

Taylor
Wimpey

TUDOR PARK

SAWBRIDGEWORTH | 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.

TUDOR PARK. A VERY SPECIAL PLACE TO BE

A warm welcome to Tudor Park.

With the character of its Tudor, elegant Georgian, and charming weather-boarded buildings combined with superb 21st Century connections, Sawbridgeworth has become a highly sought-after location.

Offering a choice of 2, 3, 4 & 5 bedroom homes, a lovely semi-rural setting, and amenities nearby, Tudor Park presents an opportunity to live the quintessential east Hertfordshire lifestyle, named in a national survey as the best place to live.

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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE TOWN LIFE

Sawbridgeworth is well-served with a variety of restaurants, an independent bakery and welcoming pubs, including the Orange Tree on West Road serving up modern fine dining, local ales and countryside views. There are local convenience stores, with supermarkets in nearby Bishop's Stortford and Harlow.

Families will find Mandeville primary and Leventhorpe with sixth form are both rated Outstanding by Ofsted. There are swimming and fitness classes at the Leisure Centre and thriving cricket and tennis clubs. Unwind along the River Stort, stopping at Maltings Antiques or at the riverside coffee house for pastries.

If you enjoy paddle sports, the Whoosh Explore Canoe Club offers taster sessions, one-to-one coaching and more.




 The Hertfordshire Golf & Country Club offers a 6,276-yard course and a fitness centre.



 International travel from London Stansted Airport is 8.4 miles away.




 A choice of schools in Sawbridgeworth.

THE PERFECT PLACE TO BE

Naturally, home life is only part of the story, work-life balance is key too. Trains from Sawbridgeworth run to London Liverpool Street in 47 minutes, and to Cambridge in 44 minutes, so whether you are commuting into the city or to Cambridgeshire's science and technology parks, or enjoying wonderful days and evenings out in these world-class cities, at Tudor Park you are well-placed. Road links are superb too with the London-Cambridge A1184 route passing through town, the M11 nearby, and Stansted under 20 minutes' drive.



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

 Plenty of amenities in Sawbridgeworth town.



 Hatfield Forest is 8.5 miles away.



 Sawbridgeworth train station provides direct links to London Liverpool Street.



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 BUY



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

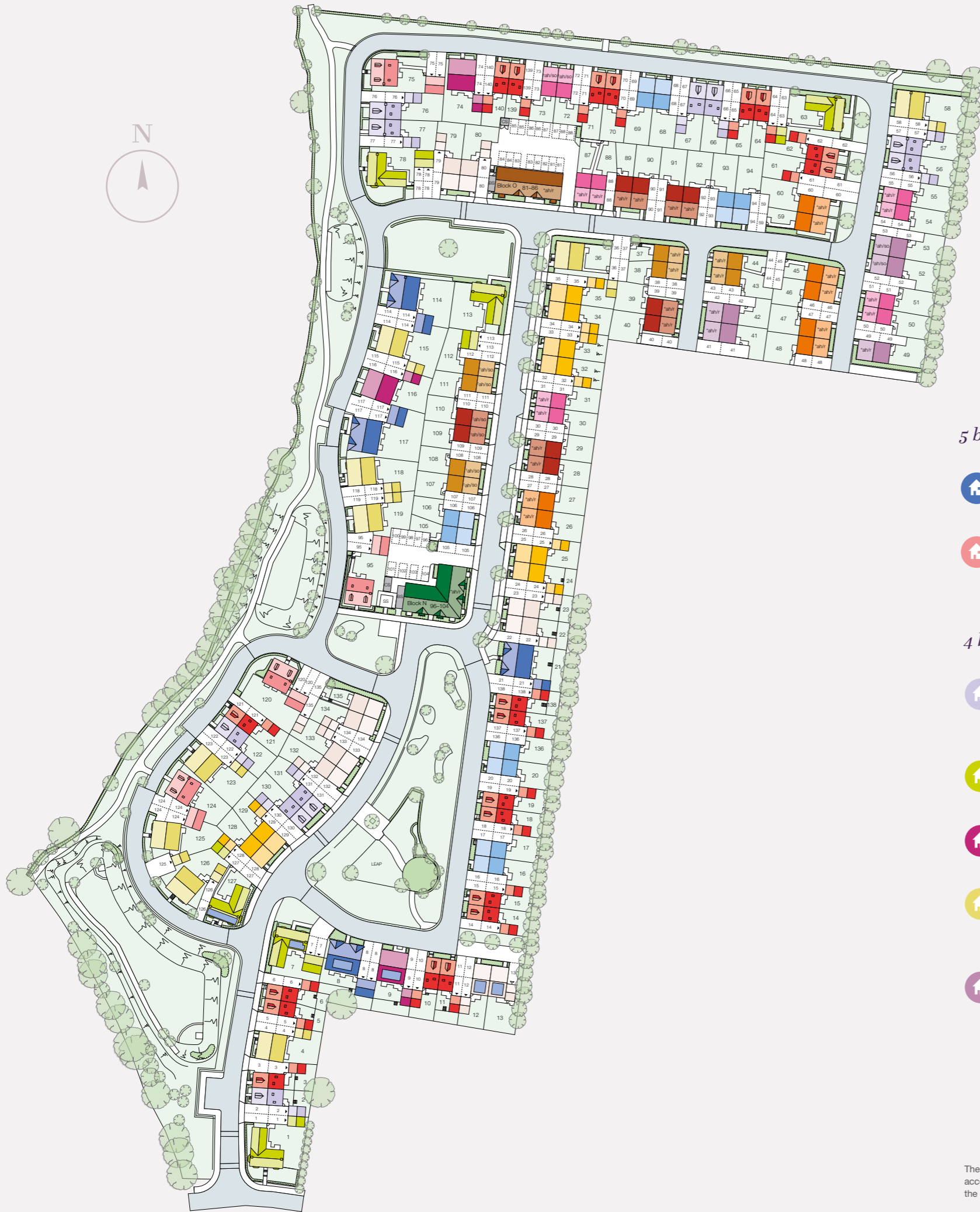
Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or 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
TUDOR PARK

