

Taylor
Wimpey



Lands Improvement

HIGH LEIGH GARDEN VILLAGE

HODDESDON | HERTFORDSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

HIGH LEIGH GARDEN VILLAGE. A VERY SPECIAL PLACE TO BE

A warm welcome to High Leigh Garden Village.

This new quarter on the edge of Hoddesdon is bringing not just beautifully styled 2, 3, 4 & 5 bedroom homes but also a new primary school, play areas, and sports facilities. It offers all the spacious, green feel of a quintessential garden village combined with a quality of life where heritage and tradition blend with a contemporary outlook in a lovely Hertfordshire market town to make this such a desirable place to live today.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

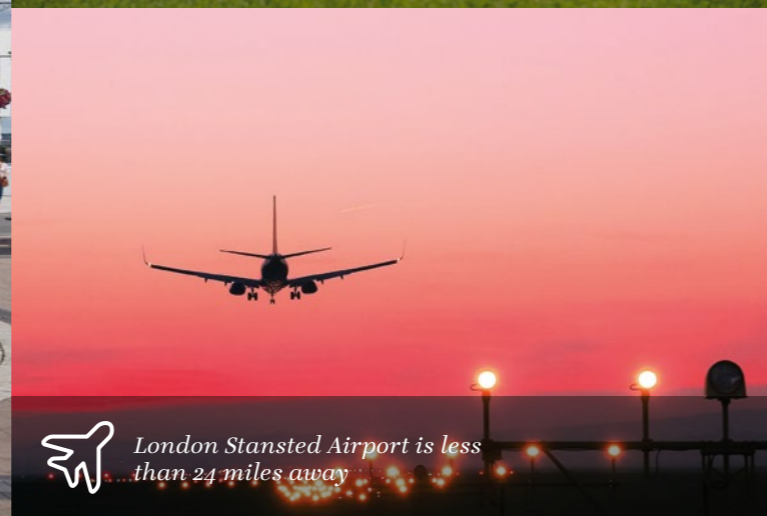
COMMUNITY, COSMOPOLITAN TOWN LIVING AND WONDERFUL COUNTRYSIDE

The landmark Clock Tower and sense of community are at the heart of Hoddesdon, where traditional market town meets modern shopping at Fawkon Walk and the Sicilian cooking at family-friendly restaurants. Characterful old inns recall Hoddesdon's coaching past, with the King William IV on Lord Street your welcoming community local.

John Warner Sports Centre has a swimming pool, with Rye House Kart Circuit and Rye-Assic Adventure Park for fun-packed days out. Hoddesdon Park Wood on the doorstep offers magical woodland walks, or explore the towpaths of Rivers Stort and Lea which meet in the town.



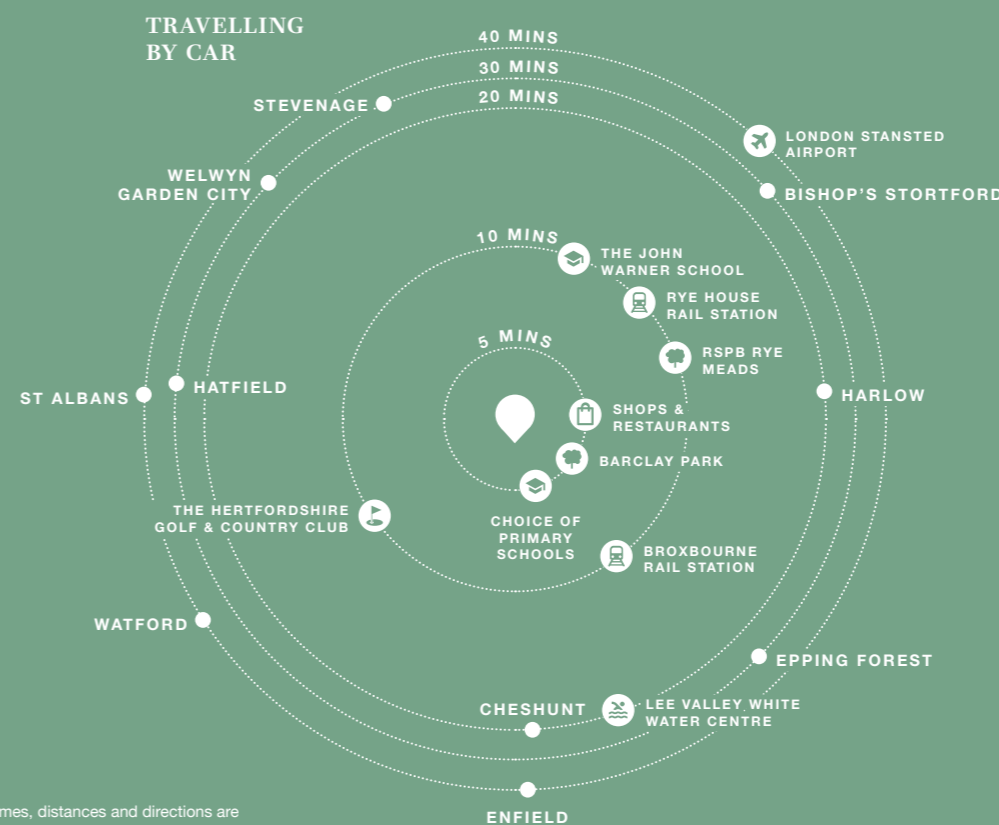
The Hertfordshire Golf & Country Club offers the most pleasant stay and lavish setting for sporting and private celebrations alike



London Stansted Airport is less than 24 miles away

THE PERFECT PLACE TO BE

Naturally, home life is only part of the story, being well-placed is key too. Broxbourne station two miles away has fast services to London Liverpool Street in the City in 33 minutes, Stratford in 31 minutes and Cambridge in 46 minutes for exceptional commuting options. The major A10 route is nearby, the A1(M) is to the west and M11 eastwards, with Waltham Cross M25 interchange eight miles, county town Hertford five miles, and Stansted 23 miles.



Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

A choice of schools in Hoddesdon & Broxbourne



Broxbourne station provides direct links to London Liverpool Street in 35 minutes



RSPB Rye Meads Nature Reserve is a series of wetlands and reservoirs situated along the River Lea



