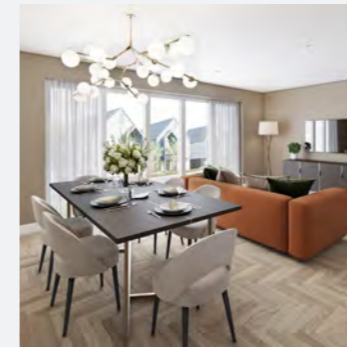




THE CHIMES

BROXBOURNE



Introducing an elegant collection of spacious four and five bedroom contemporary houses and one bedroom apartments, set in a desirable area of Broxbourne. The Chimes benefits from a secluded yet well-connected location, with fast and direct train services into London, Cambridge, Stanstead Airport and beyond. This outstanding development has been thoughtfully designed to offer residents the things that matter most.

THE CHIMES 2
OLD NAZEING ROAD
NAZEING, WALTHAM ABBEY
ESSEX, EN10 6RJ

THE CHIMES 2 | BROXBOURNE



04

CONTEMPORARY HOUSES & APARTMENTS
for exclusive living



THE CHIMES SITEPLAN

KEY

- TYPE C
- TYPE D
- TYPE H*
- TYPE K
- CP CAR PORT

* discounted dwellings
(80% of market value)



90

07



80

80

INTERIORS DESIGNED
*for modern
living*



A beautiful collection of spacious houses and apartments designed with your lifestyle in mind, meticulously created considering all the finer details of modern living.

Benefiting from lots of natural light and contemporary interiors, including stylish ensembles adjoining the principle bedrooms, with sumptuous and spacious bathrooms plus quality flooring.

Individually designed contemporary kitchens and dining areas, provide the perfect setting for entertaining, with many open plan living areas for relaxation with friends and family.

Each home benefits from a private garden and either a garage, car port or allocated parking.



12



13

CONTEMPORARY
*inspired
interiors*



THE MALLARD

TYPE C1

PLOTS 36 & 39
4 BEDROOM LINK DETACHED
WITH GARAGE

PLOT 40
4 BEDROOM DETACHED
WITH GARAGE

GROUND FLOOR	DIMENSIONS (WxH)
SNUG	3.1m x 2.4m (10'2" x 7'10")
FAMILY ROOM / KITCHEN	6.2m x 5.6m (20'4" x 18'4")
GARAGE	7.2m x 3.1m (23'7" x 10'2")

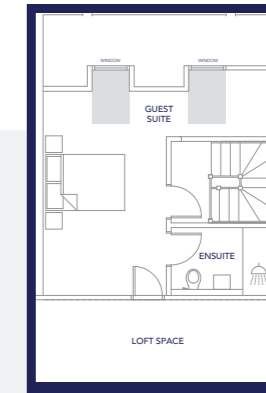
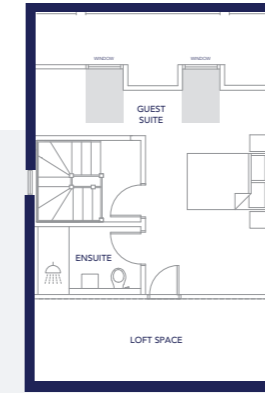
FIRST FLOOR	DIMENSIONS (WxH)
BEDROOM 1	3.6m x 3.1m (11'9" x 10'2")
BEDROOM 2	2.9m x 2.8m (9'6" x 9'2")
BEDROOM 3	4.0m x 2.7m (13'1" x 8'10")

SECOND FLOOR	DIMENSIONS (WxH)
GUEST SUITE	5.9m x 3.0m (19'4" x 9'10")

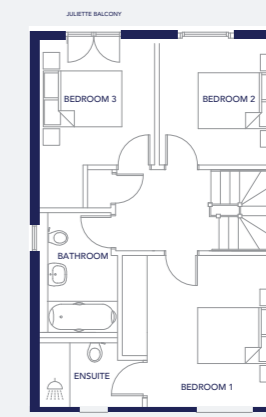
IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale

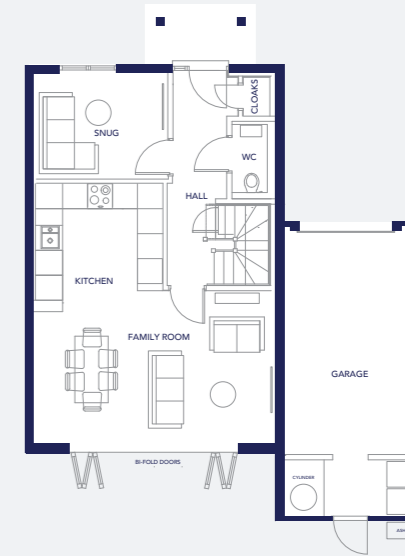
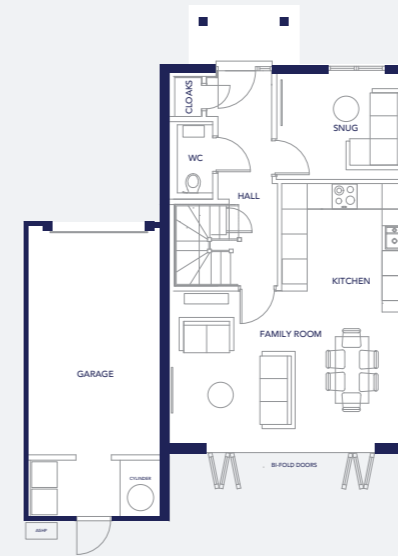
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



