



## Forest Gate

The Street | Takeley | CM22 6LY



**Exclusively Group**  
Real Estate

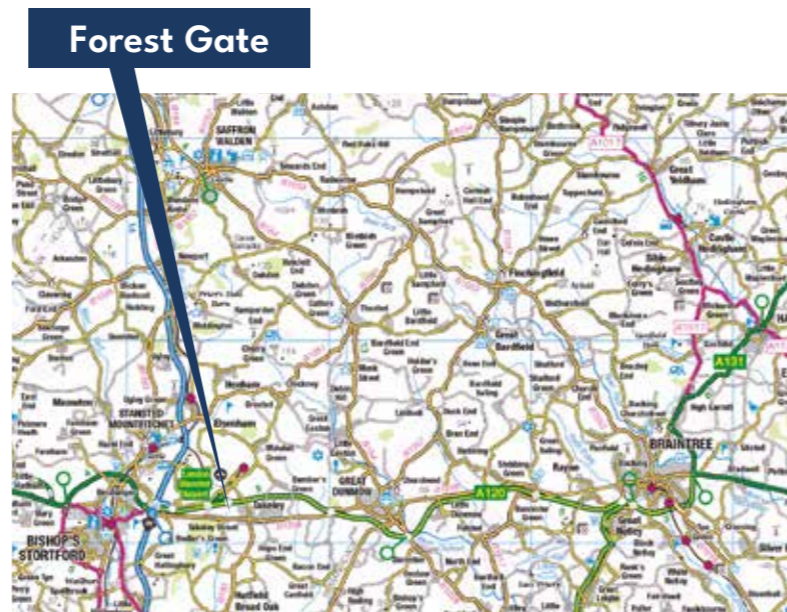


## Forest Gate

8 outstanding brand new eco-friendly efficient homes situated directly adjacent to Hatfield Forest via the Flich Way, yet located close to and conveniently to Bishops Stortford and Great Dunmow in a desirable and attractive area of north Essex.

## Location and transport connections

Located in Takeley Street, just outside the sought after town of Bishops Stortford, one of the most desirable towns in the region, with outstanding schools. The M11 and A120 are both moments away, as are Stansted Airport along with mainline train stations direct into central London.



By car

**Bishops Stortford**  
approx 4 miles

**Great Dunmow**  
approx 6 miles

**M11**  
approx 1.5 miles

**Chelmsford**  
approx 15 miles



Train stations

4 miles  
(approx)

**Bishop's Stortford station**

3 miles  
(approx)

**Stansted Airport Station**

10 miles  
(approx)

**Harlow Town Station**

4 miles  
(approx)

**Stansted Mountfitchet Station**



Schools

**Forest Hall School**  
**Stansted Mountfitchet**  
approx. 4 miles

**Hockerill Anglo European College**  
approx. 3 miles

**Herts and Essex High School**  
approx. 3 miles

**Birchwood High School**  
approx. 2 miles

**Bishops Stortford High School**  
approx. 4 miles

**Bishops Stortford College**  
approx. 4 miles



# Step inside

## Forest Gate

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Forest Gate comprises 8 three, four and five bedroom detached homes. Each house enjoys a high end specification with Excelsior Group kitchens with high end Siemens appliances, air source heat pump heating systems as well as electric car charging points. Each house has been designed with Attic trusses to allow for future expansion.

The houses extend from 1,200 sq ft to 2,150 sq ft and offer a variety of accommodation. All the homes benefit from at least one en-suite bathroom with outstanding bathrooms, showers and finishes.