SAWBRIDGEWORTH | HERTFORDSHIRE

Tudor Park is an exciting collection of 2, 3, 4 & 5 bedroom homes situated within the town of Sawbridgeworth.






5 bedroom homes

-  **The Wayford**
5 bedroom home
Plots: 8, 21, 114 & 117
-  **The Felton**
5 bedroom home
Plots: 75, 95, 120 & 124




4 bedroom homes

-  **The Elliston**
4 bedroom home
Plots: 2, 56, 57, 66, 67, 76, 77, 122, 130 & 131
-  **The Waysdale**
4 bedroom home
Plots: 1, 7, 63, 78, 113 & 127
-  **The Marford**
4 bedroom home
Plots: 9, 74 & 116
-  **The Manford**
4 bedroom home
Plots: 4, 36, 58, 115, 118, 119, 123, 125 & 126
-  **Type T**
4 bedroom home
Plots: 41*, 42*, 49*, 52† & 53†

3 bedroom homes

-  **The Coltford**
3 bedroom home
Plots: 24, 25, 32-35, 128 & 129
-  **The Byford**
3 bedroom home
Plots: 12, 13, 22, 23, 79, 80 & 132-135
-  **The Braxton**
3 bedroom home
Plots: 3, 5, 6, 10, 11, 14, 15, 18, 19, 61, 62, 64, 65, 70, 71, 121 & 137-140
-  **Type R**
3 bedroom home
Plots: 28*, 29*, 39*, 40*, 89-92*, 109† & 110†
-  **Type S**
3 bedroom home
Plots: 26*, 27*, 45-48*, 59* & 60*

2 bedroom homes

-  **The Beauford**
2 bedroom home
Plots: 16, 17, 20, 68, 69, 93, 94, 105, 106 & 136
-  **Type P**
2 bedroom home
Plots: 30*, 31*, 50*, 51*, 54*, 55*, 72†, 73†, 87* & 88*
-  **Type Q**
2 bedroom home
Plots: 37*, 38*, 43*, 44*, 107†, 108†, 111† & 112†

2 bedroom apartments

-  **Boleyn Court**
2 bedroom apartments
Plots: 81-86*

1 bedroom apartments

-  **Jocelyn Court**
1 bedroom apartments
Plots: 96-104*

*ah/r = Affordable Housing/Rented
 †ah/so = Affordable Housing/Shared Ownership
 ► = Garage access
 BS = Bin Store
 CS = Cycle Store
 SS = Sub Station
 LEAP = Local Equipped Area for Play
 ■ = PV Panels

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. 41948 / May 2021.

Taylor Wimpey

THE BEAUFORD

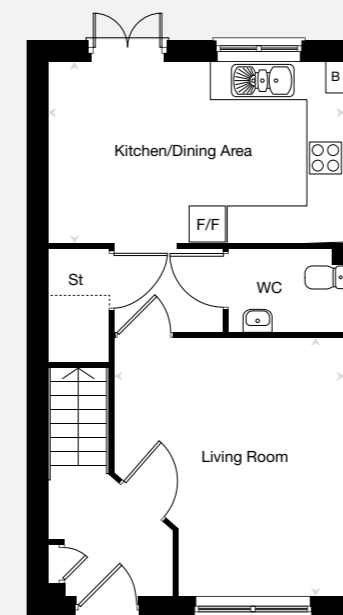
2 bedroom home

THE BEAUFORD

The perfect home for first time buyers, couples or families looking for a little extra space. An open-plan kitchen/dining area opens through double doors to the private garden, making it ideal for entertaining and al fresco dining. The living room, a guest cloakroom and storage complete the ground floor layout. The first floor comprises of bedroom 1 with en suite shower room, a main bathroom and a further double bedroom.

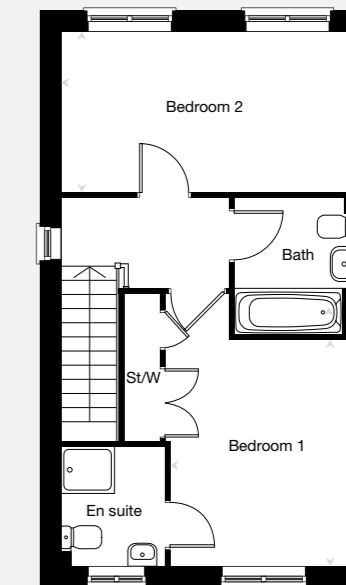
TOTAL 79.6 sq. m. / 857 sq. ft.