PLOTS 36 & 40
(TYPE C1)

PLOT 39
(TYPE C1)



THE MALLARD

TYPE C2 & C3

PLOTS 46 & 47
4 BEDROOM DETACHED
WITH DOUBLE CARPORT

TOTAL FLOOR SPACE
128sqm / 1,375sqft

GROUND FLOOR	DIMENSIONS (WxH)
SNUG	3.1m x 2.4m (10'2" x 7'10")
FAMILY ROOM / KITCHEN	6.2m x 5.6m (20'4" x 18'4")
CARPORT	7.2m x 3.1m (23'7" x 10'2")

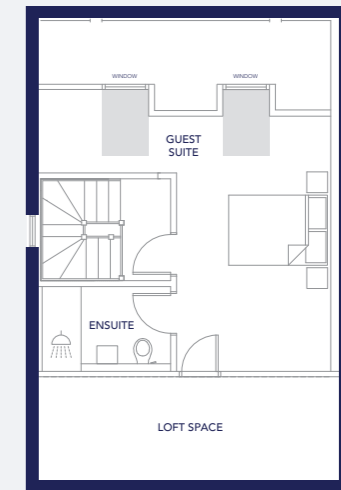
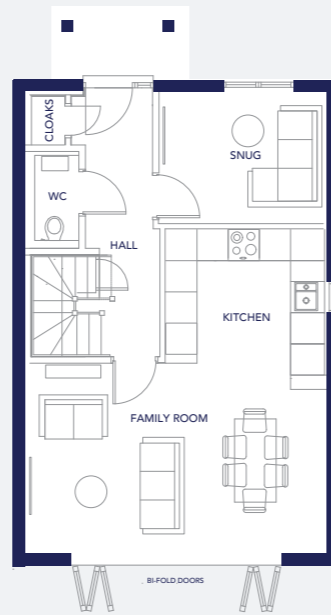
FIRST FLOOR	DIMENSIONS (WxH)
BEDROOM 1	3.6m x 3.1m (11'9" x 10'2")
BEDROOM 2	2.9m x 2.8m (9'6" x 9'2")
BEDROOM 3	4.0m x 2.7m (13'1" x 8'10")

SECOND FLOOR	DIMENSIONS (WxH)
GUEST SUITE	5.9m x 3.0m (19'4" x 9'10")

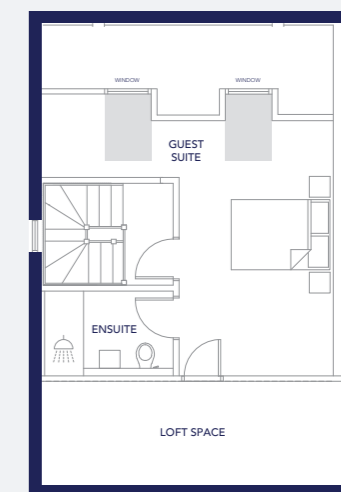
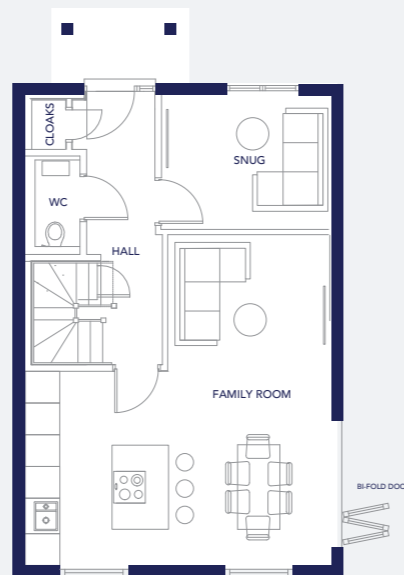
IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved. Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

PLOT 46
(TYPE C2)



PLOT 47
(TYPE C3)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



KINGFISHER

TYPE D

PLOT 35
4 BEDROOM DETACHED

PLOTS 37 & 38
4 BEDROOM LINK DETACHED

TOTAL FLOOR SPACE
125sqm / 1,341sqft

IMPORTANT NOTICE

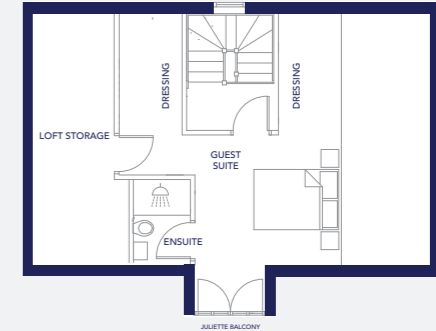
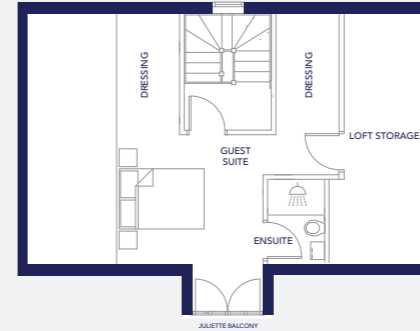
Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale

