UPPER BEDFORDS FARM

Havering-atte-Bower



Exquisitely crafted homes

In a quiet corner of Havering-atte-Bower and nestled within a beautifully elevated setting lies Upper Bedford's Farm – a collection of 4 and 5 bedroom homes, some with high vaulted ceilings, and one 2 bedroom bungalow.

Set within a private and gated development, these newly built homes with stunning views form a calming retreat from the hustle and bustle of the capital which lies close by.





Countryside to city and everywhere in between

Positioned in a unique location overlooking the rolling Essex countryside, it's easy to forget you're on the edge of the city

Enjoy the best of both worlds with extensive countryside walks and cycleways surrounding Upper Bedford's Farm. Golf courses and country parks such as Bedfords Park and Havering County Park are within a short drive. Upper Bedford's Farm sits within the catchment area for a number of highly regarded schools including Gidea Park Junior School (Good), Hilldene Primary School (Good), St Ursula's Catholic Junior School (Outstanding) and Drapers' Academy Senior School (Good).

Brentwood is close by with its bustling high street, an array of restaurants, cafés and independent shops. A little further afield you can shop to your heart's content at Bluewater Shopping Centre. Nearby Harold Wood station lies on the forthcoming cross-capital Elizabeth Line with direct access to London Liverpool Street and London King's Cross.

The M25 lies approximately 4 miles away for fast connections to London, Kent and beyond. With easy access to the M11 Upper Bedford's Farm is also convenient for travel through Essex and Hertfordshire to Cambridge.

Risebridge Golf Centre	Brentwood Town Centre	Stratford (for Westfield)
1.3 miles	5.6 miles	23 mins
Bedfords Park	Brentwood Station	London Liverpool Street
2.3 miles	6.0 miles	28 mins
M25 - Junction 28	London Stansted Airport	London King's Cross
3.8 miles	28.7 mins	54 mins













Specification

Kitchens

- Quality open plan handleless/shaker style cabinetry with Quartz worktops and upstands
- CDA stainless steel undermount 1.5 bowl sink with CDA single lever swan neck tap
- LED flexible strip lights to underside of wall units
- Multi gang switches for appliances
- Large breakfast bar with cabinets under

Appliances

- Siemens single multifunction oven (2 to each plot) plus Siemens microwave and steam oven
- Siemens induction hob
- CDA linear extractor hood
- Bosch built in USA style side by side fridge/freezer
- CDA integrated dishwasher
- Bosch free standing washing machine / tumble dryer
- CDA freestanding/under counter wine cooler

Internal finishes

- Walls: Dulux Pure Brilliant White
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: White Satinwood
- Staircase: Grey Satinwood with handrail and newel cap finished in timber
- Oak veneered panelled doors
- Contemporary chrome ironmongery
- Staircase lighting

Connectivity

- BT Point to living area & main bedroom
- Infrastructure ready for Sky Q connectivity

Heating

- Underfloor heating to ground floor
- Thermostatically controlled wall mounted radiators to first floor
- Gas combi-boiler

Electrical

- White fittings throughout
- Low-energy downlighters (kitchens and bathrooms)
- Low-energy pendant lights (living area and bedrooms)
- Ceiling mounted carbon monoxide and heat detectors
- Sky Q connectivity to lounge & master bedroom

Bathroom, En-suites and Cloakrooms

- White contemporary sanitaryware fitted with chrome brassware
- Ceramic flooring
- Half-height Porcelanosa tiling to walls with sanitaryware fitted
- Fully tiled splashbacks to cloakrooms
- Vanity units
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seats
- Heated towel rails to bathroom and en-suites

External details

- \bullet LED light on a PIR sensor front and back
- Dale joinery anthracite grey timber windows & doors
- Indian Sandstone patios & paths
- External hot & cold tap to all plots

General

• 10 Year New Home Warranty provided to all plots

Site plan

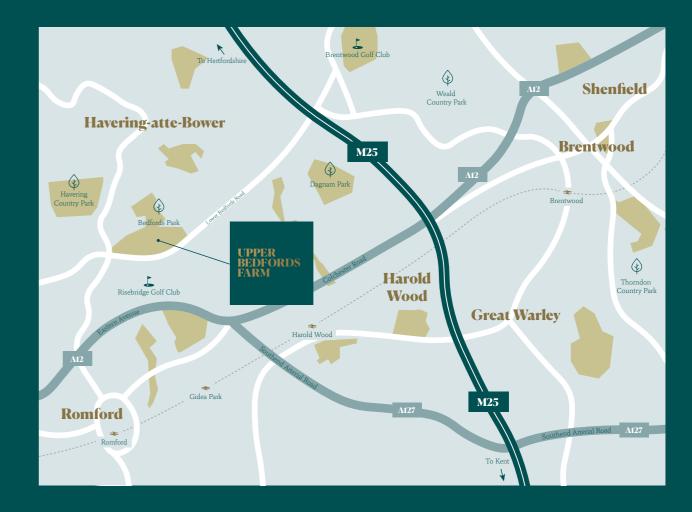












UPPER BEDFORDS FARM

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