Ground floor



Kitchen/Dining Area	4.70m x 2.89m	15'5" x 9'6"
Living Room	4.06m x 3.67m max 2.68m min	13'4" x 12'1" max 8'9" min

First floor



Bedroom 1	3.58m x 2.96m	11'9" x 9'9"
Bedroom 2	4.70m x 2.56m	15'5" x 8'5"

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

Plots: 16, 17, 20, 68, 69, 93, 94, 105, 106 & 136

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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

Taylor Wimpey

THE BYFORD

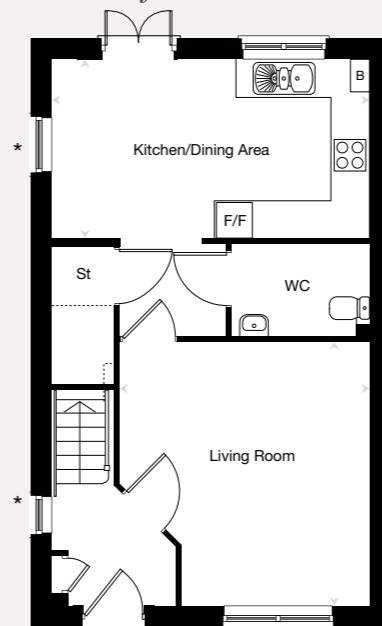
3 bedroom home

THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a kitchen/dining area opens through double doors to the private garden. A living room, a guest cloakroom and a store cupboard are also found on the ground floor. The first floor comprises of bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

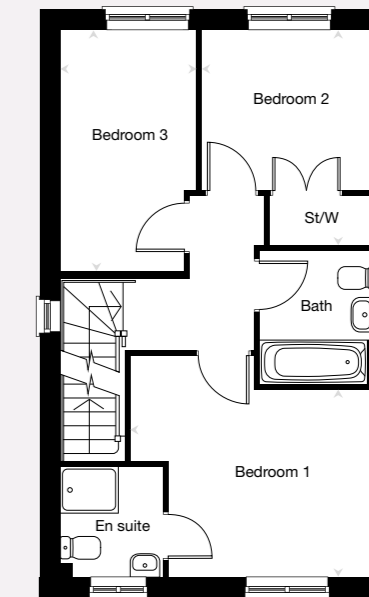
TOTAL 89.0 sq. m. / 958 sq. ft.

Ground floor



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m x 3.98m max 2.99m min	13'11" x 13'1" max 9'10" min

First floor



Bedroom 1	3.98m max 3.34m min x 3.00m	13'1" max 11'0" min x 9'10"
Bedroom 2	3.46m max 2.57m min x 2.82m	11'4" max 8'5" min x 9'3"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

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

Plots: 12, 13, 22, 23, 79, 80 & 132-135

*Window to plot 135 only. 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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

Taylor Wimpey

THE COLTFORD

3 bedroom home



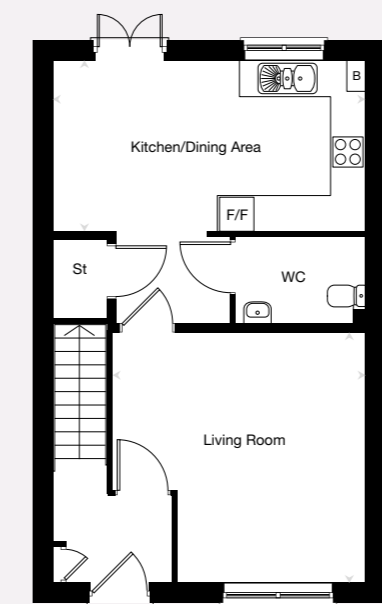
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE COLTFORD

The 3 bedroom Coltford is a versatile family home. Located off the entrance hallway you'll find a living room with access through to the open-plan kitchen/dining area. This has double doors opening to the private garden. A guest cloakroom and storage complete the ground floor. Upstairs, there are two double bedrooms and the main bathroom. The third single bedroom could also be used as a home office.

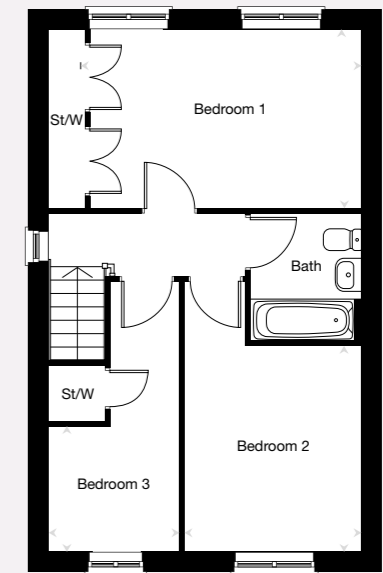
TOTAL 92.7 sq. m. / 998 sq. ft.