GROUND FLOOR	DIMENSIONS (WxH)
DINING ROOM / KITCHEN	5.6m x 3.3m (18'4" x 10'9")
LIVING ROOM	3.3m x 3.3m (10'9" x 10'9")
STUDY AREA	3.3m x 2.2m (10'9" x 7'2")
GARAGE	7.2m x 3.0m (23'7" x 9'10")

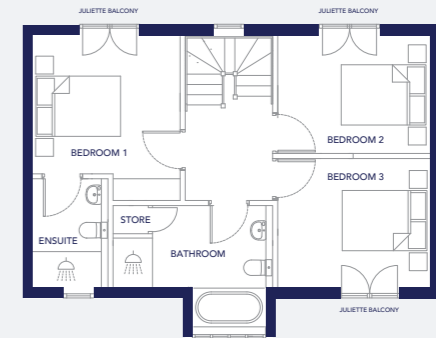
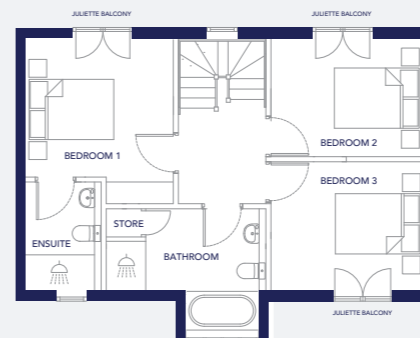
FIRST FLOOR	DIMENSIONS (WxH)
BEDROOM 1	3.7m x 3.3m (12'1" x 10'9")
BEDROOM 2	3.3m x 2.6m (10'9" x 8'6")
BEDROOM 3	3.3m x 2.8m (10'9" x 9'2")

SECOND FLOOR	DIMENSIONS (WxH)
GUEST SUITE	5.0m x 2.9m (16'4" x 9'6")
DRESSING	2.7m x 1.4m (8'10" x 4'7")

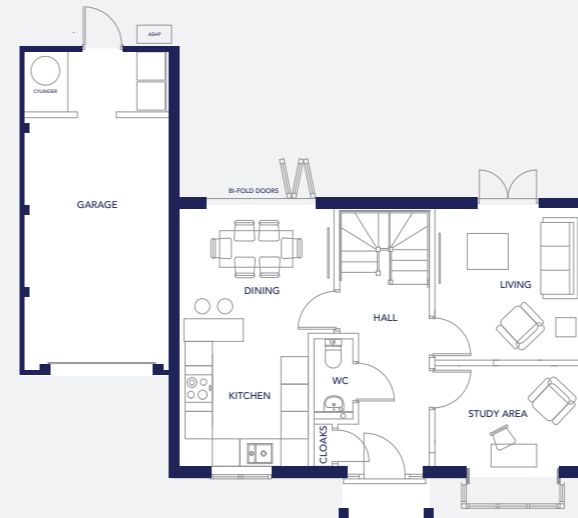
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



PLOT 37

PLOT 35 & 38



WIDGEON

TYPE H

PLOTS 41, 42, 43 & 44
1 BEDROOM APARTMENT

TOTAL FLOOR SPACE
50sqm / 539sqft

To be sold at 80% of market value, applicable to first time buyers with an annual household income of less than £80,000 and is also subject to other qualifying criteria - please discuss with our sales agent

IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale

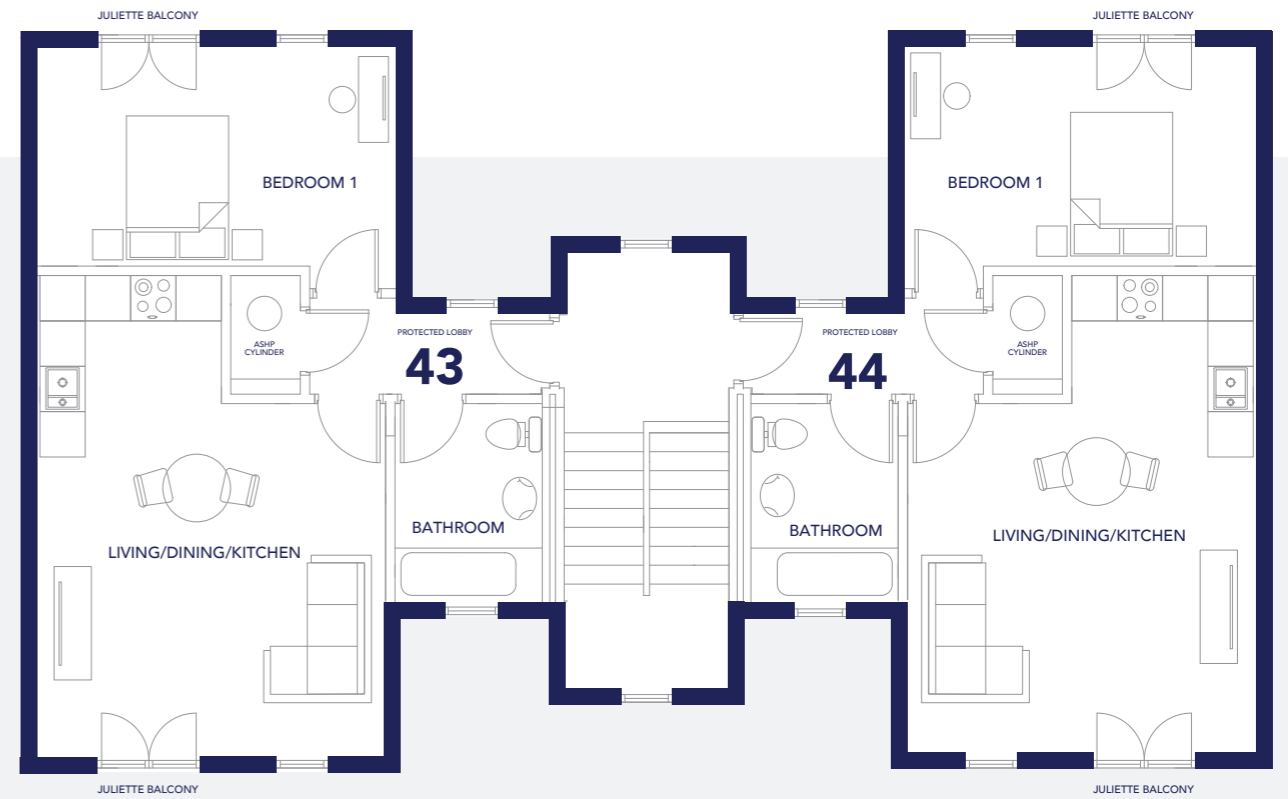
EACH APARTMENT	DIMENSIONS (WxH)
LIVING / DINING / KITCHEN	4.6m x 4.5m (15'1" x 14'9")
BEDROOM 1	4.6m x 2.8m (15'1" x 9'2")

Private rear gardens to ground floor apartments

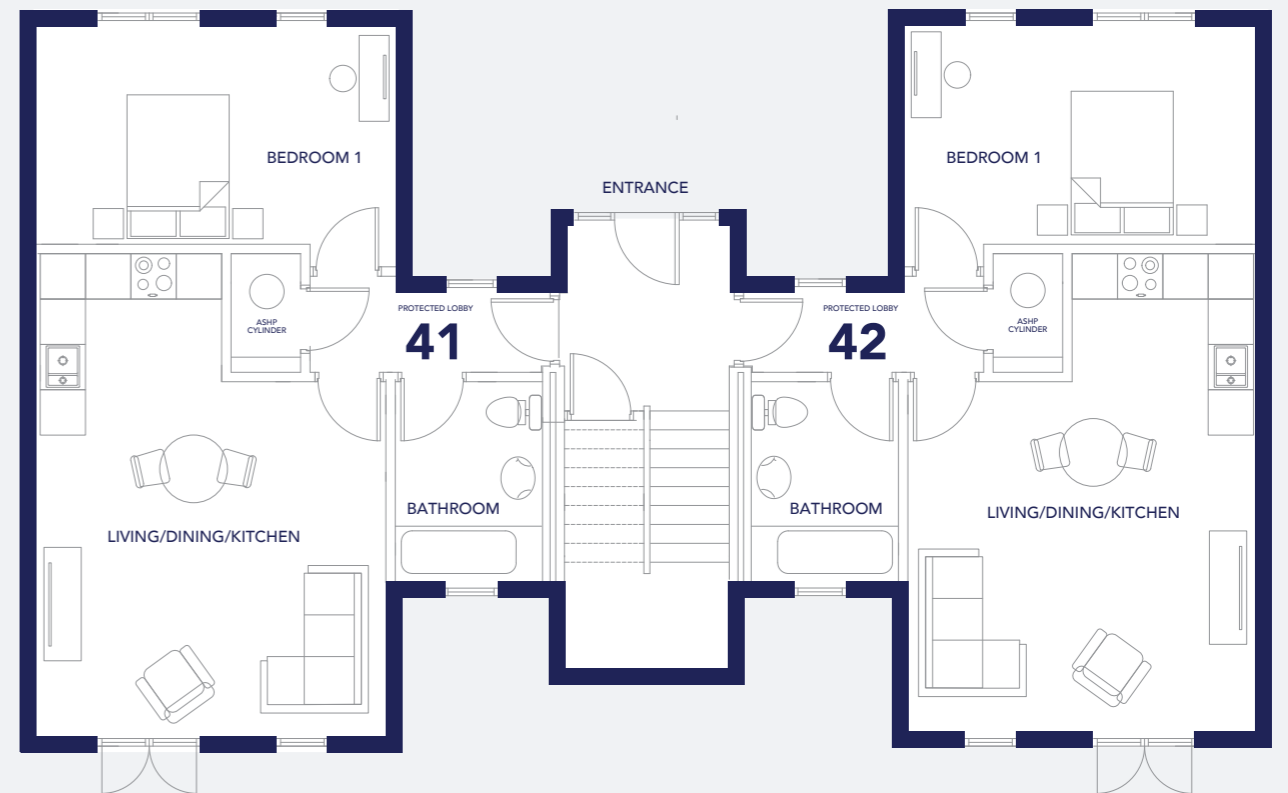
Shared garden to top floor apartments

Leasehold property with a minimum 125 year lease.