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU SELL



EASYMOVER

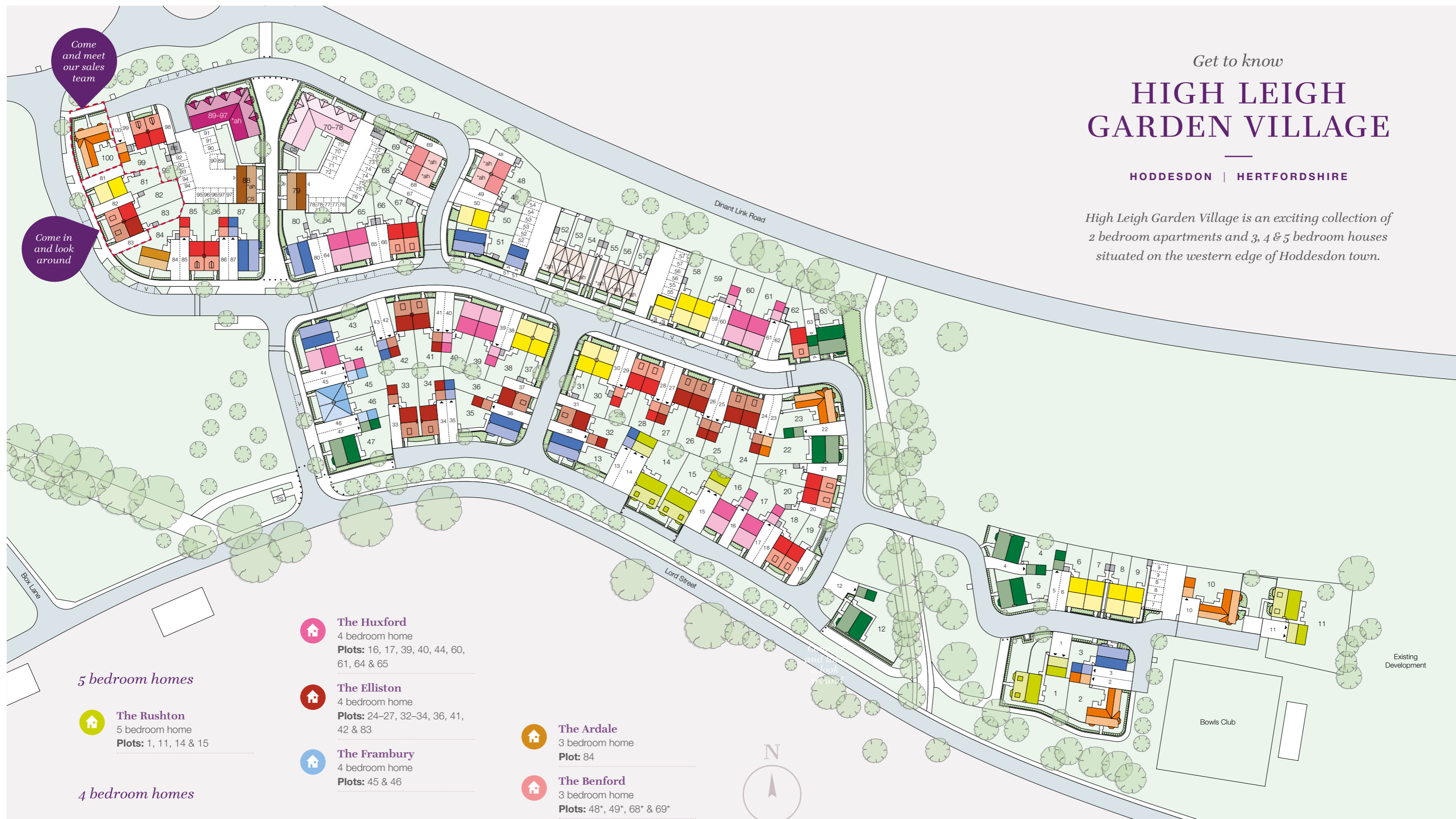
Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know
HIGH LEIGH GARDEN VILLAGE

HODDESDON | HERTFORDSHIRE

High Leigh Garden Village is an exciting collection of 2 bedroom apartments and 3, 4 & 5 bedroom houses situated on the western edge of Hoddesdon town.



Come and meet our sales team

Come in and look around

5 bedroom homes

- The Rushton**
5 bedroom home
Plots: 1, 11, 14 & 15

4 bedroom homes

- The Trusdale**
4 bedroom home
Plots: 3, 13, 35, 43, 51, 80 & 87
- The Waysdale**
4 bedroom home
Plots: 2, 10, 23 & 100
- The Manford**
4 bedroom home
Plots: 4, 5, 12, 22, 47 & 63

- The Huxford**
4 bedroom home
Plots: 16, 17, 39, 40, 44, 60, 61, 64 & 65

- The Elliston**
4 bedroom home
Plots: 24-27, 32-34, 36, 41, 42 & 83

- The Frambury**
4 bedroom home
Plots: 45 & 46

3 bedroom homes

- The Byford**
3 bedroom home
Plots: 6-9, 30, 31, 37, 38, 50, 58, 59 & 81
- The Braxton**
3 bedroom home
Plots: 18-21, 28, 29, 62, 66, 67, 82, 85, 86, 98 & 99

- The Ardale**
3 bedroom home
Plot: 84

- The Benford**
3 bedroom home
Plots: 48*, 49*, 68* & 69*

2 bedroom homes

- The Edale**
2 bedroom home
Plots: 79 & 88*
- The Blandford**
2 bedroom home
Plots: 52-57*



1 & 2 bedroom apartments

- Dinant Court**
2 bedroom apartments
Plots: 70-78
- Block M**
1 & 2 bedroom apartments
Plots: 89-97*

- *ah = Affordable Homes
- BS = Bin Store
- = Bollards
- CS = Cycle Store
- ▷ = Drive Through
- ▶ = Garage Access
- SS = Sub Station
- V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 42483 / April 2021.

Taylor Wimpey
DINANT COURT
 2 bedroom apartments

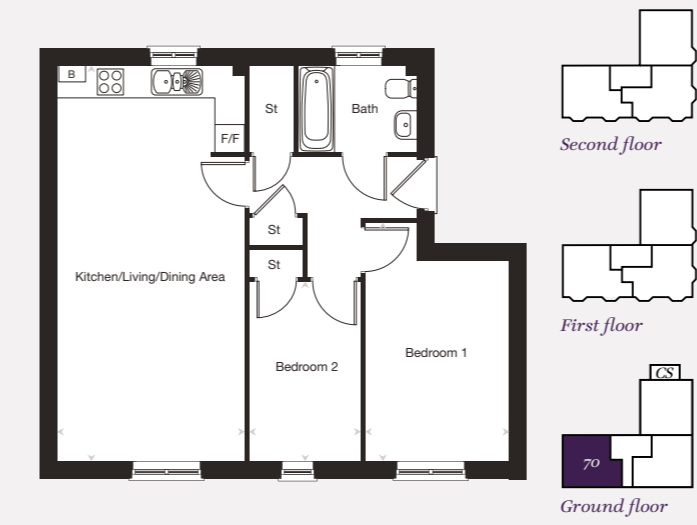


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DINANT COURT

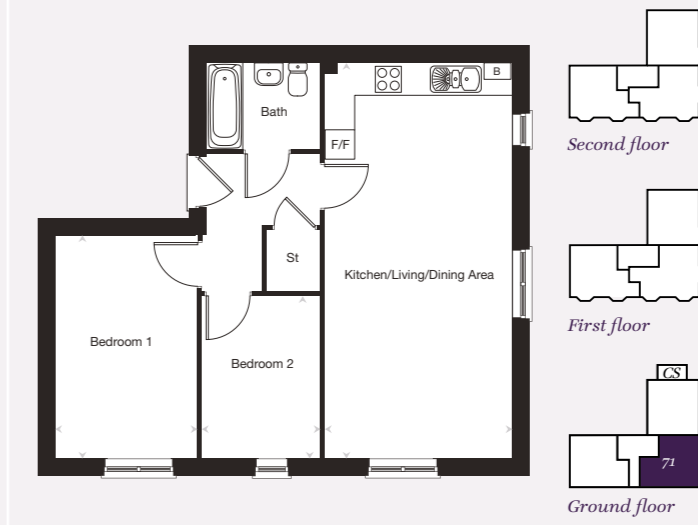
A collection of 2 bedroom apartments featuring open-plan kitchen/living/dining areas, perfect for modern living and entertaining family and friends.

Plot 70



Kitchen/Living/Dining Area	7.70m x 3.67m	25'3" x 12'1"
Bedroom 1	4.65m x 2.80m	15'3" x 9'2"
Bedroom 2	3.51m x 2.17m	11'6" x 7'2"
Total internal floor area	63.8 sq. m.	687 sq. ft.

Plot 71



Kitchen/Living/Dining Area	7.70m x 3.62m	25'3" x 11'11"
Bedroom 1	4.34m x 2.76m	14'3" x 9'1"
Bedroom 2	3.19m x 2.34m	10'6" x 7'8"
Total internal floor area	62.7 sq. m.	675 sq. ft.

Plot 72



Kitchen/Living/Dining Area	7.70m x 3.12m	25'3" x 10'3"
Bedroom 1	4.34m x 2.80m	14'3" x 9'2"
Bedroom 2	4.34m x 2.18m	14'3" x 7'2"
Total internal floor area	65.1 sq. m.	701 sq. ft.

Key
 B – Boiler
 CS – Cycle Store
 F/F – Fridge Freezer
 St – Store

Plots: 70–78

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46985 / August 2022.