Ground floor



Kitchen/Dining Area	5.27m x 2.87m	17'4" x 9'5"
Living Room	4.25m max 3.16m min x 4.22m	13'0" max 10'5" min x 13'10"

First floor



Bedroom 1	4.74m x 3.01m	15'7" x 9'11"
Bedroom 2	3.47m x 3.00m	11'5" x 9'10"
Bedroom 3	2.19m x 2.14m	7'2" x 7'0"

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

Plots: 24, 25, 32–35, 128 & 129

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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk



Taylor Wimpey
THE BRAXTON
3 bedroom home



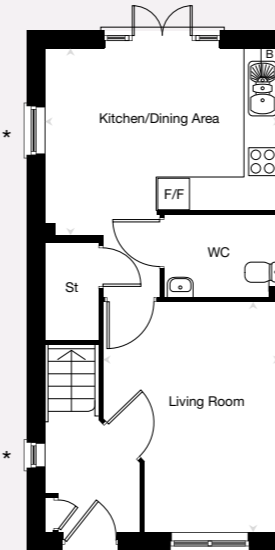
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

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 99.4 sq. m. / 1,071 sq. ft.

Ground floor



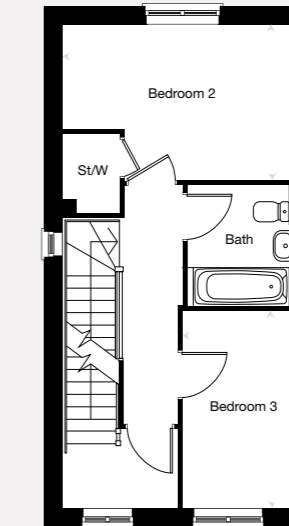
Kitchen/Dining Area

4.25m x 3.44m max 2.94m min 14'0" x 11'4" max 9'8" min

Living Room

4.20m x 3.20m max 2.46m min 13'10" x 10'6" max 8'1" min

First floor



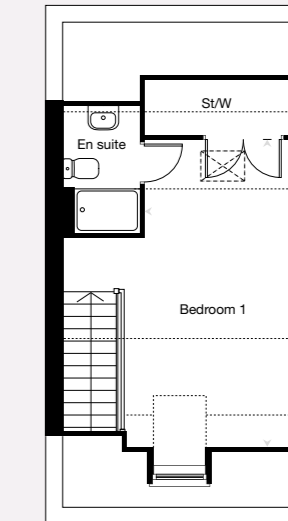
Bedroom 2

4.25m x 2.84m 14'0" x 9'4"

Bedroom 3

3.61m x 2.12m 11'10" x 7'0"

Second floor



Bedroom 1

5.57m x 3.16m max 2.77m min 18'4" x 10'4" max 9'1" min

Key

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

Plots: 3, 5, 6, 10, 11, 14, 15, 18, 19, 61, 62, 64, 65, 70, 71, 121 & 137-140

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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

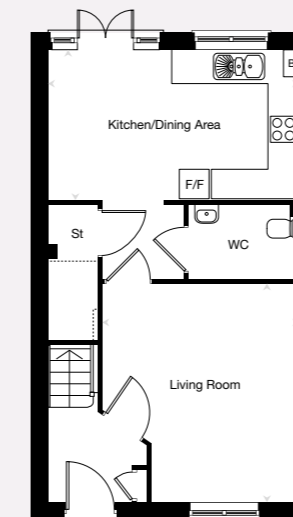
Taylor Wimpey
THE ELLISTON
4 bedroom home

THE ELLISTON

The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The front door opens onto a hallway from which a door leads you into the living room, while the kitchen/dining area has double doors opening onto the private rear garden. Three bedrooms occupy the first floor, a main bathroom and storage space off the landing. There's also a private staircase leading up to bedroom 1 with an en suite.

TOTAL 117.9 sq. m. / 1,270 sq. ft.

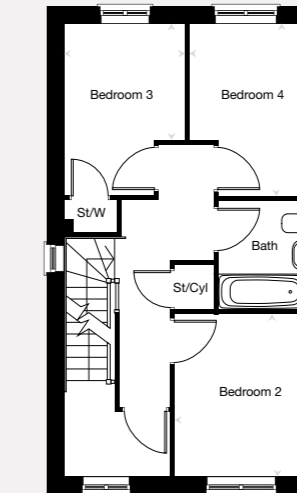
Ground floor



Kitchen/Dining Area
 4.89m x 2.91m 16'1" x 9'7"

Living Room
 4.27m x 3.82m 14'0" x 12'7"

First floor

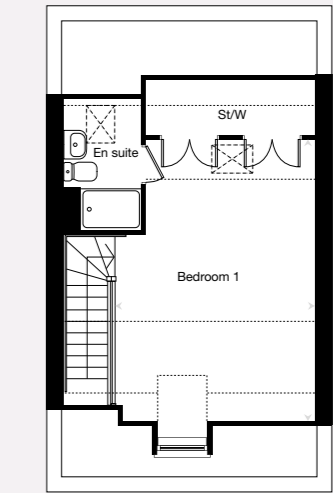


Bedroom 2
 3.16m x 2.73m 10'5" x 9'0"

Bedroom 3
 3.32m max 2.23m min x 2.34m 10'11" max 7'4" min x 7'8"

Bedroom 4
 3.32m x 2.47m 10'11" x 8'1"