FIRST FLOOR



GROUND FLOOR





HERON

TYPE K

PLOTS 34 & 45
5 BEDROOM DETACHED

TOTAL FLOOR SPACE
162sqm / 1,738sqft

IMPORTANT NOTICE

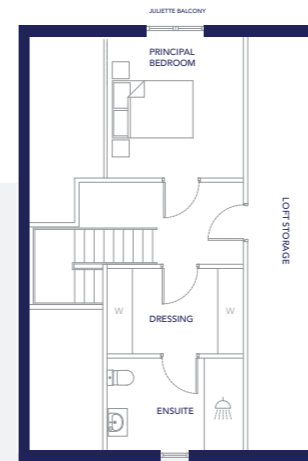
Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale

GROUND FLOOR	DIMENSIONS (WxH)
FAMILY ROOM / KITCHEN	6.7m x 5.0m (21'11" x 16'4")
UTILITY	2.5m x 1.3m (8'2" x 4'3")
LIVING ROOM	3.9m x 3.1m (15'1" x 9'2")

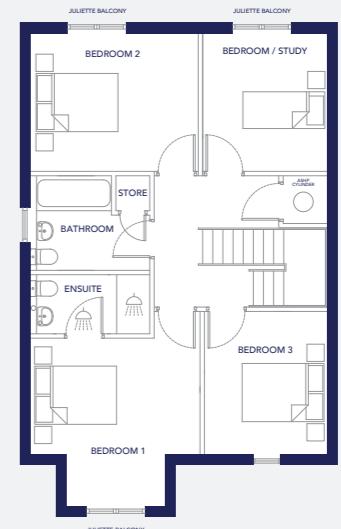
FIRST FLOOR	DIMENSIONS (WxH)
BEDROOM 1	3.8m x 2.8m (12'5" x 9'2")
BEDROOM 2	3.8m x 3.1m (12'5" x 10'2")
BEDROOM 3	3.3m x 2.8m (10'9" x 9'2")
BEDROOM 4	3.1m x 2.8m (10'2" x 9'2")

SECOND FLOOR	DIMENSIONS (WxH)
PRINCIPAL BEDROOM	3.2m x 3.3m (10'5" x 10'9")
DRESSING ROOM	3.2m x 2.0m (10'5" x 6'6")

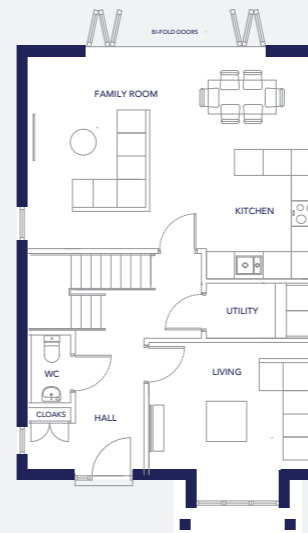
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



PLOT 34

PLOT 45



SPECIFICATIONS

THOUGHTFULLY DESIGNED
WITH FAMILY LIVING IN MIND

KITCHENS

- Contemporary styled kitchens with handleless design and soft close doors
- 20mm Quartz worktops for modern day living, with an impressive finish
- Stainless steel undermount sink with chrome mixer tap
- Bosch (or similar) Induction hob (4 ring)
- Bosch (or similar) double oven to 4 & 5 bed properties
- Bosch (or similar) single oven to 1 bed properties
- Integrated canopy extractor fan
- Integrated dishwasher
- Integrated full height fridge/freezer (70/30 split)
- Integrated washer/dryer when within the kitchen (applicable to plots 41-44, 46 & 47)
- LED under unit lighting
- Quality luxury vinyl flooring

BATHROOMS & ENSUITE

- Beautifully designed contemporary style bathrooms incorporating Crosswater bathroom furniture (or similar).
- Polished chrome taps
- Polished chrome thermostatically controlled shower
- Wall hung vanity units
- Slim profile walk in shower tray
- Soft closing toilet seats
- Concealed cistern toilets
- Electric heated chrome towel rail
- Glazed screen to shower
- Contemporary floor & wall tiles to selected areas

WC

- Wall mounted basins
- Concealed cistern toilets
- Contemporary wall tiles to selected areas

LIGHTING

- Low energy downlighters to open plan kitchen / living dining areas, bathroom, ensuites, cloakroom and some hallways
- Ceiling pendants to landing and bedrooms
- Light to eaves (where access for storage)

ELECTRICAL

- White sockets & switches throughout
- USB charging points to kitchen, study/snug & principle bedroom
- TV/satellite outlets to lounge/living, snug/study & principle bedroom
- Telephone & data points to lounge/living & snug/study
- Fibre optic capability to main data point to all houses
- Mains fed heat detectors to kitchens
- Mains fed smoke detectors with battery backup, fitted to family room, hallway and landing

HEATING & HOT WATER

- Samsung (or similar) Low-carbon energy efficient air source heat pumps (applicable to houses only)
- Underfloor heating, with digital thermostats to all rooms on ground floor (applicable to houses only)
- Radiators with thermostatic valves to bedrooms & landings (applicable to houses only)
- Wall mounted towel rails to bathrooms and ensuites
- Dimplex (or Similar) hot water heat pump cylinder with electric wall mounted heaters to living, dining, kitchen, hallway, and bedroom (applicable to apartments only).



