



King George's Vale

NORTHAW ROAD EAST, CUFFLEY, POTTERS BAR, HERTFORDSHIRE EN6 4RD



THE
ARTISAN
COLLECTION

Bellway

WELCOME TO | King George's Vale





At the heart of the community

A LOCATION ON THE EDGE OF CUFFLEY PUTS EVERYTHING WITHIN REACH

King George's Vale is an attractive collection of 2, 3, 4 and 5 bedroom homes in the desirable village of Cuffley, surrounded by beautiful Hertfordshire countryside and open spaces, yet just minutes from the centre of London. These versatile, spacious homes have been designed and built using the most modern materials and methods to create the ideal living space for a variety of lifestyles. Whether you're entertaining friends at dinner or keeping the kids entertained on a rainy day, you can be sure of functional comfort.

Added to this you'll discover the convenience of allocated parking, PV solar panels, electric car charging points and excellent transport links which makes the perfect home now and long into the future.

The well-appointed village of Cuffley enjoys an excellent range of amenities at its centre. Aside from essentials such as a convenience store, bank, GP surgery and pharmacy, the village plays home to a selection of independent shops, cafés and eateries.

There is also a choice of outstanding primary schools within five minutes and secondary schools within 10 minutes of King George's Vale by car – plus, some of the world's best universities can be found a short train journey away in central London.

Further shopping can be found in the surrounding towns, such as Palace Gardens Shopping Centre in Enfield for high-street brands and Brookfield Retail Park on the outskirts of Cheshunt for supermarkets and other retailers. Both are an easy 12-minute drive away. Additionally, those with green fingers will love nearby Crewes Hill Garden Centre.

Cuffley also offers some great options for leisure and entertainment. The popular football and lawn tennis clubs are both a stone's throw from your front door, while Crews Hill Golf Club is as little as four minutes away by road.

Alternatively, enjoy dinner at Sópers House Restaurant followed by some local theatre from Cuffley Players.

Moving further afield, you can find aquatic fun at Lee Valley Water Centre, while Go Ape in Trent Park and the wider Lee Valley Regional Park offer no end of outdoor adventure.

Many delightful restaurants can also be found in the surrounding towns, such as The Zebra Riding Club in Cheshunt, The Gables in Newgate Street and Judges in Potters Bar. For even more choice, take a trip into London for endless food, drink, culture and entertainment.

This can all be reached via excellent local transport links. Cuffley Station is a six-minute cycle ride away and operates regular services to King's Cross, while Theobald's Grove and Cockfosters provide convenient Overground and Underground links, respectively. Alternatively, easy access to the M25 and A1 make road travel easy.



2 Bedroom Homes

-  **The Cooper**
Plots 89, 90, 97, 100, 101 & 102
-  **The Coiner**
Plots 94*, 95*, 96*, 104 & 105

3 Bedroom Homes

-  **The Thespian**
Plots 55, 98 & 99
-  **The Blemmere**
Plot 2
-  **The Harper**
Plots 1, 6, 7, 23, 24, 25, 26, 81, 82 & 103
-  **The Framer**
Plot 37
-  **The Parkman**
Plots 19, 20, 21, 22, 39, 40, 41, 42, 43, 44, 47, 48, 49, 50, 51, 52, 53 & 54

4 Bedroom Homes

-  **The Philosopher**
Plots 3, 5, 13, 77, 85, 86 & 87
-  **The Weaver**
Plots 14, 17, 38 & 74
-  **The Reedmaker**
Plots 18, 27, 78, 83, 84 & 88
-  **The Forester**
Plots 75, 76, 79 & 80

5 Bedroom Homes

-  **The Millwright**
Plots 4, 29, 30, 33, 34, 35, 36, 45 & 46
-  **The Granger**
Plots 15, 16, 28, 31 & 32

Affordable Homes

-  **1-4 Bedroom Homes**

Material Finishes

-  - Weatherboard Version
-  - Tile Hanging Version

Key to plan

- s/s Sub station
- v Visitor parking
- bcp Bin collection point
- * Custom Build Plots
-  Shed

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE.
This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change.
For details of individual properties and availability please refer to our Sales Advisor.

*Plots 94, 95 and 96 are custom build plots.



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Specification



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Kitchen

- Contemporary kitchen units with a choice of Silestone worksurfaces and upstands
- Splashback behind hob to match worktop
- Stainless steel 1½ bowl sink with chrome mixer tap (single bowl sink to utility rooms)
- AEG stainless steel fan oven
- AEG combination microwave oven (4 and 5 bedroom homes)
- AEG stainless steel hob with gas burners
- AEG integrated cooker hood/island hood where applicable
- AEG integrated fridge freezer (two fridge freezers to 5 bedroom homes)
- AEG integrated dishwasher
- Wine cooler (4 and 5 bedroom homes)
- Under counter lighting
- Space and plumbing for a washer/dryer

Bathroom, En Suite and Cloakroom

- Roca white sanitaryware with chrome fittings
- Roca chrome taps and bathroom furniture
- Mira minimal dual ERD thermostatic shower to shower rooms
- Mira thermostatic shower mixer over bath
- Mirrored bathroom cabinet in en suites
- Fitted mirror above sinks to family bathrooms
- Chrome towel warmers
- Fully tiled floors to all wet rooms
- Full height tiling to wet walls with flat edged chrome trim, half height to remaining walls