Second floor



Bedroom 1
 5.44m x 3.89m max 3.29m min 17'10" x 12'9" max 10'10" min

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

Plots: 2, 56, 57, 66, 67, 76, 77, 122, 130 & 131

*Window to plot 14 only. 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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

Taylor Wimpey

THE MANFORD

4 bedroom home



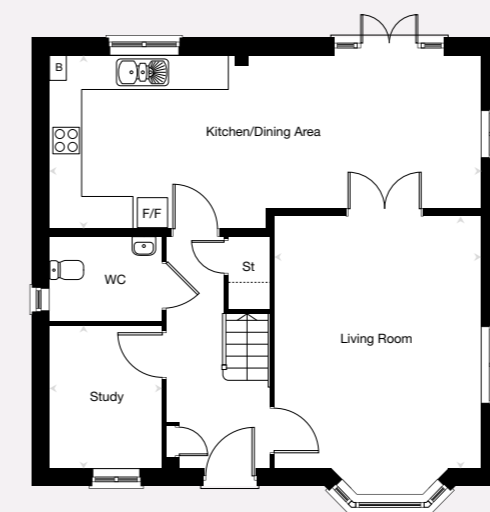
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. This home offers a spacious kitchen/dining area which has double doors to the garden, a living room, separate study and a guest cloakroom. Bedroom 1 with en suite and three further well-proportioned bedrooms are found upstairs, along with a family bathroom and a useful storage area.

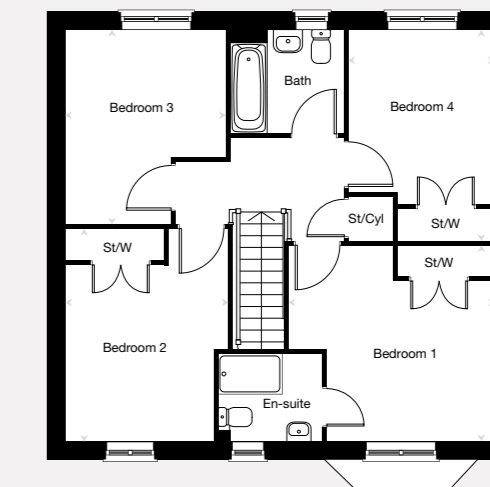
TOTAL 127.0 sq. m. / 1,368 sq. ft.

Ground floor



Kitchen/Dining Area	8.11m x 3.26m max 2.88m min	26'7" x 10'9" max 9'6" min
Living Room	4.74m x 3.85m	15'7" x 12'8"
Study	2.66m x 2.11m	8'9" x 6'11"

First floor



Bedroom 1	3.89m x 3.73m	12'9" x 12'3"
Bedroom 2	4.02m x 3.10m	13'2" x 10'2"
Bedroom 3	3.67m x 3.05m	12'1" 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 St/W – Store/Wardrobe WC – Cloakroom

Plots: 4, 36, 58, 115, 118, 119, 123, 125 & 126

*Windows to plots 36 & 58 only. 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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE MARFORD

4 bedroom home



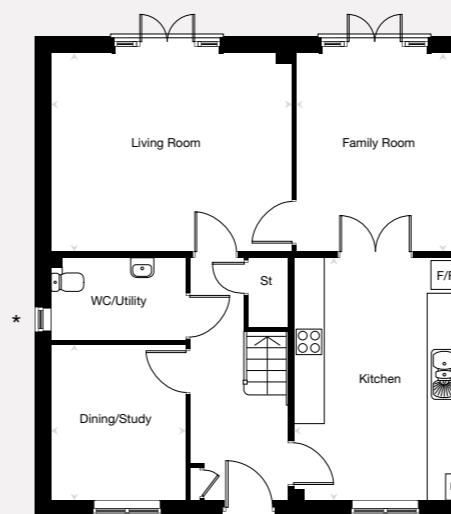
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MARFORD

The Marford is a traditional double fronted 4 bedroom home with substantial accommodation for growing families or professional couples in search of extra space. A contemporary fitted kitchen leads through double doors to the family room. The living room also has double doors to the garden. Upstairs, the landing leads to a well-proportioned bedroom 1 with en suite, three further bedrooms and the main bathroom.

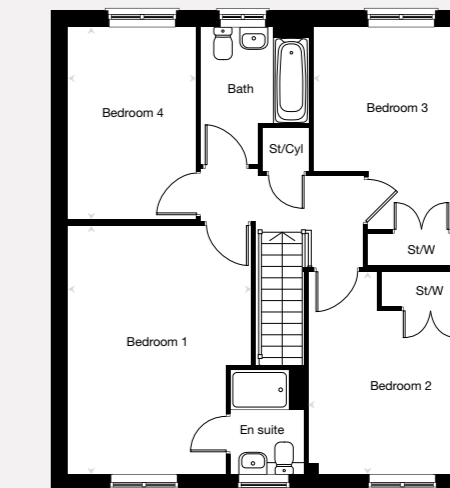
TOTAL 143.6 sq. m. / 1,546 sq. ft.