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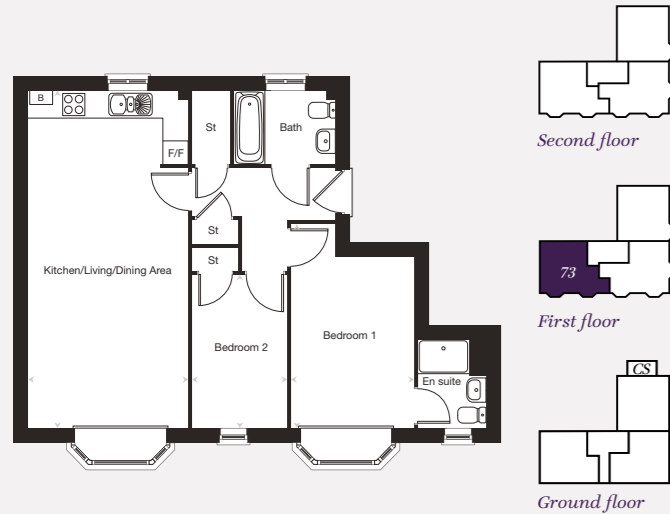
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DINANT COURT

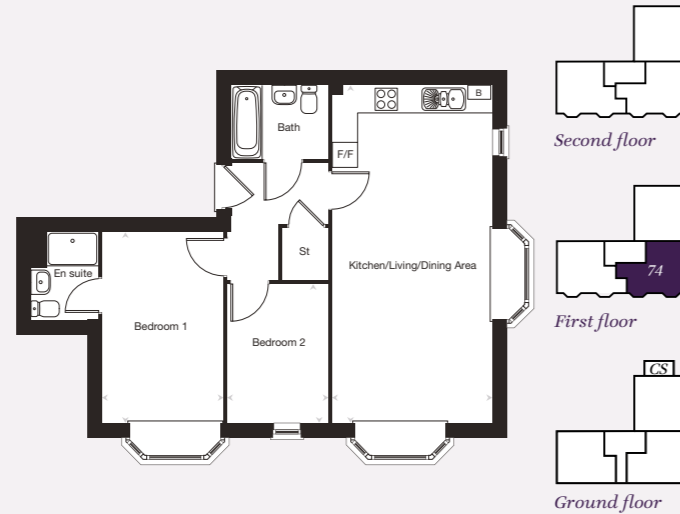
A collection of 2 bedroom apartments featuring open-plan kitchen/living/dining areas, perfect for modern living and entertaining family and friends.

Plot 73



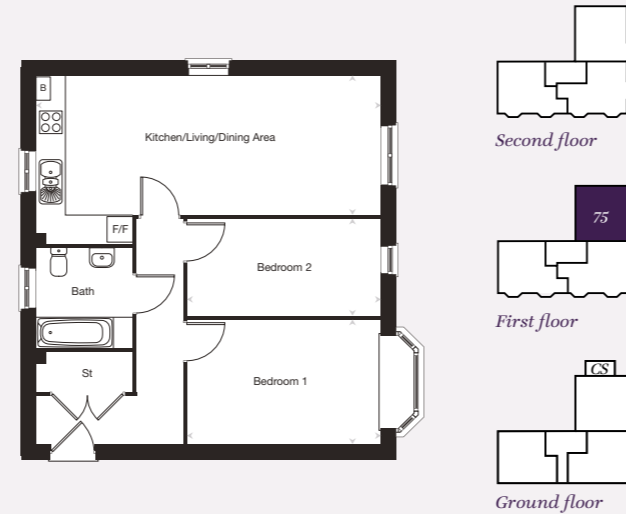
Kitchen/Living/Dining Area	7.70m x 3.67m	25'3" x 12'1"
Bedroom 1	4.65m x 2.80m	15'3" x 9'2"
Bedroom 2	3.51m x 2.17m	11'6" x 7'2"
Total internal floor area	67.1 sq. m.	723 sq. ft.

Plot 74



Kitchen/Living/Dining Area	7.70m x 3.62m	25'3" x 11'11"
Bedroom 1	4.34m x 2.76m	14'3" x 9'1"
Bedroom 2	3.19m x 2.34m	10'6" x 7'8"
Total internal floor area	66.0 sq. m.	711 sq. ft.

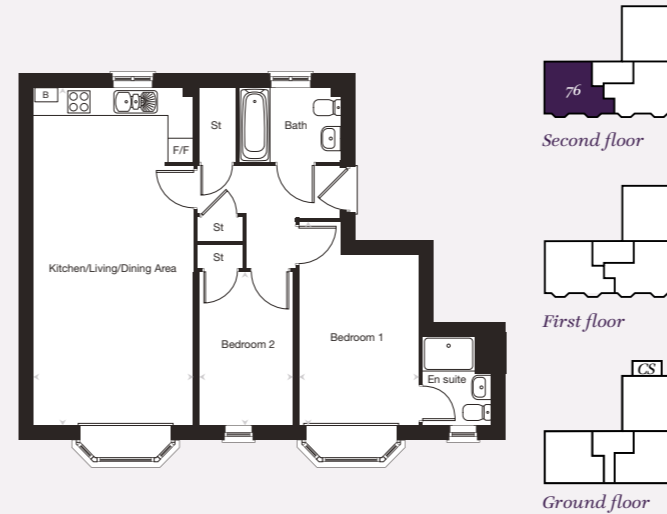
Plot 75



Kitchen/Living/Dining Area	7.70m x 3.12m	25'3" x 10'3"
Bedroom 1	4.34m x 2.80m	14'3" x 9'2"
Bedroom 2	4.34m x 2.18m	14'3" x 7'2"
Total internal floor area	65.1 sq. m.	701 sq. ft.

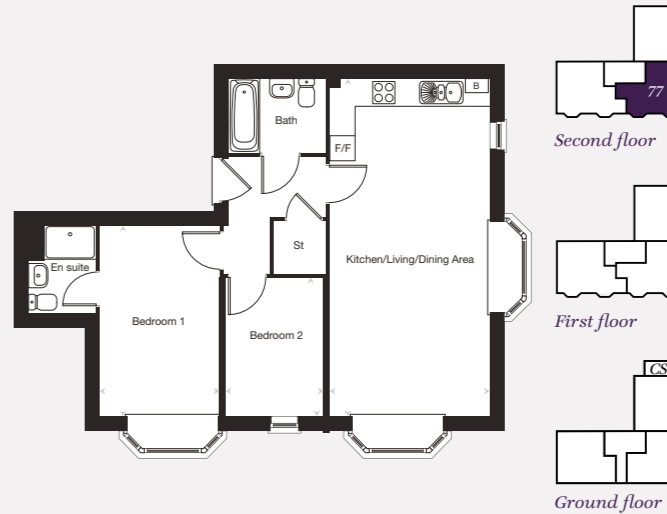
Key
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 CS – Cycle Store
 F/F – Fridge Freezer
 St – Store

Plot 76



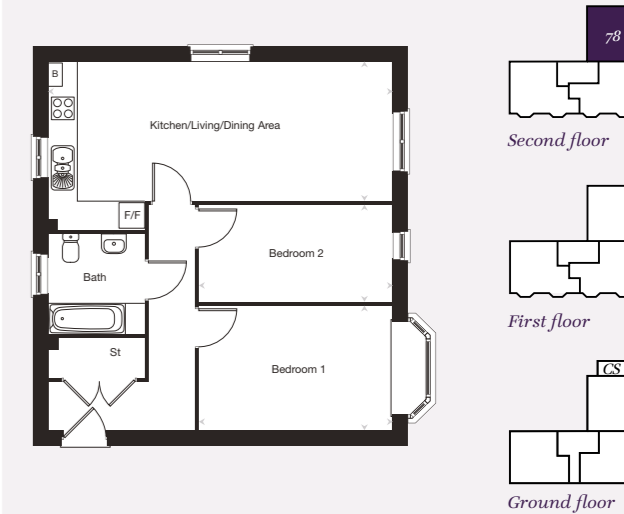
Kitchen/Living/Dining Area	7.70m x 3.67m	25'3" x 12'1"
Bedroom 1	4.65m x 2.75m	15'3" x 9'0"
Bedroom 2	3.51m x 2.12m	11'6" x 7'0"
Total internal floor area	67.1 sq. m.	723 sq. ft.