Sustainability

- PV solar panels
- ECV car charging terminal

General

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves in white satinwood
- Oak veneer internal doors with chrome door furniture
- Staircase with oak handrail, balusters, newel posts and caps (5 bedroom homes)
- Fitted wardrobes to bedroom 1 (2 and 3 bedroom homes)
- Fitted wardrobes to bedrooms 1 and 2 (4 and 5 bedroom homes)

Electrical

- Openreach ultra-fast connectivity
- Stainless steel sockets, switches and USB points throughout
- TV and Cat 6 network point to living room, family room, bedroom 1 and study
- Telephone point to living room
- Dual connection satellite points to living room
- Pendant ceiling light to living room, bedrooms and hallway
- White recessed spot lights to kitchen, dining and wet rooms
- External brushed chrome up/down light to front and rear with PIR sensor
- Energy efficient compact radiators (2 and 3 bedroom homes)
- Underfloor heating to all ground floor rooms with energy efficient compact radiators to remaining rooms (4 and 5 bedroom homes)
- Ideal combi boiler or system boiler with Google Nest gen 3 smart heating programmer and room thermostat
- Heat detector, smoke alarm and carbon monoxide detectors

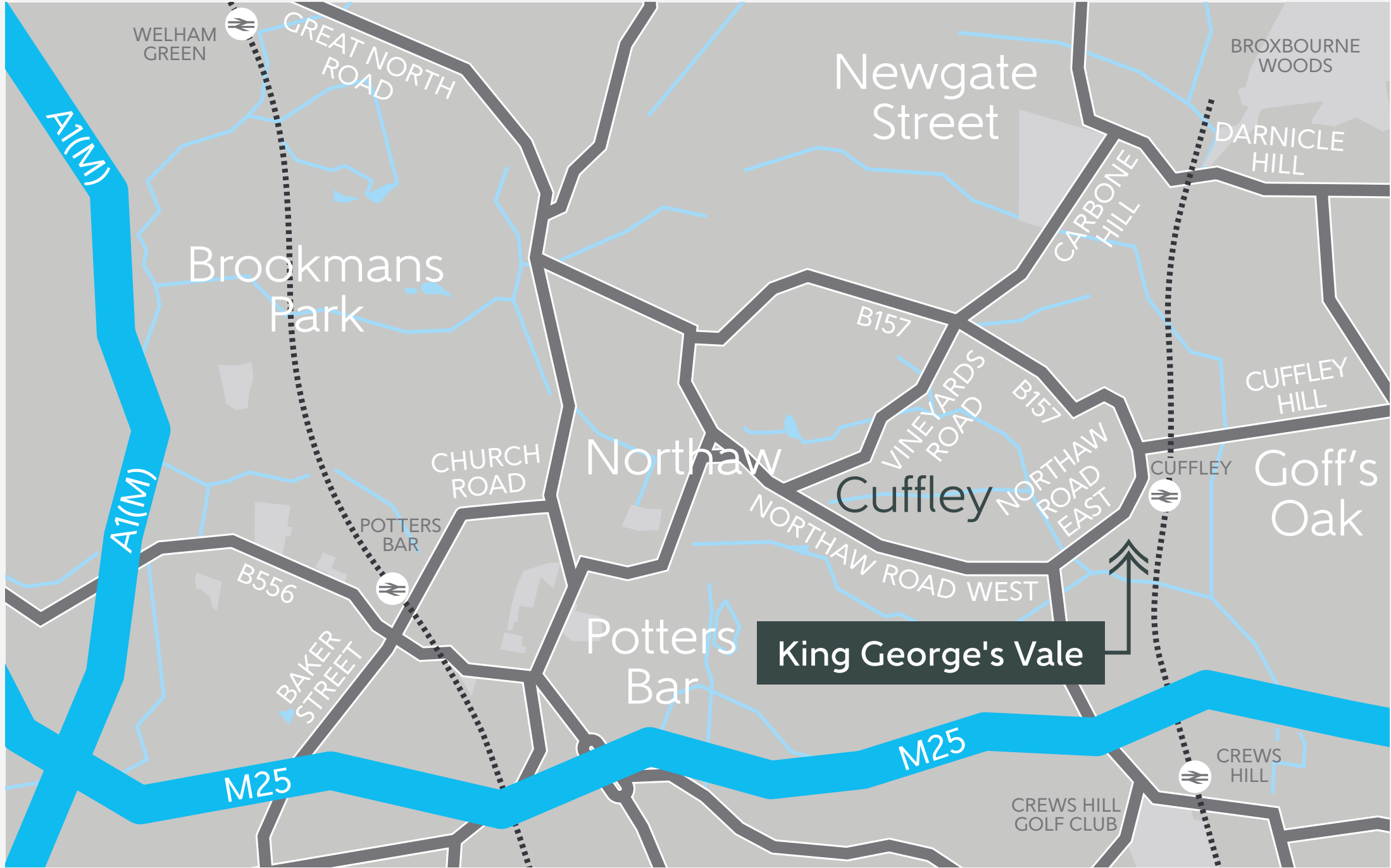
External

- External tap to rear
- Artisan number plaque
- Front gardens turfed and landscape planting

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.



How to find us





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