Ground floor



Kitchen	4.79m x 3.30m	15'9" x 10'10"
Family Room	3.91m x 3.27m	12'10" x 10'9"
Living Room	4.76m x 3.91m	15'8" x 12'10"
Dining Room/Study	3.06m x 2.67m	10'0" x 8'9"

First floor



Bedroom 1	4.91m x 3.65m max 3.14m min	16'2" x 12'0" max 10'4" min
Bedroom 2	4.00m x 3.34m	13'2" x 11'0"
Bedroom 3	3.99m x 3.25m	13'1" x 10'8"
Bedroom 4	3.80m x 2.56m	12'6" x 8'5"

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

Plots: 9, 74 & 116

*Window to plot 74 only. 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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey
THE WAYSDALE
4 bedroom home

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.

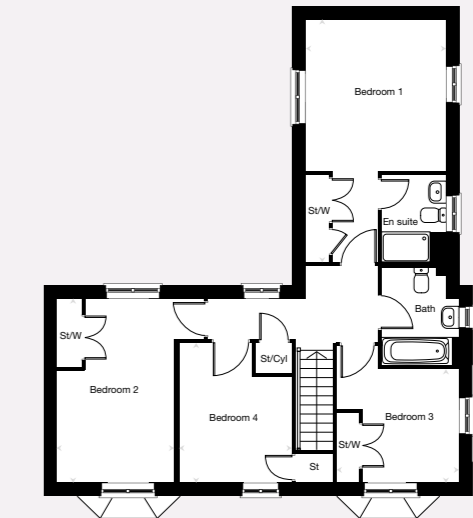
TOTAL 144.1 sq. m. / 1,552 sq. ft.

Ground floor



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	3.02m x 2.83m	9'11" x 9'4"

First floor



Bedroom 1	6.07m max 3.78m min x 3.50m	19'11" max 12'5" min x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.06m x 2.91m	10'1" 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 St/W – Store/Wardrobe WC – Cloakroom

Plots: 1, 7, 63, 78, 113 & 127

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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

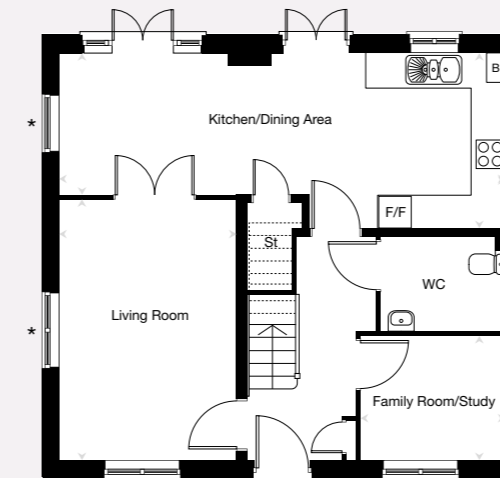
Taylor Wimpey
THE FELTON
 5 bedroom home

THE FELTON

The Felton is a spacious 5 bedroom, three storey, double fronted family home. From the hallway you can access the living room, family room/study and guest cloakroom. The open-plan full-width kitchen/dining area is at the back of the home, featuring two sets of doors opening to the garden. On the first floor you'll find bedroom 1 with en suite shower room, two further bedrooms and the family bathroom. The second floor comprises two further bedrooms and a shower room.

TOTAL 147.5 sq. m. / 1,588 sq. ft.

Ground floor

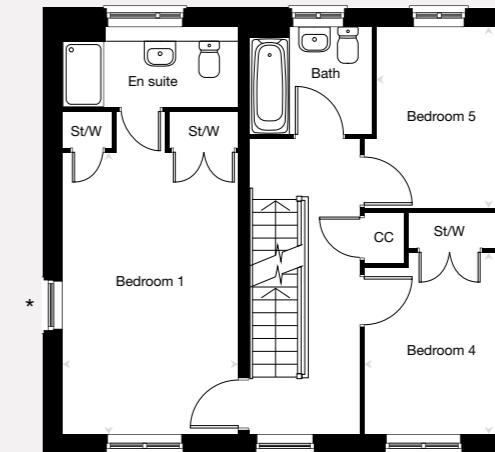


Kitchen/Dining Area
 7.89m x 3.12m max 2.50m min 25'11" x 10'3" max 8'2" min

Living Room
 4.63m x 3.14m 15'3" x 10'4"

Family Room/Study
 2.53m x 2.20m 8'4" x 7'3"

First floor

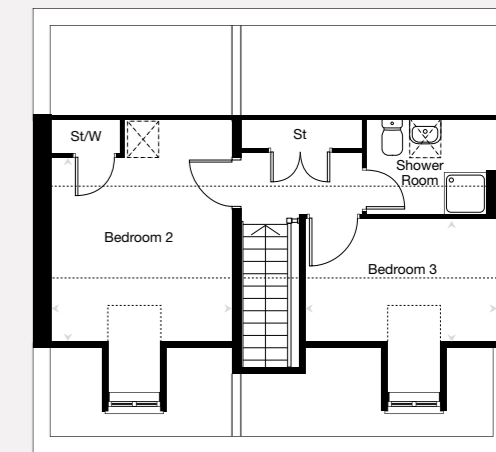


Bedroom 1
 5.03m x 3.14m 16'6" x 10'4"

Bedroom 4
 3.93m x 2.51m 12'11" x 8'3"

Bedroom 5
 3.20m x 2.31m 10'6" x 7'7"

Second floor



Bedroom 2
 3.26m x 3.16m 10'9" x 10'5"

Bedroom 3
 3.41m x 2.17m 11'3" x 7'2"

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

Plots: 75, 95, 120 & 124

*Window to plots 75, 95 & 120 only. 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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

Taylor Wimpey

THE WAYFORD

5 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE WAYFORD

The Wayford features a traditional double-fronted design and a spacious interior layout. The hallway leads to the living room and an open-plan kitchen/breakfast area with utility space, all with access to the garden. A dining room, study, and a guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 & 2 with an en suite shower room, three further bedrooms and the family bathroom.

