



STANBOROUGH
GARDENS



HODDES DON
HERTFORDSHIRE



STANBOROUGH GARDENS

An elegant collection of
STUDIO, 1 & 2 BEDROOM APARTMENTS
at the heart of historic Hoddesdon

Stanborough Gardens blends the best of connected living with an exceptional quality of life set within the centre of the bustling market town of Hoddesdon.

With an abundance of amenities right on your doorstep, just a walk to Broxbourne and Rye House Stations with excellent connections

to Tottenham Hale and London Liverpool Street as well as easy road access to the A10 and M25 beyond - these stylish apartments are perfectly placed.

Enjoy the bold, contemporary design that provides enviable open-plan living, whether you are relaxing or working from home.





CHIT CHAT



TASTE



MARKET



FAST TRACK

Hoddesdon town is located in the Broxbourne borough of Hertfordshire, situated in the Lea Valley.

ABOUT TOWN

The town boasts an array of shops, supermarkets, pubs and restaurants. Nearby you can find the Brookfield Shopping Centre in Cheshunt and the Watergardens Shopping Centre in Harlow. Both shopping centres offer a host of popular high street shops including Next, Boots, Sports shops and Supermarkets.

LEISURE

There are also a number of leisure activities in the local area, including a gym in the town centre, the John Warner Sports Centre and Swimming Pool and a large go-kart track located at Rye House Stadium in Rye Park.



HODDESDON HAS SO MUCH TO OFFER

STANBOROUGH GARDENS

OUT & ABOUT

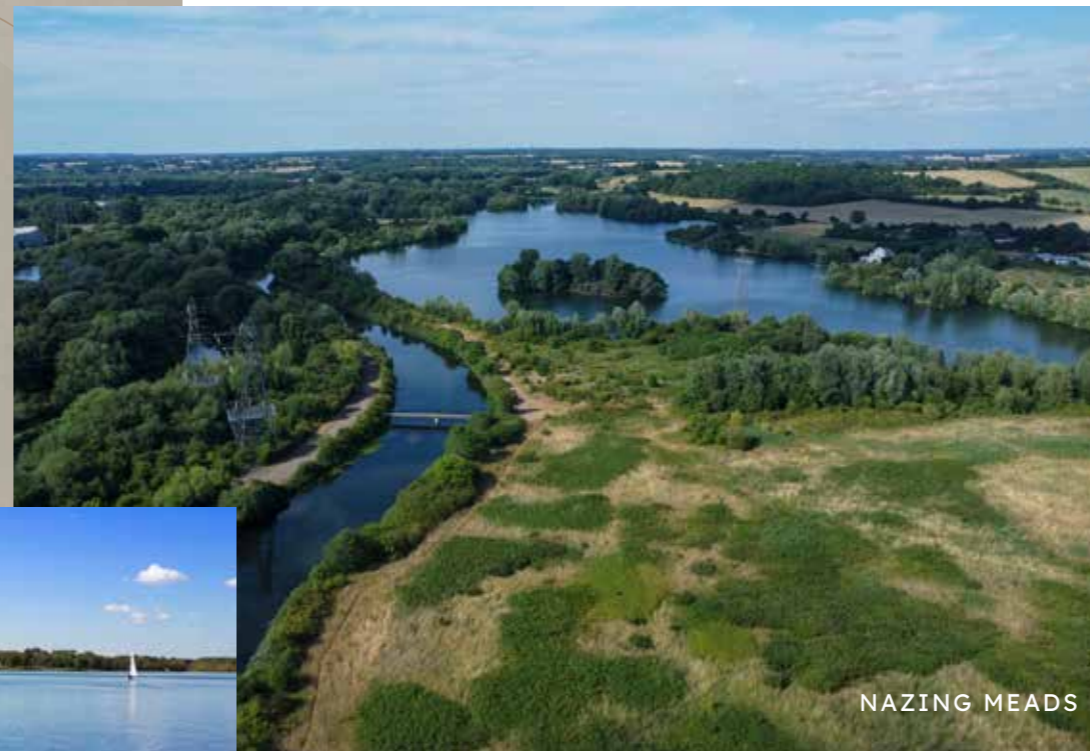
NEW PATHWAY

The New River is also a highlight in Hoddesdon with the 'New River Path' a popular route for those that enjoy long walks. The route starts in Hertford, and passes through the Lee Valley towns and villages of Ware, Great Amwell, St Margarets, Rye House, Hoddesdon, Broxbourne, Turnford, Cheshunt and Waltham Cross.



