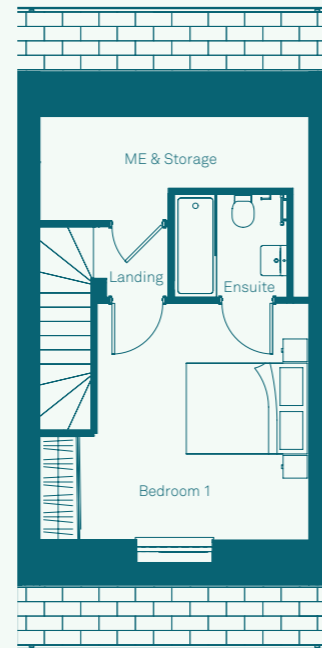
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Plots 4 & 9 have side windows on ground and first floors.

BOXWOOD PARK



GROUND

Living	4.4m x 3.0m 14'5" x 9'10"
Kitchen/Dining	6.6m x 3.2m 21'8" x 10'6"
Hall	2.4m x 1.1m 7'11" x 3'7"
WC	1.6m x 1.0m 5'3" x 3'3"

FIRST

Bedroom 2	4.4m x 3.0m 14'5" x 9'10"
Bedroom 3	3.0m x 2.2m 9'10" x 7'3"
Home Office	3.0m x 2.2m 9'10" x 7'3"
Bathroom	2.2m x 2.2m 7'3" x 7'3"

SECOND

Bedroom 1	4.0m x 3.5m 13'2" x 11'6"
Ensuite	1.8m x 1.7m 5'11" x 5'7"

Computer generated image is indicative only.

Homes built for a brighter future

Boxwood Park offers high quality new homes with a pioneering design and construction that's built to last.

Boxwood Park is a project from the forward-thinking developer WoollensBrook Developments whom form part of VolkerWessels, a Dutch group with over 16,000 employees and approximately 120 companies and offices throughout the United Kingdom, the Netherlands, Germany, Canada and the United States.

VolkerWessels is renowned for its extensive knowledge and skill across all construction disciplines, working in multi-disciplinary teams across a wide geographical area, with highly motivated, expert staff.

Our deep understanding of the development process and market requirements enables us to create solutions that take account of both the present and future needs. We are able to create and deliver exceptional developments by looking at things from a different perspective and not being afraid to think outside the box.





BOXWOOD PARK

HERTFORD ROAD

BOXWOOD PARK, HERTFORD RD, HODDESDON EN11 9BX

BOXWOODPARK.CO.UK

A DEVELOPMENT BY



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