INTERIOR FINISHES

- White internal contemporary linear smooth doors with stainless steel finish door furniture, square skirting & architrave
- Fitted wardrobe (sliding doors) to bedroom 1 to plots 36,39,40,46 & 47
- Fitted wardrobes (hinged doors) to bedroom 1 to plots 35, 37 & 38
- Fitted wardrobes (open) to principle bedroom to plots 34 & 45
- Walls painted in Bleached Lichen 4 (or similar) & Ceilings painted with white. All woodwork is finished in white satin finish.
- Luxury vinyl flooring, laid in staggered bond to halls, cloak room, WC, snug, living room, office & utility (where applicable). Laid in Herringbone to open plan kitchen/ dining/ living rooms (applicable to houses)
- Contemporary carpets to bedrooms, landing & stairs

EXTERNAL FEATURES

- Anthracite, cream wood grain OR white uPVC double glazed windows
- Feature composite front door with chrome door furniture and multi point locking system
- Bi-fold doors (applicable to houses)
- Front and rear lighting
- External tap
- Pre -finished garage doors (where applicable)
- Off street & allocated parking
- Paved slabs to paths and patios.
- Electric vehicle charging point to each plot.
- Turf to front gardens & seeded to rear gardens

IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved.



THE PERFECT WORK LIFE BALANCE

The Chimes is perfectly placed to provide you with a fantastic Work Life balance, allowing you to enjoy your personal life, professional life, and family life equally. Whether it's appreciating the idyllic countryside, indulging in some retail therapy or exploring all that London has to offer, the stunning location of The Chimes has everything that the modern family could want and need.

The beautiful River Lee Country Park has a huge range of activities for the whole family to enjoy including lots of open green spaces to play or picnic, cycle paths, wildlife spots and even boats to hire. For those wanting more of an adrenaline rush, the nearby Lee Valley White Water Centre guarantees an unforgettable day white water rafting.

With a range of sporting facilities close by there is plenty of choice for the whole family. Broxbourne Sports Club, John Warner and Grundy Park Sports Centres offer gyms, exercise classes, swimming pools, Tennis & Paddle Courts and football pitches. The Hertfordshire Golf & Country Club boasts a magnificent 18-hole golf course, a driving range, gym and spa for those that prefer to relax.

Fantastically connected to the capital, Broxbourne offers quick and easy transport links into London, making The Chimes ideal for commuting professionals and families

that like to enjoy time exploring the city. Services include regular trains to London Liverpool Street, Tottenham Hale and Stratford. With services from London Liverpool Street to Broxbourne taking just half an hour (approx.) you'll be home from work in time to enjoy dinner with the family.

Why not enjoy a stroll down to the local pub or explore the vast range of restaurants, bars and pubs that the local area provides. Broxbourne Train Station also offers a fast and frequent service to Stanstead Airport (35 mins approx.) The Chimes is also perfectly located for those that commute by car with the nearby A10 linking you to the M25.

When it comes to practicalities, The Chimes couldn't be better suited to family life. You'll be spoilt for choice with a range of fantastic schools including The Broxbourne C of E Primary School and Broxbourne Secondary School. There's also the nearby Goffs School, John Warner School and Herts Regional College. The renowned Haileybury School and College offers independent schooling for pupils and is located just a short drive away. Add to this a selection of stores in nearby Hoddesdon and The Brookfield shopping centre in Cheshunt, with its selection of popular shops including Marks and Spencer, Tesco and Boots plus a choice of local GP and dental surgeries, you have the perfect mix of local amenities.