Plot 77



Kitchen/Living/Dining Area	7.70m x 3.62m	25'3" x 11'11"
Bedroom 1	4.34m x 2.76m	14'3" x 9'1"
Bedroom 2	3.19m x 2.24m	10'6" x 7'4"
Total internal floor area	66.0 sq. m.	711 sq. ft.

Plot 78



Kitchen/Living/Dining Area	7.70m x 3.12m	25'3" x 10'3"
Bedroom 1	4.34m x 2.74m	14'3" x 9'0"
Bedroom 2	4.34m x 2.12m	14'3" x 7'0"
Total internal floor area	65.1 sq. m.	701 sq. ft.

Key
 B – Boiler
 CS – Cycle Store
 F/F – Fridge Freezer
 St – Store

Plots: 70–78

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Plots: 70–78

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Taylor Wimpey

Taylor Wimpey

THE EDALE

2 bedroom home



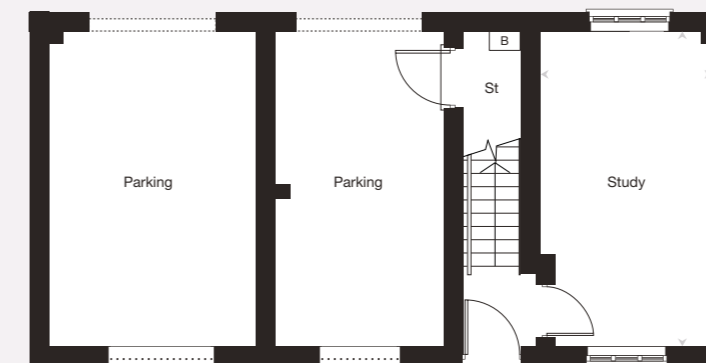
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THE EDALE

The private entrance hallway leads to a study, ideal for working from home, and a staircase to the first floor accommodation. On the first floor you'll find an open-plan kitchen/living/dining area, bedroom 1 with an en suite shower room, bedroom 2 and the main bathroom. There's also a parking space and storage on the ground floor.

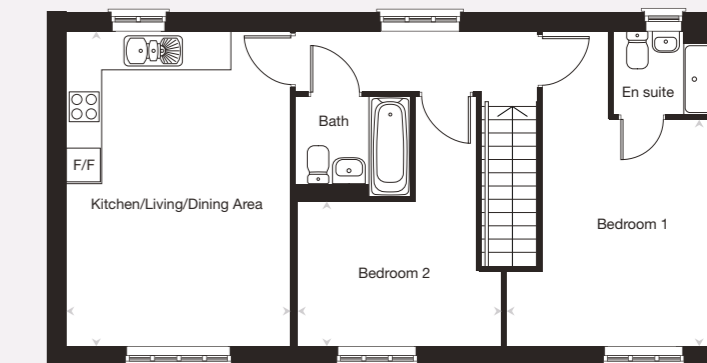
TOTAL 66.8 sq. m. / 720 sq. ft.

Ground floor



Study 5.35m x 2.94m max 17'7" x 9'8" max

First floor



Kitchen/Living/Dining Area	5.35m x 3.80m	17'7" x 12'6"
Bedroom 1	3.86m x 3.77m max	12'8" x 12'5" max
Bedroom 2	3.47m max x 2.46m	11'5" max x 8'1"

Key
B – Boiler F/F – Fridge Freezer St – Store

Plot: 79

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THE BYFORD

3 bedroom home



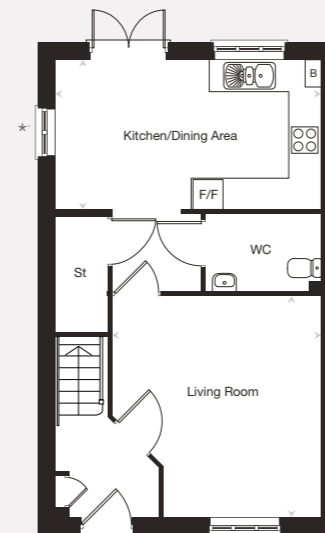
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THE BYFORD

The Byford offers the best of modern living. The hallway leads into the living room, then through to a guest cloakroom, storage cupboard and open-plan kitchen/dining area, which has double doors opening to the private garden. On the first floor you'll find bedroom 1 with an en suite shower room, two further bedrooms and a family bathroom. Bedroom 3 could also make the ideal home office.

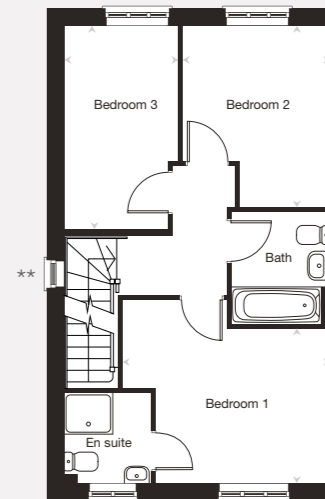
TOTAL 90.5 sq. m. / 975 sq. ft.

Ground floor



Kitchen/Dining Area	5.07m x 2.87m	16'8" x 9'5"
Living Room	4.24m x 3.99m max	13'11" x 13'1" max

First floor



Bedroom 1	3.98m x 3.00m	13'1" x 9'10"
Bedroom 2	3.46m max x 2.82m	11'4" max x 9'3"
Bedroom 3	3.87m x 2.16m	12'9" x 7'1"

Key
 B – Boiler F/F – Fridge Freezer St – Store WC – Cloakroom

Plots: 6, 7[†], 8, 9[†], 30, 31[†], 37, 38[†], 50, 58, 59[†] & 81

*Window to plots 31 & 37 only. **Window to plots 9, 31 & 37 only. †These plots are handed. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46985 / August 2022.

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Taylor Wimpey

THE ARDALE

3 bedroom home



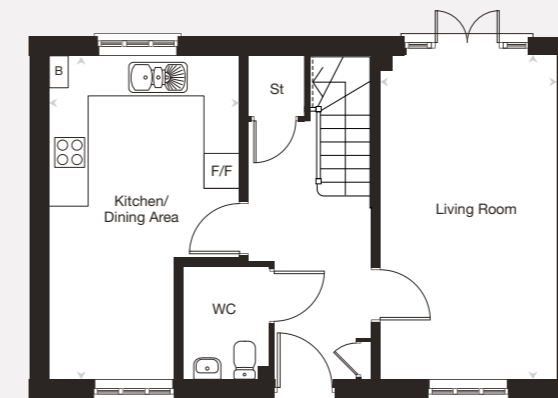
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THE ARDALE

The 3 bedroom Ardale is a family-sized property with plenty of space for contemporary living. A dual-aspect living room has doors to the private garden, whilst there's also an open-plan kitchen/dining area, a useful cloakroom and storage off the entrance hallway. Bedroom 1 with en suite shower room is found upstairs, along with two further bedrooms and the family bathroom. Bedroom 3 could alternatively be a home office.

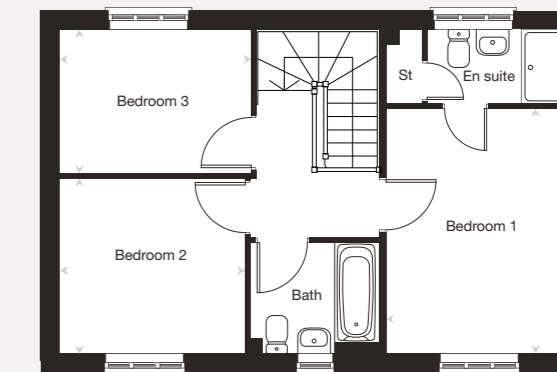
TOTAL 94.0 sq. m. / 1,012 sq. ft.