EDUCATION

You're spoilt for choice when it comes to schooling in Hoddesdon and the local surrounding areas. With many highly regarded nurseries, primary and secondary schools available and also the public school Haileybury in nearby Hertford Heath.



NAZING MEADS



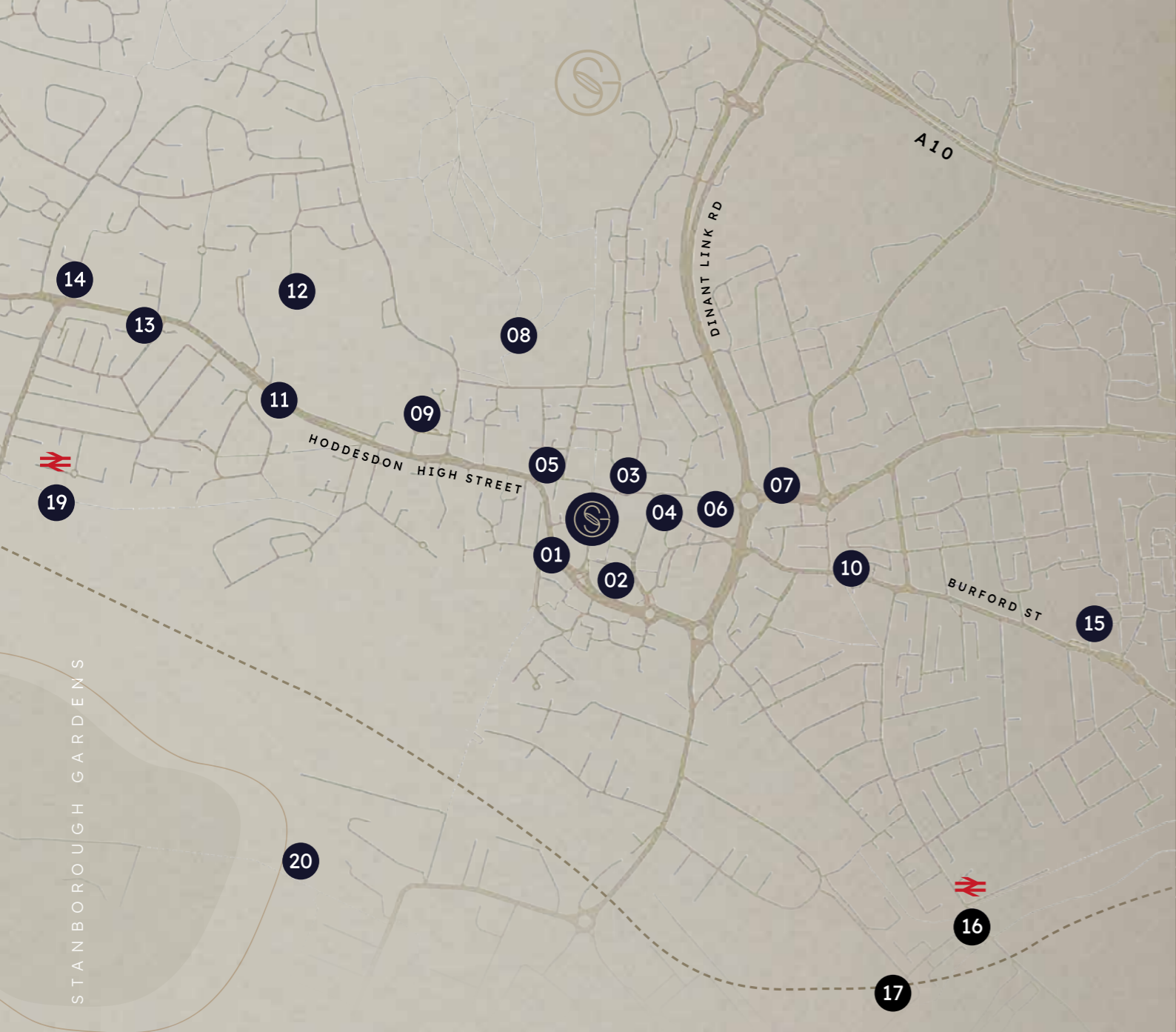
SET SAIL

SPACE TO ROAM

There is plenty of green space to enjoy in Hoddesdon, including Rye Park and Barclay Park. As well as the go-kart track, Rye Park is also home to Rye-Assic, a dinosaur themed Adventure Park and the RSPB Rye Meads. Barclay Park, a Green Flag accredited Park, is situated on a gentle hillside overlooking an ornamental lake. Facilities include car parking, picnic tables, a duck pond, toilets, easy access pathway and play equipment.