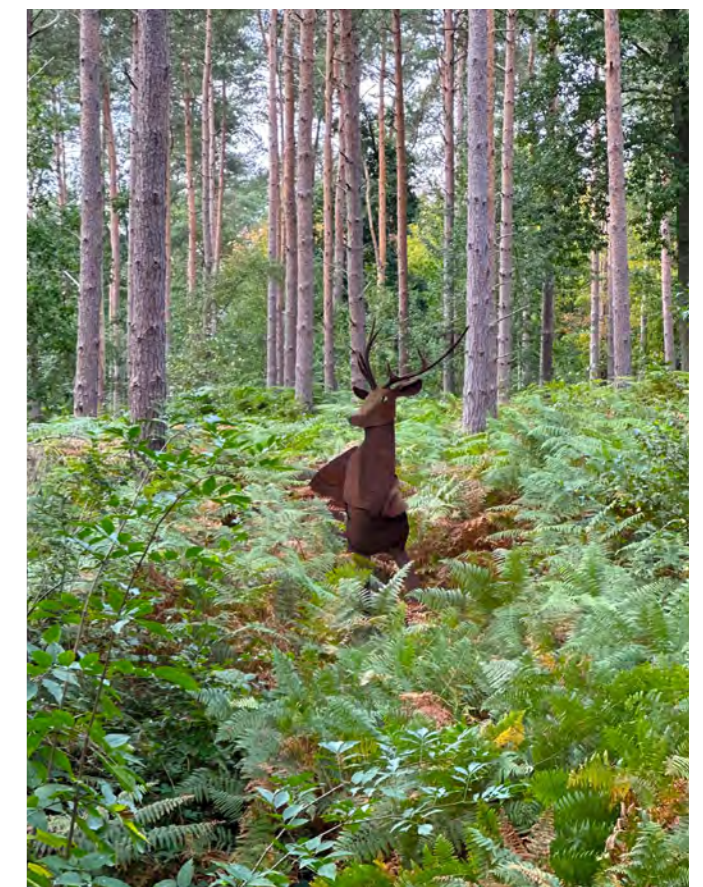
WELL CONNECTED TO THE CAPITAL & BEYOND

Mode	Destination	Travel Time
BY CAR	Broxbourne Station	3 MINUTES
	Lee Valley White Water Centre	14 MINUTES
	M25 (Junction 26)	16 MINUTES
	Stansted Airport	38 MINUTES
	Cambridge	60 MINUTES
	Oxford	90 MINUTES
BY TRAIN	Cheshunt	4 MINUTES
	Tottenham Hale	16 MINUTES
	Stansted Airport	24 MINUTES
	Liverpool Street	28 MINUTES
	Stratford	30 MINUTES
	Cambridge	45 MINUTES
BY FOOT	Crown Pub	8 MINUTES
	Lee Valley White Water Centre	15 MINUTES
	Broxbourne Station	15 MINUTES
	Broxbourne High Street	20 MINUTES
	Hoddesdon Town Centre	32 MINUTES





LOCAL
lifestyle





OUTSTANDING AREA FOR EDUCATION

There are a number of nurseries, primary and secondary schools in the local area. Below is some further detailed information on some of the closest to the development.

PRIMARY

1. BROXBOURNE C.E. PRIMARY SCHOOL
Broxbourne, EN10 7AY
Ofsted Grade: ★★★★★

2. WORMLEY PRIMARY SCHOOL
Wormley, EN10 6QA
Ofsted Grade: Good.

3. LONGLANDS PRIMARY SCHOOL AND NURSERY
Turnford, Broxbourne, EN10 6AG
Ofsted Grade: ★★★★★

4. SHEREDES PRIMARY SCHOOL
Hoddesdon, EN11 8LL
Ofsted Grade: ★★★★★

5. THE CRANBOURNE PRIMARY SCHOOL
Hoddesdon, EN11 9PP
Ofsted Grade: ★★★★★

6. ST CROSS CATHOLIC PRIMARY
Hoddesdon EN11 8BN
Ofsted Grade: ★★★★★

7. ST AUGUSTINE'S CATHOLIC PRIMARY SCHOOL
Hoddesdon, EN11 8DP
Ofsted Grade: ★★★★★

8. ROSELANDS PRIMARY SCHOOL
Hoddesdon, EN11 9AR
Ofsted Grade: ★★★★★

9. FORRES PRIMARY SCHOOL
Hoddesdon, EN11 0RW
Ofsted Grade: ★★★★★

SECONDARY

1. THE BROXBOURNE SCHOOL
Broxbourne, EN10 7DD
Ofsted Grade: ★★★★★

2. THE JOHN WARNER SCHOOL
Hoddesdon, EN11 0QF
Ofsted Grade: ★★

3. GOFFS ACADEMY
Cheshunt, Waltham Cross, EN7 5QW
Ofsted Grade: ★★★★★

4. HAILEYBURY TURNFORD
Cheshunt, Waltham Cross, EN8 0JU
Ofsted Grade: ★★★★★

5. GOFFS-CHURCHGATE ACADEMY
Cheshunt, Waltham Cross, EN8 9LY
Ofsted Grade: ★★★★★

PRIVATE

1. ST EDMUND'S COLLEGE AND PREP SCHOOL
Old Hall Green, Ware, SG11 1DS

2. HAILEYBURY
Hertford, SG13 7NU

3. QUEENSWOOD
Brookmans Park, AL9 6NS

Top 10 REASONS TO BUY A NEW HOME

1 SAVE MONEY ON BILLS

New homes are more efficient – cost effective heating systems, insulation, double glazed windows and doors mean more pounds in your pocket from day one.

2 GREAT INCENTIVES

There's a range of offers and promotions that can make it easier for you to buy your dream property.

3 MORE TIME, MONEY AND FREEDOM

With no time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

4 A FRESH START

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms.

5 EVERYTHING'S NEW

From your efficient modern central heating system, through to secure windows and doors, you're making use all the newest technology and the manufacturer's warranties that come with it.