Ground floor



Kitchen/Dining Area	5.41m x 3.18m	17'9" x 10'6"
Living Room	5.41m x 3.01m	17'9" x 9'11"

First floor



Bedroom 1	4.13m x 3.08m	13'7" x 10'2"
Bedroom 2	3.14m x 2.95m	10'4" x 9'8"
Bedroom 3	3.25m x 2.38m	10'8" x 7'10"

Key

B – Boiler F/F – Fridge Freezer St – Store WC – Cloakroom

Plot: 84

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Taylor Wimpey

Taylor Wimpey

THE BRAXTON

3 bedroom home



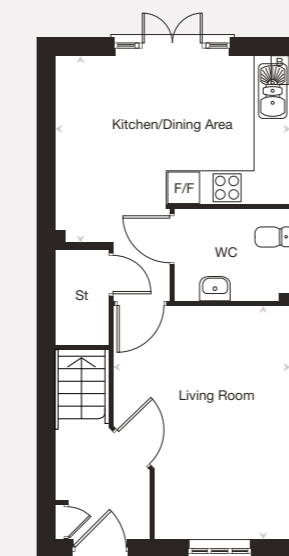
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THE BRAXTON

The Braxton has three floors of versatile accommodation. The open-plan kitchen/dining area has double doors opening to the garden, whilst the living room, guest cloakroom and storage complete the ground floor. You'll find the family bathroom and two bedrooms on the first floor, where bedroom 3 could make the perfect home office. A private staircase leads to bedroom 1 with an en suite shower room, galleried ceilings and roof windows.

TOTAL 101.3 sq. m. / 1,091 sq. ft.

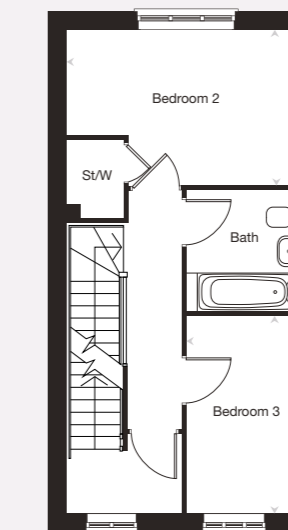
Ground floor



Kitchen/Dining Area
4.26m x 3.39m max 14'0" x 11'2" max

Living Room
4.21m x 3.19m max 13'10" x 10'6" max

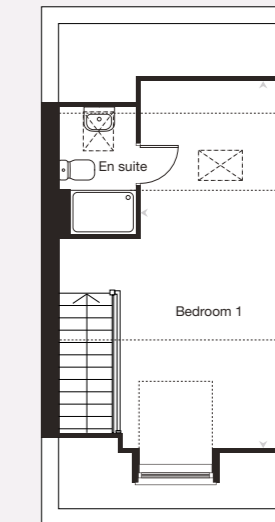
First floor



Bedroom 2
4.25m x 2.82m 14'0" x 9'3"

Bedroom 3
3.59m x 2.11m 11'10" x 6'11"

Second floor



Bedroom 1
6.64m x 2.76m 21'10" x 9'1"

Key

B – Boiler F/F – Fridge Freezer St – Store St/W – Store/Wardrobe WC – Cloakroom ☒ – Roof Window --- – Restricted Headroom

Plots: 18, 19*, 20, 21*, 28, 29*, 62, 66, 67*, 82, 85, 86*, 98 & 99*

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Taylor Wimpey

Taylor Wimpey

THE HUXFORD

4 bedroom home



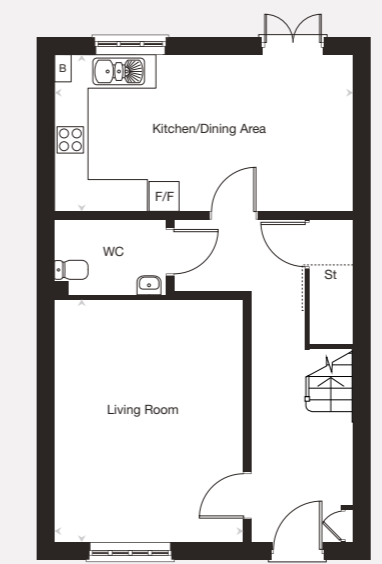
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THE HUXFORD

The Huxford is the ideal family home. The hallway offers access to the living room, guest cloakroom, storage cupboard and open-plan kitchen/dining area, which has double doors opening to the private garden. On the first floor you'll find bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom. Bedroom 4 could also make the ideal home office.

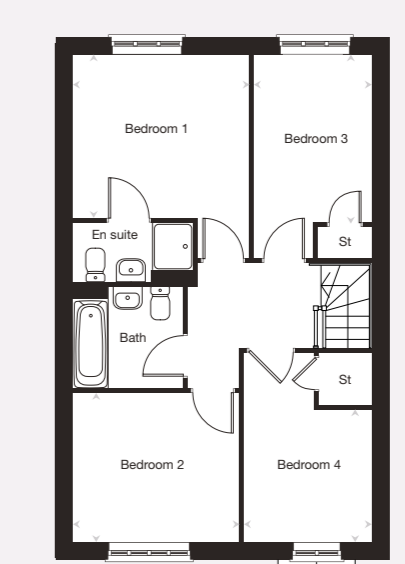
TOTAL 109.1 sq. m. / 1,175 sq. ft.

Ground floor



Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

First floor



Bedroom 1	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.25m x 2.23m	10'8" x 7'4"
Bedroom 4	2.52m x 2.41m	8'3" x 7'11"

Key
B – Boiler F/F – Fridge Freezer St – Store WC – Cloakroom

Plots: 16*, 17*, 39, 40*, 44*, 60, 61*, 64 & 65*

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Taylor Wimpey

THE TRUSDALE

4 bedroom home



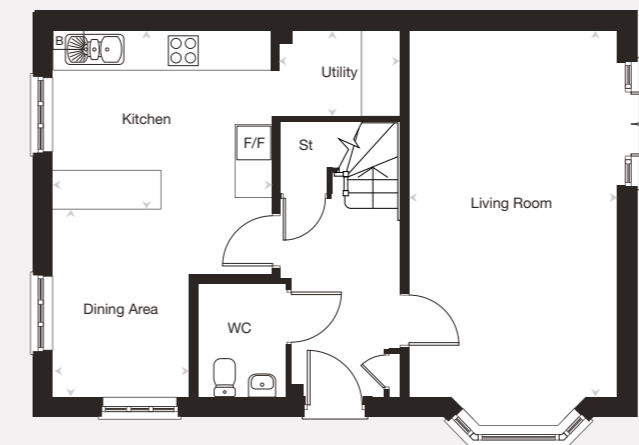
THE TRUSDALE

The 4 bedroom Trusdale will appeal to growing families in search of extra space. The hallway leads to an open-plan kitchen/dining area with utility space, and a living room with a feature bay window and double doors opening to the garden. Upstairs, you'll find bedroom 1 with en suite shower room, three further bedrooms and a family bathroom. Bedroom 4 could alternatively be used as a home office.

Bedroom 4 could alternatively be used as a home office.

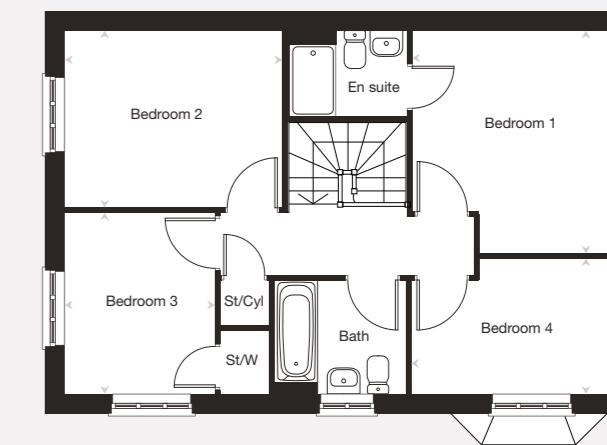
TOTAL 115.4 sq. m. / 1,243 sq. ft.