BARCLAY PARK



LOCATION MAP

- 01 ASDA
- 02 SAINSBURYS
- 03 THE WHITE SWAN
- 04 HODDESDON CLOCK TOWER
- 05 MARCONATO
- 06 MORRISONS
- 07 THE SUN
- 08 BARCLAY PARK
- 09 THE SPOTLIGHT
- 10 TESCO EXPRESS
- 11 THE GEORGE
- 12 SHEREDES PRIMARY SCHOOL
- 13 LAXTONS PHARMACY & TRAVEL CLINIC
- 14 THE BULL
- 15 FORRES PRIMARY SCHOOL
- 16 RYE HOUSE TRAIN STATION
- 17 RYE HOUSE KART RACING
- 18 THE JOHN WARNER SPORTS CENTRE
- 19 BROXBOURNE TRAIN STATION
- 20 DOBBS WEIR LOCK

LOCATION & CONNECTIONS

ST MARGARETS
2 mins

RYE HOUSE STATION

BROXBOURNE
one stop closer

TOTTENHAM HALE
15 mins

STRATFORD
25 mins

LONDON LIVERPOOL STREET
35 mins



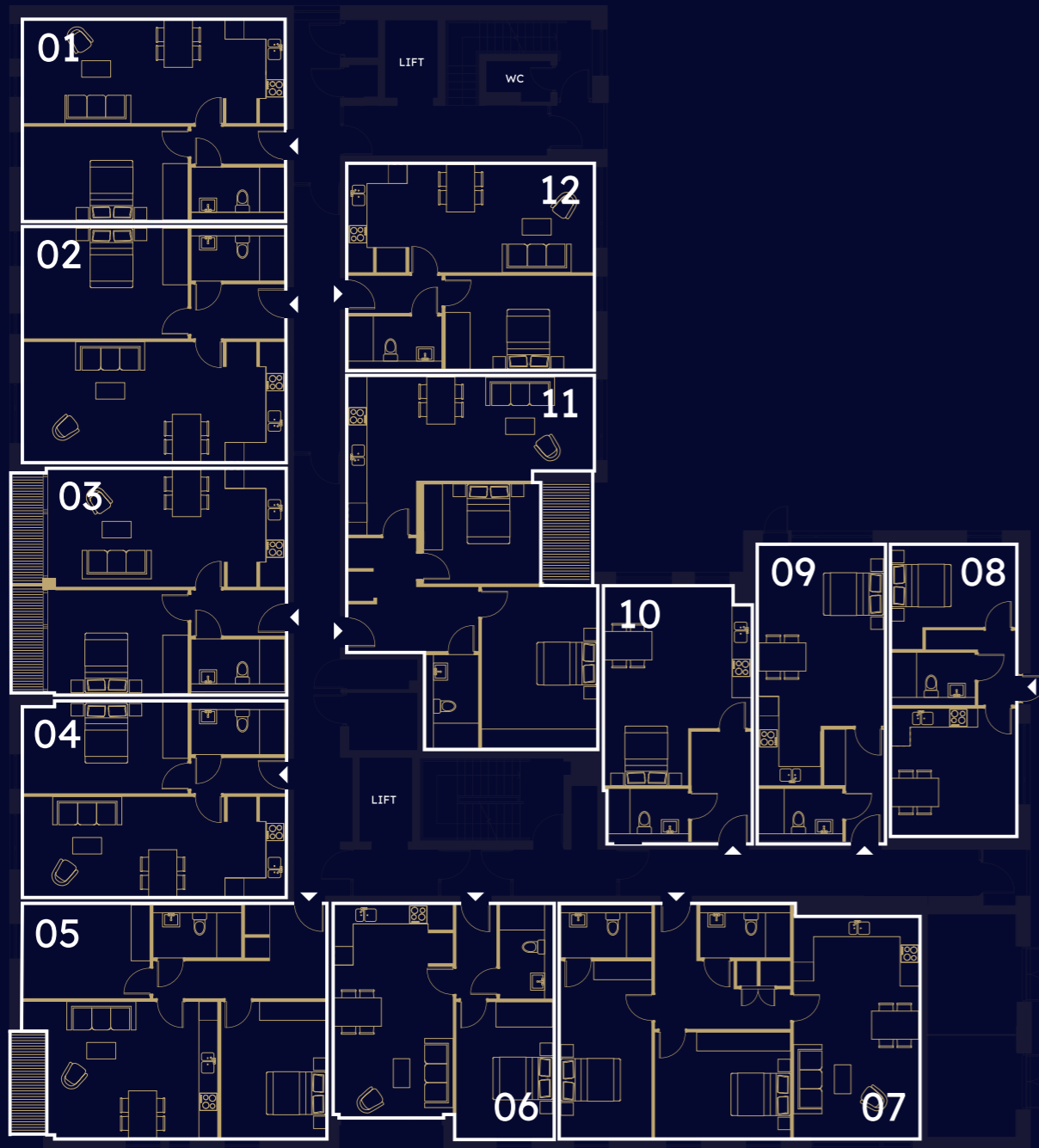
STAY CONNECTED

Excellent transport links and fast travel times make getting around easy.

The nearest railway stations are Broxbourne Station and Rye House Station which both offer frequent services to London. Broxbourne Station is one stop closer and offers services to Tottenham Hale, London Liverpool Street and Stratford. The A10 links commuters to the M25 and M11. Stansted Airport is located 23 miles away and can also be accessed via the Stansted Express train from Broxbourne Station.