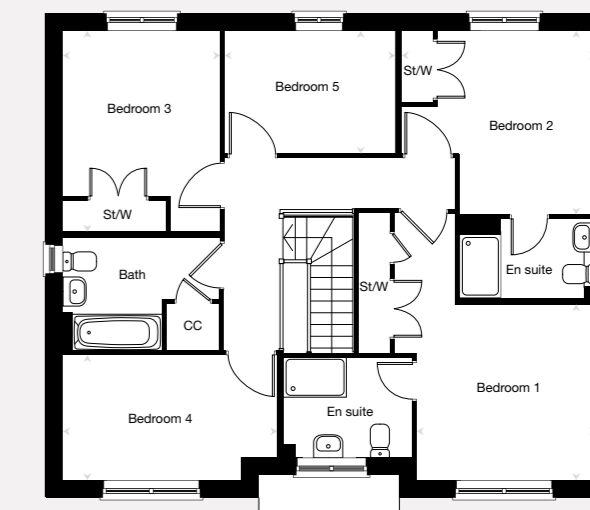
TOTAL 170.6 sq. m. / 1,837 sq. ft.

Ground floor



Kitchen/Breakfast Area	5.58m x 3.35m	18'4" x 11'0"
Living Room	6.06m x 4.40m	19'11" x 14'6"
Dining Room	3.39m x 3.06m	11'1" x 10'1"
Study	3.39m x 2.34m	11'1" x 7'8"

First floor



Bedroom 1	3.39m x 3.37m	11'1" x 11'1"
Bedroom 2	3.67m max x 3.48m	12'1" max x 11'5"
Bedroom 3	3.81m x 3.02m	12'6" x 9'11"
Bedroom 4	4.10m x 2.40m	13'5" x 7'11"
Bedroom 5	3.24m x 2.33m	10'8" x 7'8"

Key

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

Plots: 8, 21, 114 & 117

*Window to plot 114 only. **Window to plots 8, 114 & 117 only. 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. 47608 / August 2022.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey



STANDARD SPECIFICATION

TUDOR PARK

Land north of West Road, Sawbridgeworth, Hertfordshire, CM21 0BL

TELEPHONE

01279 598 602

OPEN TIMES

Please check our website before you visit.

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 ¹	✓		
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 ¹	✓	✓	✓
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

TUDOR PARK

Land north of West Road, Sawbridgeworth, Hertfordshire, CM21 0BL

TELEPHONE

01279 598 602

OPEN TIMES

Please check our website before you visit.

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

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

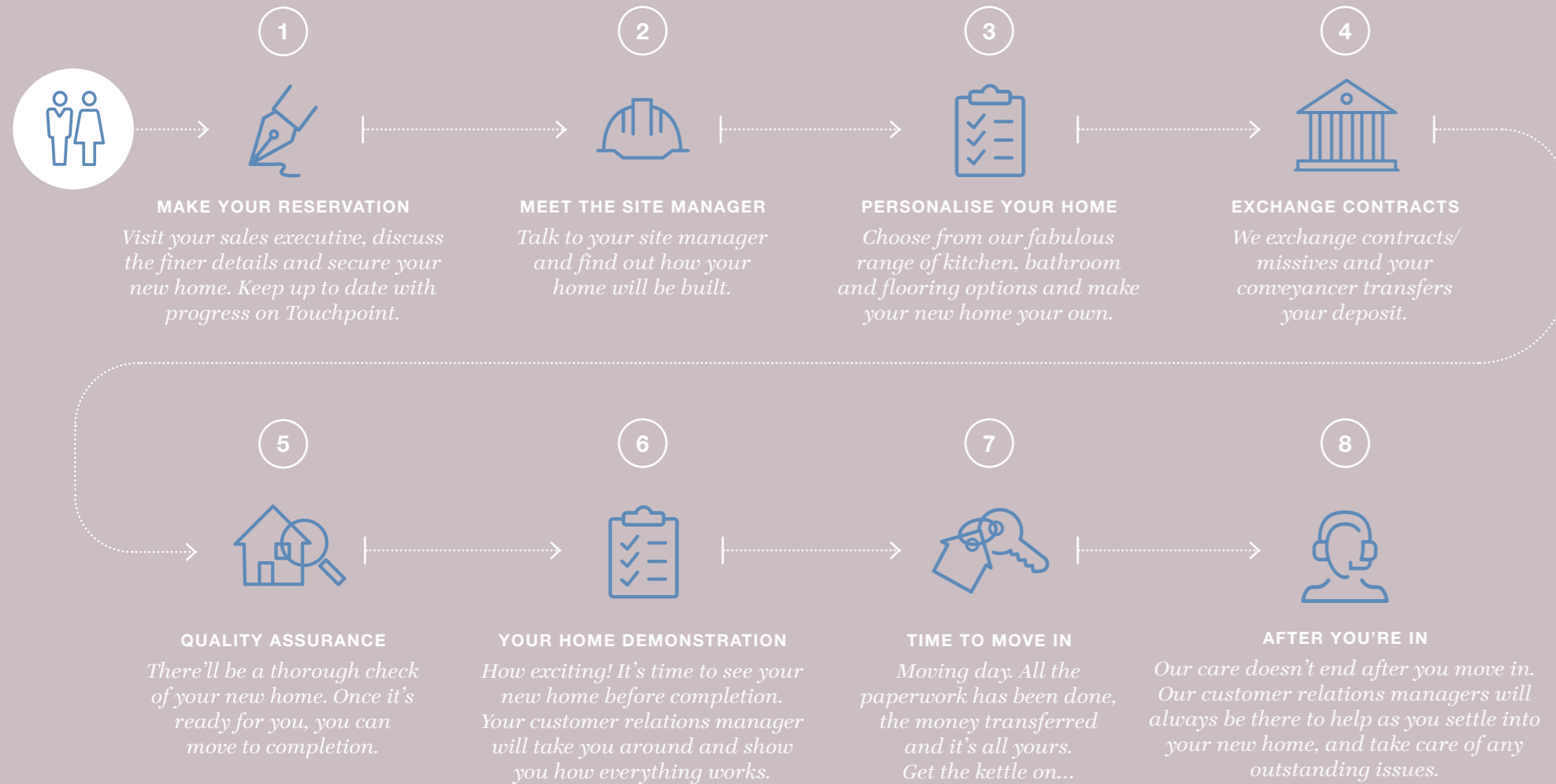
Upgrade tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower	✓	✓	✓
Upgrade to towel rail	✓	✓	✓