Ground floor



Kitchen	3.58m x 2.97m	11'9" x 9'9"
Dining Area	3.11m x 2.23m	10'3" x 7'4"
Living Room	6.09m x 3.46m	20'0" x 11'4"

First floor



Bedroom 1	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	3.64m x 2.97m	11'11" x 9'9"
Bedroom 3	3.05m x 2.53m	10'0" x 8'4"
Bedroom 4	3.54m x 2.27m	11'7" x 7'5"

Key

B – Boiler F/F – Fridge Freezer St – Store St – Store/Cylinder St/W – Store/Wardrobe WC – Cloakroom

Plots: 3, 13, 35*, 43*, 51, 80* & 87

*These plots are handed. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46985 / August 2022.

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THE ELLISTON

4 bedroom home



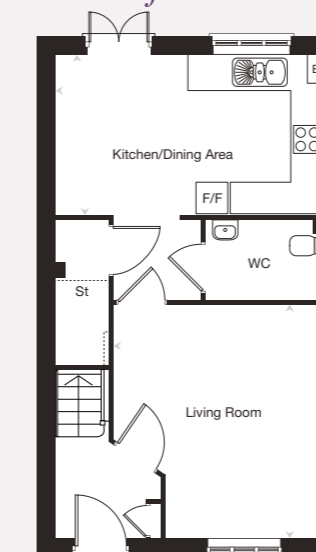
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THE ELLISTON

The Elliston has three floors of flexible living. The hallway leads into the living room, then through to a guest cloakroom, storage cupboard and open-plan kitchen/dining area, which has double doors opening to the private garden. Three bedrooms occupy the first floor, along with a family bathroom and storage space. Bedroom 4 could also make the ideal home office. A private staircase leads up to bedroom 1 with an en suite shower room.

TOTAL 116.0 sq. m. / 1,249 sq. ft.

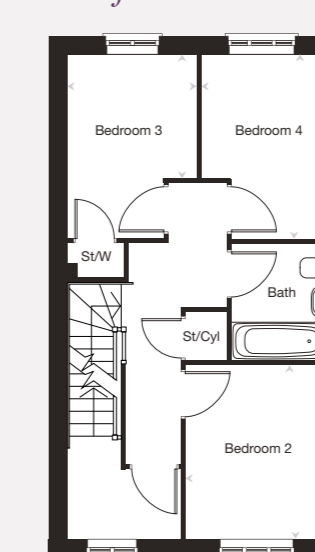
Ground floor



Kitchen/Dining Area
4.89m x 2.90m 16'1" x 9'6"

Living Room
4.27m x 3.81m 14'0" x 12'6"

First floor

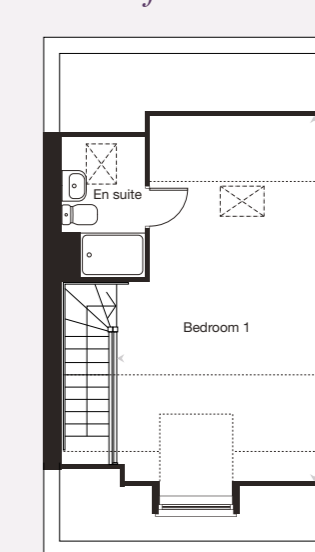


Bedroom 2
3.16m x 2.75m 10'5" x 9'0"

Bedroom 3
3.31m max x 2.36m 10'10" max x 7'9"

Bedroom 4
3.31m x 2.45m 10'10" x 8'1"

Second floor



Bedroom 1
6.64m x 3.89m max 21'10" x 12'9" max

Key

B – Boiler F/F – Fridge Freezer St – Store St/Cyl – Store/Cylinder St/W – Store/Wardrobe WC – Cloakroom ☒ – Roof Window --- – Restricted Headroom

Plots: 24, 25*, 26, 27*, 32, 33, 34*, 36, 41, 42* & 83*

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THE MANFORD

4 bedroom home



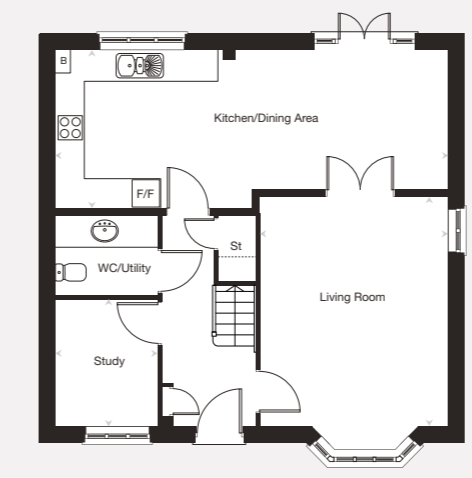
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THE MANFORD

The Manford is a traditional 4 bedroom family home. The full-width open-plan kitchen/dining area has double doors opening out to the private rear garden, while the living room has a feature bay window. The study, cloakroom/utility area and storage cupboard complete the ground floor. On the first floor you'll find bedroom 1 with an en suite shower room, three further double bedrooms and a family bathroom.

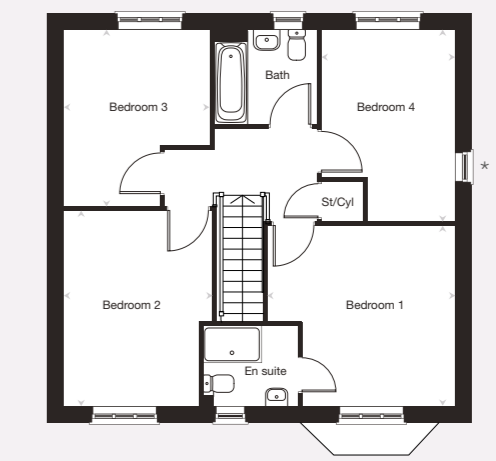
TOTAL 128.6 sq. m. / 1,385 sq. ft.

Ground floor



Kitchen/Dining Area	8.11m x 3.26m max	26'7" x 10'9" max
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.63m x 2.10m	8'8" x 6'11"

First floor



Bedroom 1	3.89m x 3.73m	12'9" x 12'3"
Bedroom 2	4.04m x 3.11m	13'3" x 10'2"
Bedroom 3	3.66m x 3.03m	12'0" x 10'0"
Bedroom 4	3.97m x 2.76m	13'0" x 9'1"

Key
 B – Boiler F/F – Fridge Freezer St – Store St/Cyl – Store/Cylinder WC – Cloakroom

Plots: 4**, 5, 12, 22**, 47 & 63

*Window to plots 5, 12, 47 & 63 only. **These plots are handed. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46985 / August 2022.

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THE FRAMBURY

4 bedroom home



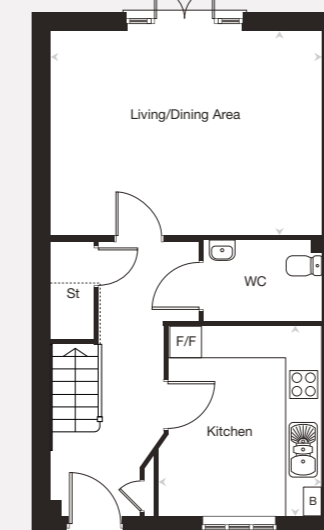
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THE FRAMBURY

The Frambury offers versatile living across three floors. The hallway leads to a contemporary kitchen, a guest cloakroom and open-plan living/dining area which has double doors opening to the private garden. Bedroom 2, a family room with Juliet balcony and the family bathroom occupy the first floor. The second floor is home to bedroom 1 with en suite shower room, two further bedrooms and a shower room. Bedroom 4 could also make the ideal home office.

TOTAL 131.46 sq. m. / 1,415 sq. ft.