A P T - 0 1 / 1 2



▼ APARTMENT ENTRANCE



G R O U N D L E V E L

0 1 A P A R T M E N T

1 Bedroom
Total Area 53 sq m 570 sq ft

0 2 A P A R T M E N T

1 Bedroom
Allocated Parking
Total Area 61.7 sq m 664 sq ft

0 3 A P A R T M E N T

1 Bedroom
2 Balcony
Allocated Parking
Total Area 53 sq m 570 sq ft

0 4 A P A R T M E N T

1 Bedroom
Total Area 52 sq m 560 sq ft

0 5 A P A R T M E N T

2 Bedroom
1 Balcony
Allocated Parking
Total Area 68.7 sq m 739 sq ft

0 6 A P A R T M E N T

1 Bedroom
1 Balcony
Allocated Parking
Total Area 50.1 sq m 539 sq ft

0 7 A P A R T M E N T

2 Bedroom
Allocated Parking
Total Area 84.6 sq m 910 sq ft

0 8 A P A R T M E N T

1 Bedroom
Allocated Parking
Total Area 37 sq m 398 sq ft

0 9 A P A R T M E N T

Studio
Total Area 37.3 sq m 401 sq ft

1 0 A P A R T M E N T

Studio
Allocated Parking
Total Area 37.7 sq m 406 sq ft

1 1 A P A R T M E N T

2 Bedroom
1 Balcony
Allocated Parking
Total Area 78.7 sq m 847 sq ft

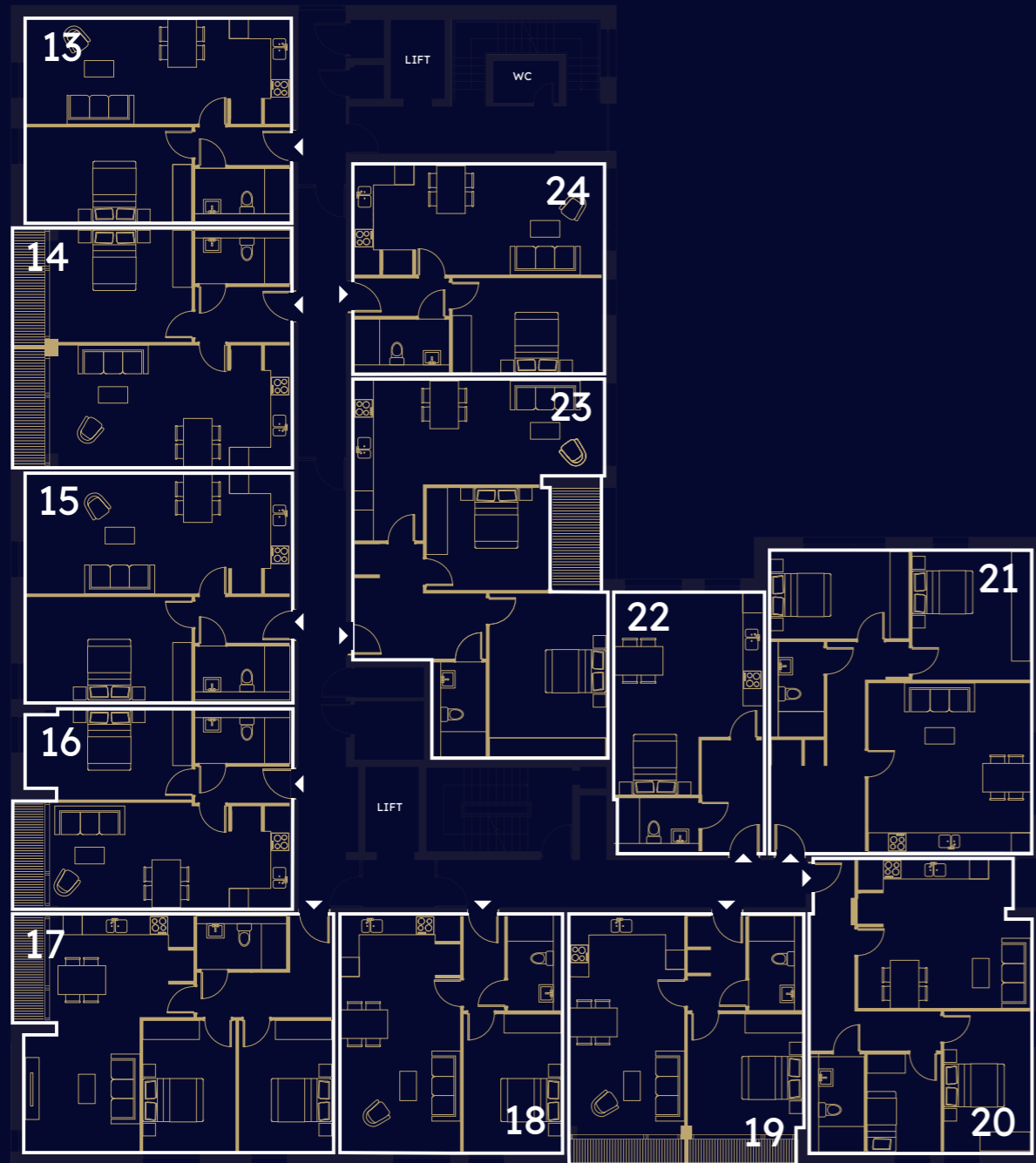
1 2 A P A R T M E N T

1 Bedroom
Total Area 50.6 sq m 544 sq ft

Plans are subject to specification change.