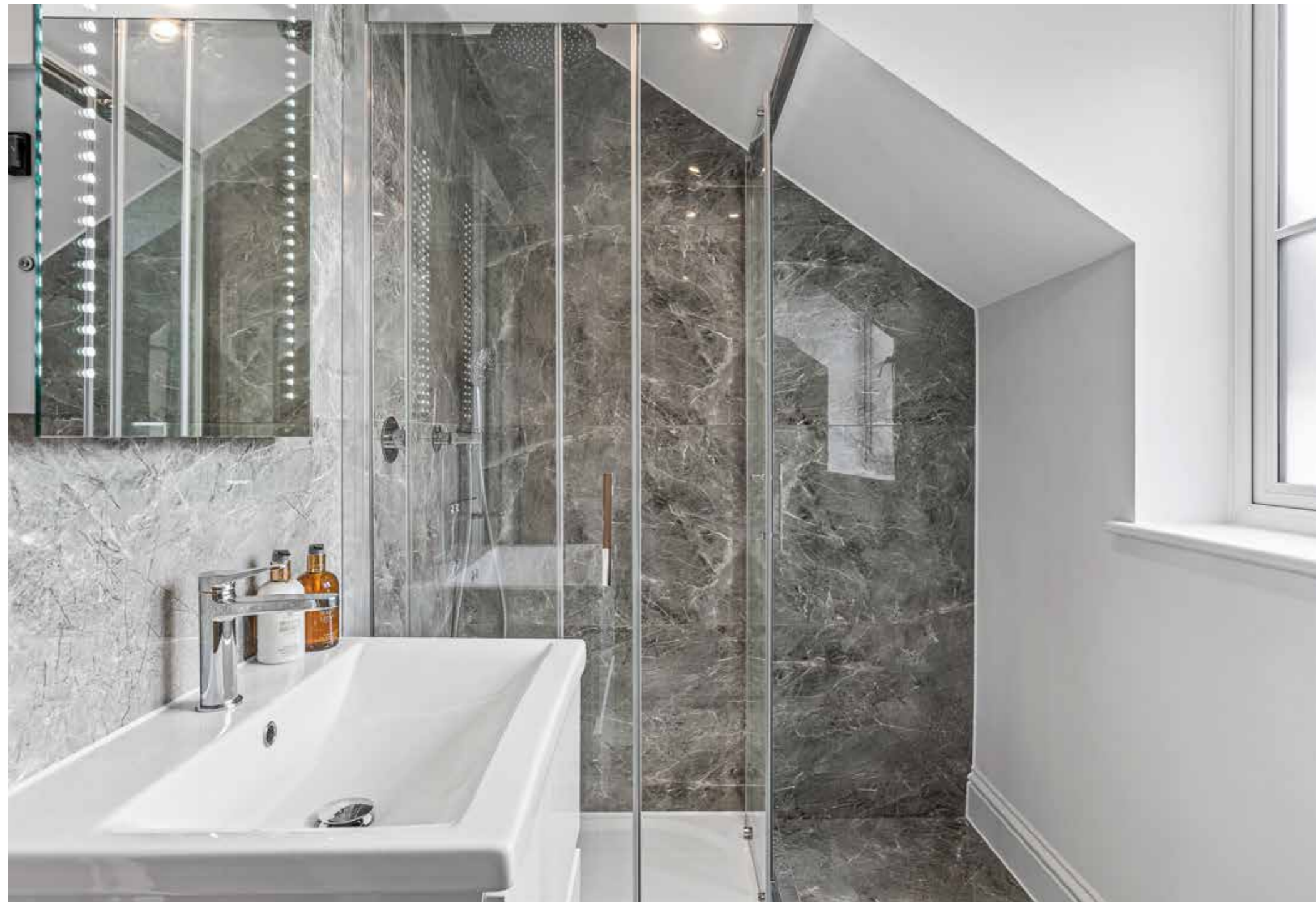














# Step outside

## Forest Gate

Externally the properties enjoy being gated for extra security and privacy and are situated off the main road. All homes enjoy driveways with electric car charging included along with either double or single garages. The rear gardens have generous patios with enclosed rear gardens backing onto the highly prized Fitch Way.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Exclusively Group Real Estate. Registered in England. Company Reg No. 14052310 Registered Office: Thremhall Park, Start Hill, Bishops Stortford, Hertfordshire. CM22 7WE. Exclusively Group Real Estate is a trading style of TEGRE Limited.

# Specification Summary

## The Site

- Electrically operated gates to development with pedestrian side gate for post and delivery access.
- Red brick wall and piers with stone capping's leading to gates
- GSM Intercom system for access.
- Landscaped Communal Areas
- Tarmac entrance road with Block Paving to House Driveways
- 4 Visitors Parking Spaces with bollard lighting
- Garaging to all properties with painted floors (Single 3 & 4 Bedroom, Double 5 Bedroom)
- Electric Car Charging Point to all properties.

## The Build

- High Quality Timber Frame Construction
- High Efficiency Air Source Heat Pump for Heating & Hot Water. Cylinders located in garages.
- Attic Trusses Fitted for Future Expansion of Roof Space (subject to required regulations)
- Underfloor Heating to Ground Floors with individual room controls. Radiators and towel rails to first floor.
- Insulated 5-Point Locking Front Door
- Wood Grain Effect Anthracite Double Glazed UPVC Windows
- High Quality Internal Doors with polished Chrome Ironmongery
- Insulated Electric Garage Door (FOB operated) with personal door for rear garden access.
- All houses to have carpet to Stairs, Landing & all Bedrooms

- Porcelain Tiles to Ground Floor on Three and Five bedroom houses with quality carpet to the lounge areas. Four bedroom house will have Karndean on the ground floor.
- Rak Sanitary and Brassware.
- Heated Towel Rails to Bathrooms and En-Suites
- Chrome Light Switches & Plug Sockets (Plots 1, 8 only) – a variety of these have USB charging sockets.
- White Light Switches & Plug Sockets (Plots 2-7) – a variety of these have USB charging sockets.
- Pre-Wired for Fibre Broadband
- Prepared Fireplace to receive a Hetas wood burner (Plot 1 only)
- Stair Tread Lighting for Plot 1

## The Kitchens

- Luxury fitted kitchen by Excelsior Group
- Integrated Siemens Multifunction Ovens (All plots)
- Integrated Siemens Multifunction Microwave and Oven (All plots)
- Siemens Warming Drawer (All plots)
- Siemens Integrated Fridge Freezer (Plots 2,3,4,5,6&7)
- Siemens Tall Built in Fridge (Plots 1&8)
- Siemens Tall Built in Freezer (Plots 1&8)
- Siemens Fully Integrated Dishwasher (All plots)
- Siemens Induction Hob (Plots 2,3,4,5,6&7)
- Bora Pure Induction Hob (Plots 1&8)
- Under cabinet lighting

## Outside

- Landscaped Gardens Front and Rear
- External Lighting Front and Rear
- External Electrical Power Points
- External Tap located in garage.
- Patio Area Provided
- Fully Fenced Rear Gardens.
- Large Garage (Single to 3 and 4 bed homes, double to 5 bed homes)
- Block Paving to Front of Garages

## Services Available

- High Speed Fibre Internet
- Mains Water
- Electricity
- Mains drainage

## Smart Home (Plot 1 only)

- Smart Home Technology that allows the owner to manage their environment via smart phone. Using HayMacs EnergySense technology to reduce energy consumption by automatically switching off items not in use. Includes Smart Lights, water leak protection, soil moisture measurement and a full AJAX security system from LSE Security.

**For more information, please contact  
Exclusively Group Real Estate  
01245 200365 [info@exclusivelygroup.com](mailto:info@exclusivelygroup.com)**





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