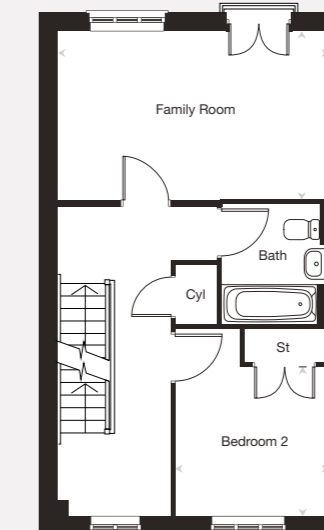
Ground floor



Kitchen
3.43m x 2.95m max 11'3" x 9'8" max

Living/Dining Area
4.89m x 3.74m 16'1" x 12'3"

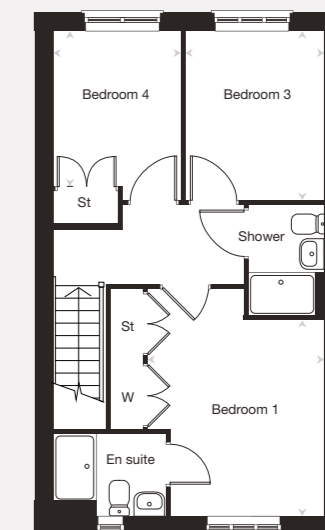
First floor



Family Room
4.89m x 3.06m 16'1" x 10'1"

Bedroom 2
2.78m x 2.68m 9'2" x 8'10"

Second floor



Bedroom 1
3.58m x 3.19m 11'9" x 10'6"

Bedroom 3
3.05m x 2.49m 10'0" x 8'2"

Bedroom 4
2.79m x 2.30m 9'2" x 7'7"

Key

B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

Plots: 45 & 46*

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THE WAYSDALE

4 bedroom home

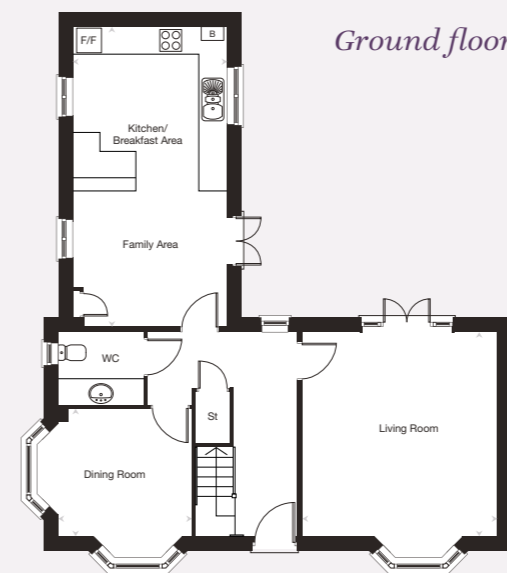


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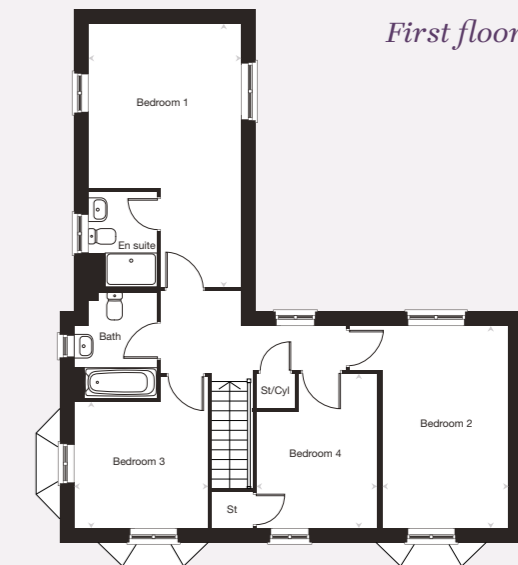
THE WAYSDALE

A home with a unique L-shaped layout. The open-plan kitchen/breakfast/family area and living room have double doors opening out to the garden, whilst the dining room could make the ideal home office. The living room and dining room also have feature bay windows. On the first floor you'll find bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom.

TOTAL 143.9 sq. m. / 1,549 sq. ft.



Kitchen/Breakfast/Family Area	6.82m x 3.50m	22'5" x 11'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"
Dining Room	3.05m x 2.91m	10'0" x 9'7"



Bedroom 1	6.07m max x 3.50m	19'11" max x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.91m	10'0" x 9'7"
Bedroom 4	3.54m x 2.79m	11'8" x 9'2"

Key

B – Boiler F/F – Fridge Freezer St – Store St/Cyl – Store/Cylinder WC – Cloakroom

Plots: 2, 10*, 23 & 100

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THE RUSHTON

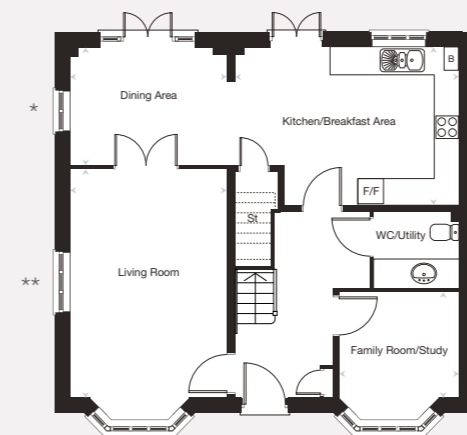
5 bedroom home

THE RUSHTON

The Rushton provides plenty of space for all the family. The kitchen/breakfast area flows into the dining area, both with double doors opening to the private garden. The living room and family room/study both have feature bay windows. The first floor is home to bedroom 1 with dressing area and en suite shower room, two further bedrooms and a family bathroom. Two bedrooms and a shower room occupy the second floor.

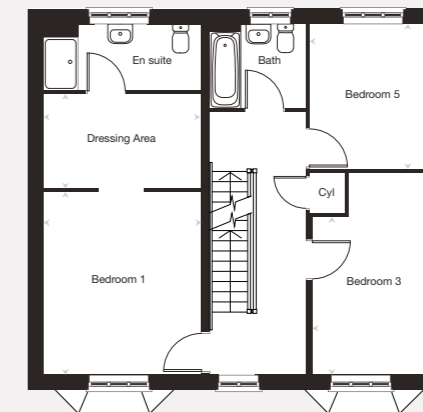
TOTAL 182.9 sq. m. / 1,969 sq. ft.

Ground floor



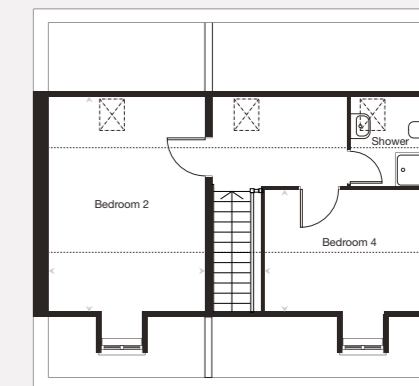
- Kitchen/Breakfast Area**
5.05m x 3.58m 16'7" x 11'9"
- Dining Area**
3.54m x 2.70m 11'8" x 8'11"
- Living Room**
5.11m x 3.54m 16'9" x 11'8"
- Family Room/Study**
2.74m x 2.36m 9'0" x 7'9"

First floor



- Bedroom 1**
4.10m x 3.54m 13'6" x 11'8"
- Dressing Area**
3.54m x 2.14m 11'8" x 7'0"
- Bedroom 3**
4.52m x 2.78m 14'10" x 9'1"
- Bedroom 5**
3.29m x 2.83m 10'10" x 9'4"

Second floor



- Bedroom 2**
4.82m x 3.55m 15'10" x 11'8"
- Bedroom 4**
3.91m x 2.72m 12'10" x 8'11"

Key

B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store WC – Cloakroom ☒ – Roof Window --- – Restricted Headroom

Plots: 1, 11†, 14 & 15†

*Window to Plot 1 only. **Window to Plots 1 & 14 only. †These plots are handed. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46985 / August 2022.