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. ¹Applies to homes with only 1 bath. ^{**}Where applicable. Please refer to your sales executive for further information.

FROM LOOKING ROUND TO MOVING IN...



Taylor Wimpey

TUDOR PARK

Land north of West Road
Sawbridgeworth
Hertfordshire
CM21 0BL

CONTACT US ON

01279 598 602

SATNAV

CM21 0BL

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

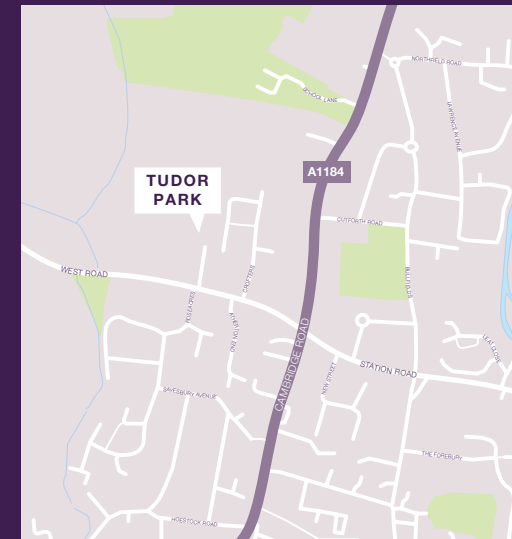
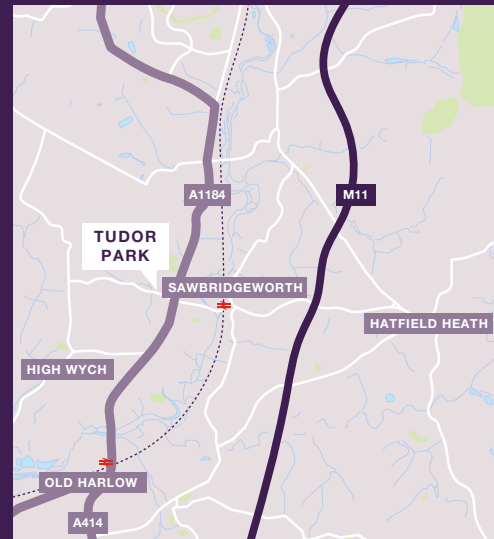
taylorwimpey.co.uk

FROM M25:

- At junction 27, take the exit onto M11 towards Cambridge/Stansted Airport/Harlow
- After 3.8 miles, take the A414 exit to Harlow at junction 7
- At the roundabout, take the 2nd exit onto A414
- Continue on A414 over 3 roundabouts, 3.4 miles in total
- At the roundabout, take the 3rd exit onto Cambridge Road/A1184
- After 2.2 miles, at the roundabout take the 1st exit onto West Road
- After 0.2 miles the development will be on your right

FROM A120 (W):

- Head east on Standon Road/A120
- At the roundabout, take the 3rd exit onto Bishops Park Way/A1184
- At the roundabout, take the 2nd exit onto St James Way/A1184
- Take the 2nd exits at the next two roundabouts to stay on A1184
- After 2.1 miles, at the roundabout take the 2nd exit onto West Road
- After 0.2 miles the development will be on your right



Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan is subject to eligibility, terms and conditions. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.help2obuy.gov.uk. For terms and conditions on our schemes and incentives including Part Exchange or easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details. 41947 / May 2021.