A P T - 1 3 / 2 4



STANBOROUGH GARDENS



L E V E L O N E

1 3 A P A R T M E N T

1 Bedroom
Total Area 53 sq m 570 sq ft

1 4 A P A R T M E N T

1 Bedroom
 2 Balcony
 Allocated Parking
Total Area 55.4 sq m 596 sq ft

1 5 A P A R T M E N T

1 Bedroom
 Allocated Parking
Total Area 58.8 sq m 633 sq ft

1 6 A P A R T M E N T

1 Bedroom
 1 Balcony
Total Area 50.1 sq m 539 sq ft

1 7 A P A R T M E N T

2 Bedroom
 1 Balcony
 Allocated Parking
Total Area 68 sq m 732 sq ft

1 8 A P A R T M E N T

1 Bedroom
Total Area 51.6 sq m 555 sq ft

1 9 A P A R T M E N T

1 Bedroom
 2 Balcony
 Allocated Parking
Total Area 50.1 sq m 539 sq ft

2 0 A P A R T M E N T

2 Bedroom
 1 Balcony
 Allocated Parking
Total Area 60.1 sq m 647 sq ft

2 1 A P A R T M E N T

2 Bedroom
 Allocated Parking
Total Area 77 sq m 829 sq ft

2 2 A P A R T M E N T

Studio
 Allocated Parking
Total Area 37.7 sq m 406 sq ft

2 3 A P A R T M E N T

2 Bedroom
 1 Balcony
 Allocated Parking
Total Area 78.7 sq m 847 sq ft

2 4 A P A R T M E N T

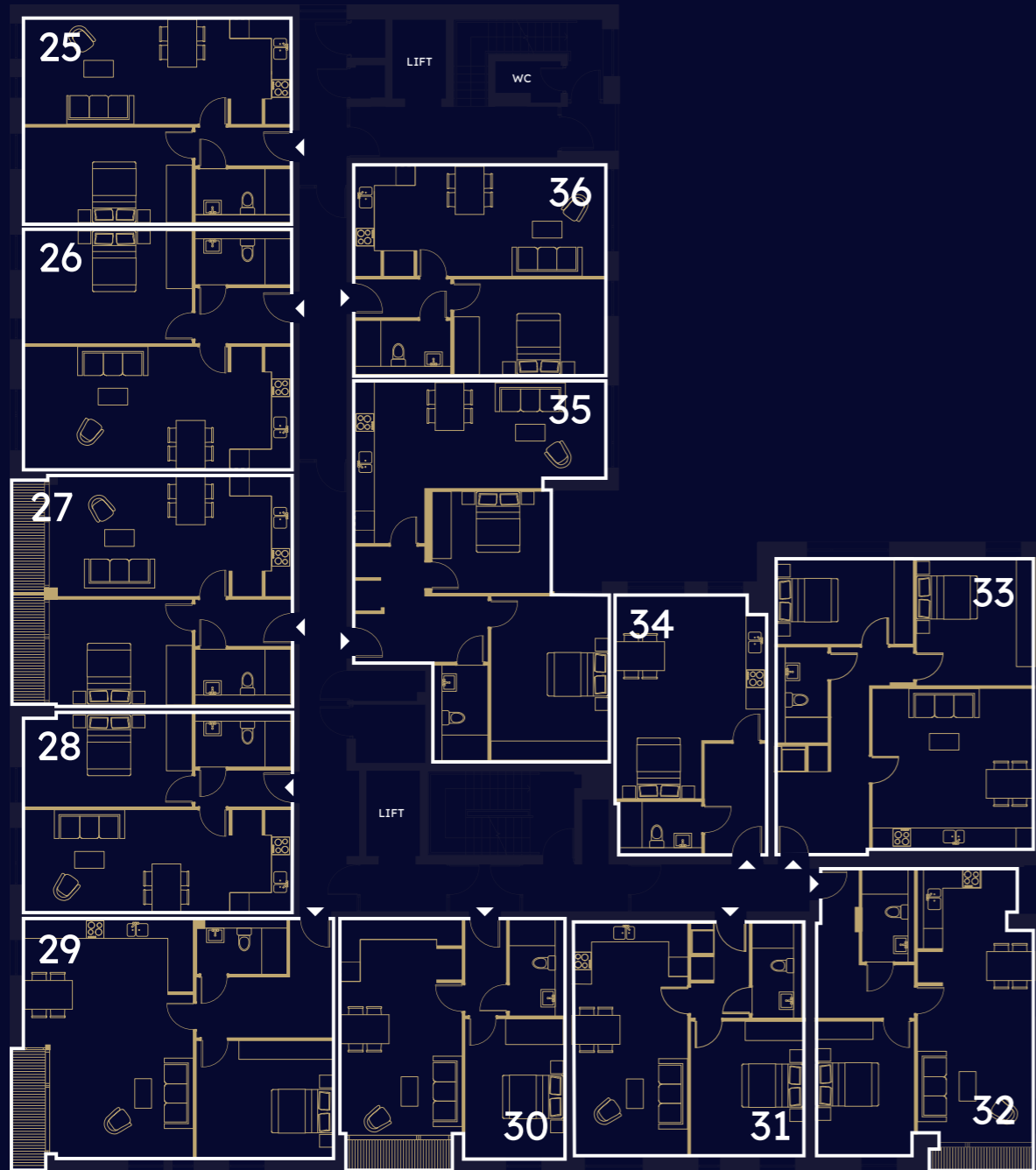
1 Bedroom
 Allocated Parking
Total Area 50.6 sq m 544 sq ft

Plans are subject to specification change.