6 NO CHAIN

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

7 WARRANTY

All our new homes come with a 10-year insurance backed new homes warranty.

8 SECURITY

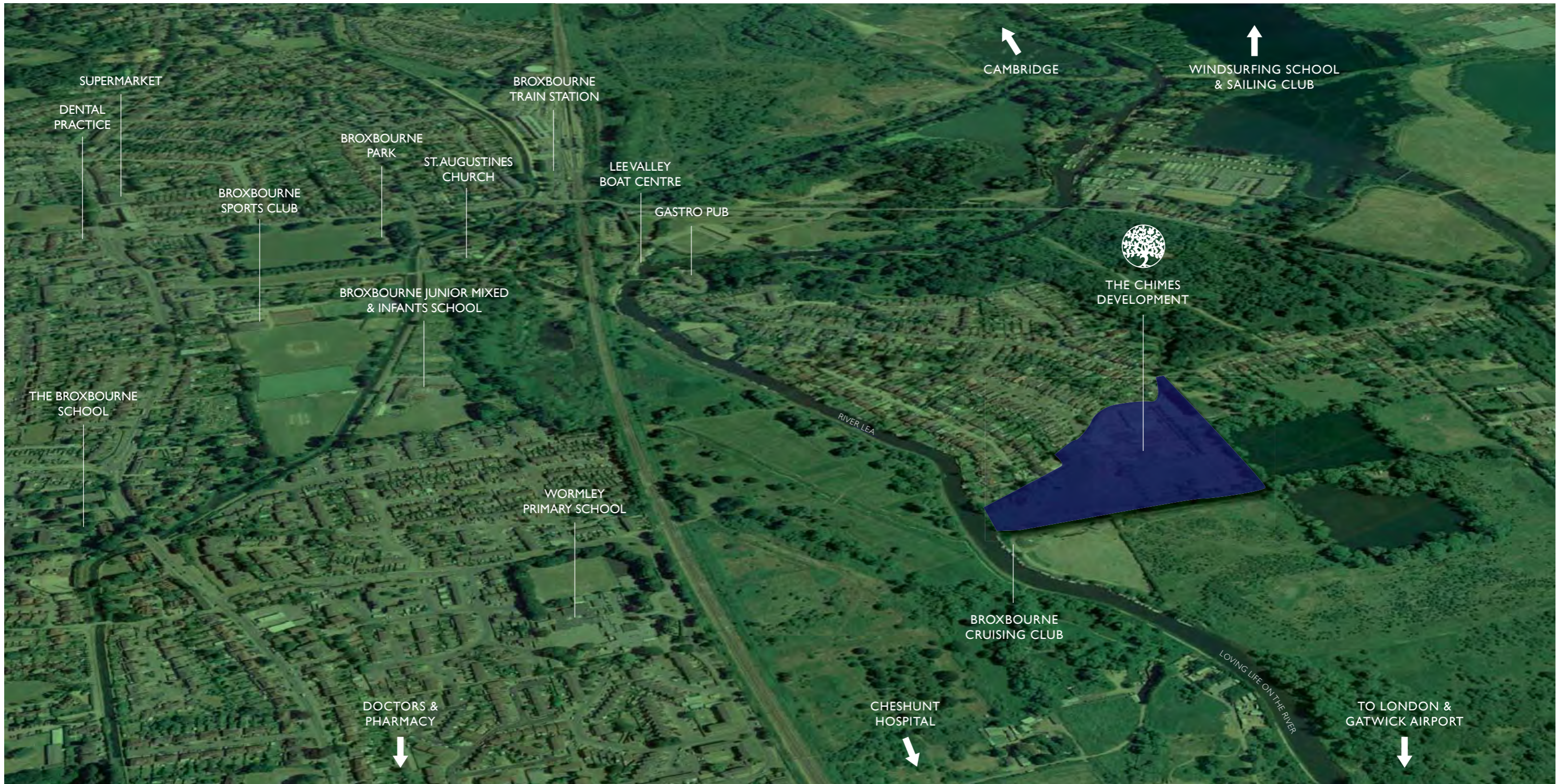
New homes are far safe and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

9 MODERN LIVING

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

10 HIGH SPEC LIVING

When you buy a new Chimes home you can expect a brand new fitted kitchen, bathroom suite and in some cases an additional ensuite and dressing room.



32

33

BOAT & WATERSPORTS CENTRES > 0.5 MILES

TRAIN STATION > 1.3 MILES

LOCAL SCHOOLS > 1.2 - 2.6 MILES

HIGH STREET > 1.5 MILES

GASTRO PUB > 0.8 MILES

HEALTH CENTRES > 1.3 - 5 MILES

WORMLEY PRIMARY SCHOOL
- Located 1.2 miles away in Wormley.

CHURCH > 1.3

THE BROXBOURNE SCHOOL
- Located 1.4 miles away in Broxbourne.



A DEVELOPMENT BY



info@ukpdev.com

SALES BY



01992 940 955

herts@lanesexclusivehomes.co.uk

DESIGNED BY



IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