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STANDARD SPECIFICATION

HIGH LEIGH GARDEN VILLAGE

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Hertfordshire, EN11 8FW

TELEPHONE

01992 927 454

OPEN TIMES

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To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen/utilities	2 🛏	3 🛏	4/5 🛏
Stainless steel bowl and a half	✓	✓	✓
Postformed laminate worktop with upstand	✓	✓	✓
Single oven	✓		
Double oven		✓	✓
4 burner gas hob	✓	✓	✓
Integrated hood	✓	✓	✓
Stainless steel splashback	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Integrated washer/dryer	✓	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓	✓

Bathrooms

Full-height tiling to bath**	✓		
Half-height tiling to all walls		✓	✓
Splashback tiling to basin	✓		
Shaver socket	✓	✓	✓
White modern sanitaryware	✓	✓	✓

En suites†

Full-height tiling to shower wall		✓	✓
Half-height tiling to remaining walls		✓	✓
White modern sanitaryware		✓	✓
Shaver socket		✓	✓

Cloakroom

Splashback to basin	✓	✓	✓
White modern sanitaryware	✓	✓	✓

Heating/electrical services	2 🛏	3 🛏	4/5 🛏
Full central heating/gas fired radiators	✓	✓	✓
Thermostatically controlled radiator valves	✓	✓	✓
Mains operated smoke/heat detectors	✓	✓	✓
White double socket outlets	✓	✓	✓
TV sockets to living room, master and bedroom 2 (if applicable)	✓	✓	✓

Lighting

Chrome downlights to all wet rooms**	✓	✓	✓
Pendant light fittings to all other rooms	✓	✓	✓

Internal finishes

White finished internal doors	✓	✓	✓
Ceilings and walls finished in white	✓	✓	✓
White painted internal joinery	✓	✓	✓
White UPVC double glazed windows	✓	✓	✓
Chrome ironmongery	✓	✓	✓

External finishes

Stainless steel up/down spotlight†	✓	✓	✓
External tap†	✓	✓	✓



OPTIONAL UPGRADES

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These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please contact the sales executive for further information.

Kitchen	2 🛏	3 🛏	4/5 🛏
Upgrade worktops to include upstand	✓	✓	✓
Upgrade coloured door frontals	✓	✓	✓
Upgrade appliances	✓	✓	✓

Bathroom and en suites

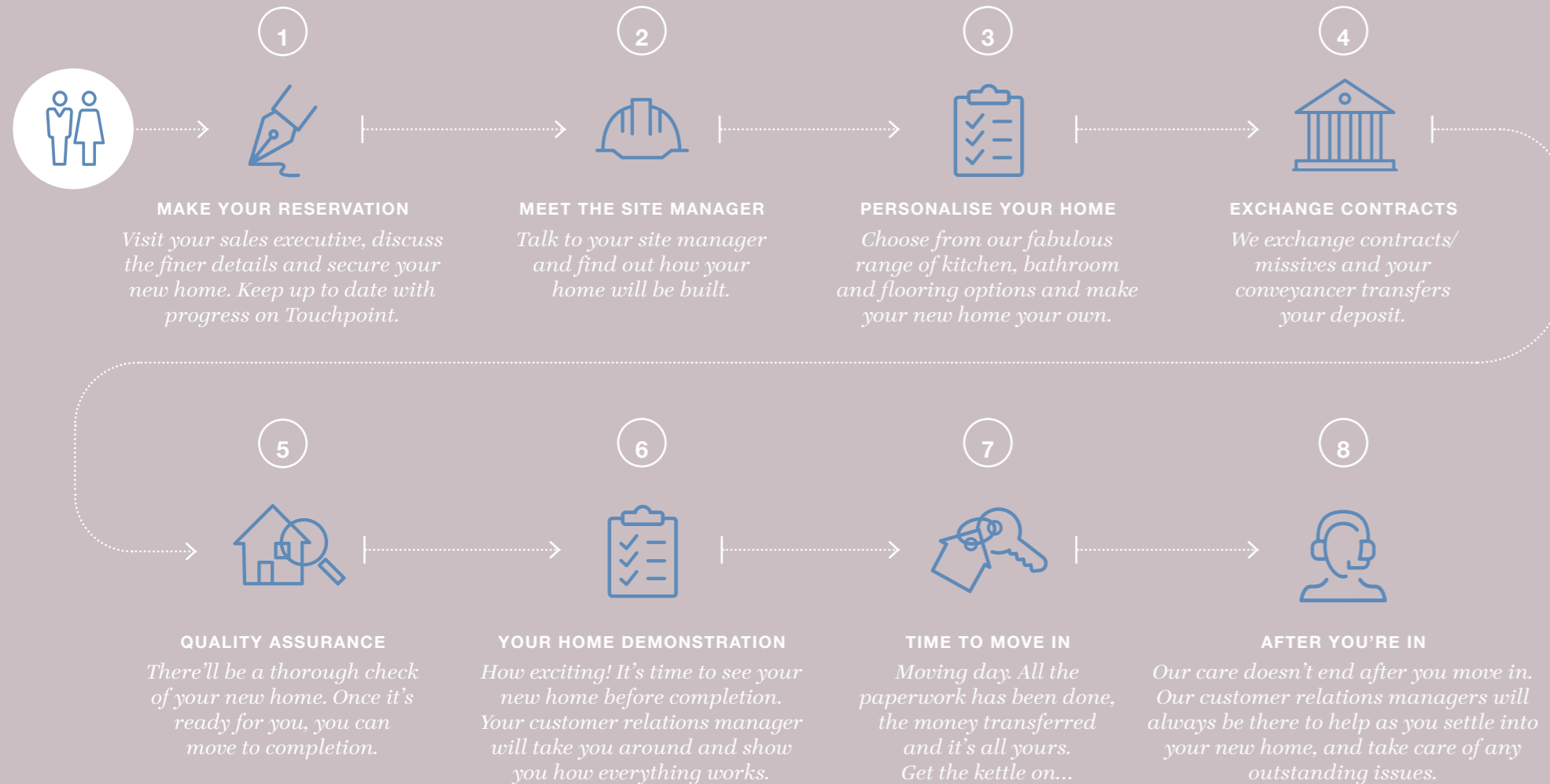
Upgrade tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower	✓	✓	✓
Upgrade to towel rail	✓	✓	✓

Additional features

Upgrade to room specific downlights	✓	✓	✓
Upgrade to room specific wardrobe	✓	✓	✓
Upgrade to additional sockets	✓	✓	✓
Upgrade flooring throughout	✓	✓	✓
Upgrade to add turf to garden areas†	✓	✓	✓

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. *Subject to housetype. **Applies to homes with only 1 bath. †Where applicable. Please refer to your sales executive for further information.

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At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments - a reputation that we have built up over many years.

We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance.

Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business - and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

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Lands Improvement

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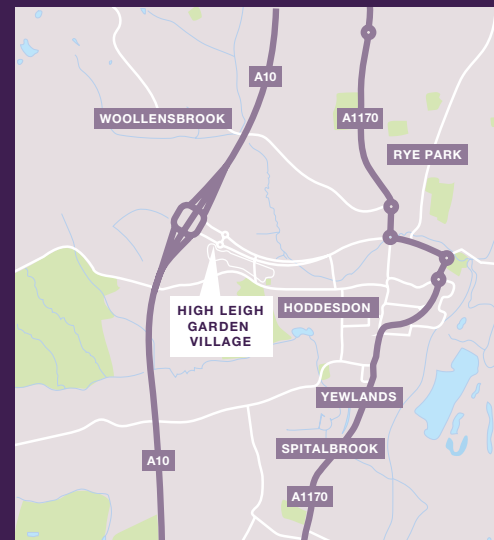
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FROM M25:

- At junction 25, take the A10 exit to London(N)/London(C)/Enfield/Hertford
- Take the 1st and 2nd exits at the next roundabouts to stay on Great Cambridge Road/A10
- After 5.1 miles, use the left lane to take the slip road to Hoddesdon/A1170
- Take the 2nd exit to stay on Dinant Link Road
- At the roundabout take the 2nd exit, which is a right turn onto the south side to Dinant Link Road
- The development will now be ahead of you

FROM A10(N):

- Head south on A10
- After Woollensbrook, use the left lane to take the slip road to Hoddesdon/A1170
- At the first roundabout, take the 1st exit onto Dinant Link Road
- At the roundabout take the 2nd exit, which is a right turn onto the south side to Dinant Link Road
- The development will now be ahead of you



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