FLOOR PLANS



A P T - 2 5 / 3 6



STANBOROUGH GARDENS



LEVEL TWO

2 5 A P A R T M E N T

1 Bedroom
 1 Balcony
 Allocated Parking
Total Area 50.1 sq m 539 sq ft

2 6 A P A R T M E N T

1 Bedroom
 Allocated Parking
Total Area 61.8 sq m 665 sq ft

2 7 A P A R T M E N T

1 Bedroom
 2 Balcony
 Allocated Parking
Total Area 53.3 sq m 574 sq ft

2 8 A P A R T M E N T

1 Bedroom
Total Area 52 sq m 560 sq ft

2 9 A P A R T M E N T

1 Bedroom
 1 Balcony
 Allocated Parking
Total Area 68 sq m 732 sq ft

3 0 A P A R T M E N T

1 Bedroom
 1 Balcony
 Allocated Parking
Total Area 50.1 sq m 539 sq ft

3 1 A P A R T M E N T

1 Bedroom
Total Area 54.3 sq m 584 sq ft

3 2 A P A R T M E N T

1 Bedroom
 1 Balcony
 Allocated Parking
Total Area 57.6 sq m 620 sq ft

3 3 A P A R T M E N T

2 Bedroom
 Allocated Parking
Total Area 77 sq m 829 sq ft

3 4 A P A R T M E N T

Studio
 Allocated Parking
Total Area 37.7 sq m 406 sq ft

3 5 A P A R T M E N T

2 Bedroom
 Allocated Parking
Total Area 78.7 sq m 847 sq ft

3 6 A P A R T M E N T

1 Bedroom
Total Area 50.6 sq m 544 sq ft

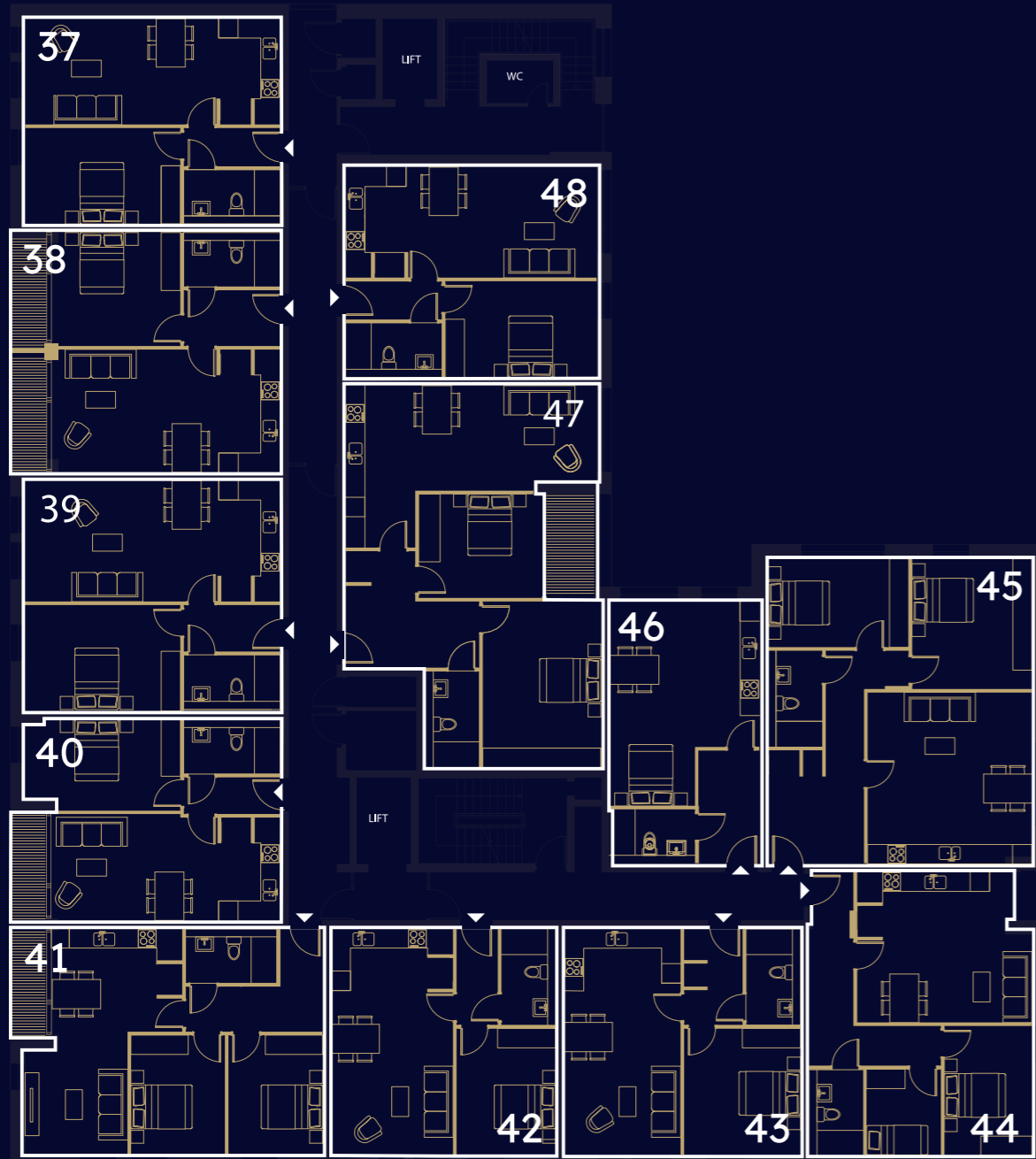
Plans are subject to specification change.

FLOORPLANS



A P T - 3 7 / 4 8

STANBOROUGH GARDENS



LEVEL THREE

3 7 A P A R T M E N T

1 Bedroom
Total Area 53 sq m 570 sq ft

3 8 A P A R T M E N T

1 Bedroom
 2 Balcony
 Allocated Parking
Total Area 55.8 sq m 600 sq ft

3 9 A P A R T M E N T

1 Bedroom
 Allocated Parking
Total Area 55.8 sq m 600 sq ft

4 0 A P A R T M E N T

1 Bedroom
 1 Balcony
 Allocated Parking
Total Area 51 sq m 549 sq ft

4 1 A P A R T M E N T

2 Bedroom
 1 Balcony
 Allocated Parking
Total Area 68.2 sq m 734 sq ft

4 2 A P A R T M E N T

1 Bedroom
Total Area 51.5 sq m 554 sq ft

4 3 A P A R T M E N T

1 Bedroom
 Allocated Parking
Total Area 54.3 sq m 584 sq ft

4 4 A P A R T M E N T

2 Bedroom
 Allocated Parking
Total Area 60.1 sq m 647 sq ft

4 5 A P A R T M E N T

2 Bedroom
 Allocated Parking
Total Area 77 sq m 829 sq ft

4 6 A P A R T M E N T

Studio
 Allocated Parking
Total Area 7.7 sq m 406 sq ft

4 7 A P A R T M E N T

2 Bedroom
 1 Balcony
 Allocated Parking
Total Area 78.6 sq m 846 sq ft

4 8 A P A R T M E N T

1 Bedroom
Total Area 50.6 sq m 544 sq ft

Plans are subject to specification change.

FLOOR PLANS



SPECIFICATION

KITCHENS

- › Contemporary styled kitchens with handle less design and soft close doors
- › Stone effect worktops
- › Integrated full height fridge/freezer
- › Integrated electric oven
- › Integrated induction hob
- › Integrated extractor fan
- › Built in microwave oven
- › Integrated dishwasher
- Depending on the Plot/kitchen size we are installing a mix of slimline & full-size dishwashers**
- › Integrated washing machine
- › Feature LED under wall unit lighting
- › Stainless steel sink with mixer tap

BATHROOMS

- › Beautifully designed contemporary style bathrooms
- › Wall hung WC with soft close seat
- › Wall hung vanity unit with single drawer
- › White sanitaryware
- › Low level shower tray
- › Clear glass shower door
- › Fitted mirror above vanity basins
- › Heated towel rail
- › Contemporary ceramic part tiled walls
- › Wood effect laminate flooring
- › Polished chrome taps and fittings

LIGHTING, ELECTRICAL & HEATING

- › LED Down lighters to open living area, bedrooms, bathrooms and hallways
- › Ceiling pendants to bedrooms
- › Shaver sockets to all bathrooms
- › USB charging points to kitchen and bedrooms
- › Electric panel heaters
- › Smoke and heat detectors
- › TV points in living room and bedroom
- › BT Fibre Optic to the building
- › Each flat pre-wired for Sky and Virgin

INTERIOR FEATURES

- › Contemporary panelled painted timber door
- › Satin chrome door ironmongery
- › Walls painted in matt neutral finish
- › Designer wallpaper to single walls in living area or bedroom
(depends on Plot no. & Type of Finish)
- › Wood effect laminate flooring to kitchen/dining/open plan living rooms and hallways
- › Fitted carpet to all bedrooms

EXTERNAL FEATURES

- › Contemporary double-glazed windows in anthracite grey finish
- › Secure bike storage
- › Communal refuse store
- › Limited parking available to purchase



Stanborough Court
Developments Limited



william h brown

For more information
and sales contact,
williamhbrown.co.uk

01992 464 001

hoddesdon@williamhbrown.co.uk