

# Hertsmere Mews

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Shenley Road  
Borehamwood

A collection of houses and apartments  
in the thriving town of Borehamwood



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

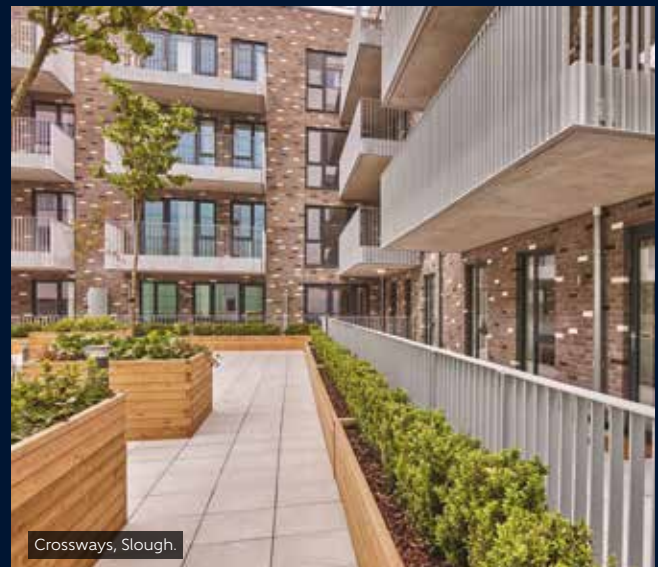
We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



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Over **70**  
YEARS of QUALITY  
SINCE 1946



Computer generated image of The Arthur.

## Enjoy life in this iconic town

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Hertsmere Mews, situated in the sought-after town of Borehamwood, is a collection of 1 and 2 bedroom apartments and 3 and 4 bedroom houses. Within a short walk from home, you will find the town centre's excellent local amenities and Elstree and Borehamwood train station, which gives direct links to London St. Pancras International in around 20 minutes.

Contemporary in design, homes at Hertsmere Mews come with modern fitted kitchens, sleek white bathrooms and spacious open plan living areas. All properties have allocated parking, driveways or a garage. Landscaped communal green areas and childrens' play spaces are purposely positioned within the development for all residents to enjoy.



Borehamwood High Street.



# A thriving community in Borehamwood

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Enjoy being at the heart of it all at Hertsmere Mews. Close to home you'll find a large supermarket and an impressive array of big name stores at Borehamwood Shopping Park such as M&S Food, Debenhams and Hobby Craft. There is also a good selection of local amenities within walking distance along Shenley Road, where further high street names, popular restaurant chains and independent favourites can be discovered.



With so much to do when it comes to entertainment, you'll be spoilt for choice. This forward-thinking town is home to the famous Elstree Studios, bringing the likes of Star Wars and Indiana Jones to life as well as more recently critically acclaimed films such as The King's Speech. Catch a film at the town's multi-screen cinema, go for a swim at the leisure centre or join in the excitement of a football match at Meadow Park, home to Borehamwood FC and Arsenal FC ladies.

For outdoor leisure, head to the green flag, award-winning Aberford Park in Borehamwood. Enjoy its pretty lakes and fountains, two childrens' play areas, a skate park and sensory play area. Or take a ten-minute drive to the 175-acre Aldenham Country Park, complete with Winnie the Pooh's 100 Acre Wood, adventure playgrounds and petting farm.

Education options are plentiful. The nearby Hertswood Academy will soon have a new home, which will incorporate a sports centre and a new theatre for The Ark. Cowley Hill Primary School and Parkside School are also within easy reach. For further education there is Elstree University Technical College or the University of Hertfordshire. Families looking for the independent or faith-centered choice will also find a good selection to consider.

Hertsmere Mews is five minutes by car to Elstree and Borehamwood train station. From here you can be at London St. Pancras International in 19 minutes. The M25 is around a seven-minute drive away, giving you easy access to the rest of the country. For air travel Luton Airport is under a half an hour drive and Heathrow Airport around 45 minutes.



Aberford Park.



Surrounded by a wealth of activity and countryside, this delightful Hertfordshire town enjoys enviable links to wonderful destinations and has an inspiring future.



Aldenham Country Park.



An aerial photograph showing a large residential development of terraced houses in a suburban area. The houses are arranged in several rows, with a central green space. Surrounding the development are other residential areas, roads, and a large park area to the left. A semi-transparent text box is overlaid on the top left of the image.

Hertsmere Mews is centrally located for business or pleasure, just minutes away from a lively town centre and great transport links.

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Meadow Park

Shenley Road (B5378)

Hertsmere Mews  
Sales Centre →

Leisure Centre

Elstree Way

Computer generated image is indicative only. Travel times are approximate only, as taken from [www.google.co.uk](http://www.google.co.uk).





### From Hertsmere Mews cycle to:

Meadow Park	2 mins
Aberford Park	3 mins
Elstree and Borehamwood Train Station	5 mins
Borehamwood Shopping Park	6 mins



### From Hertsmere Mews by car to:

A1 (Barnet bypass)	5 mins
M25 (Junction 22)	7 mins
M25 via A1 (Junction 23)	10 mins
M1 (Watford bypass)	10 mins
Aldenham Country Park	11 mins
Watford	22 mins
Luton Airport	28 mins
Heathrow Airport	45 mins

# Explore nearby towns, cities and countryside by road or rail and discover some of the area's finest attractions.



## BY TRAIN

○	LUTON AIRPORT PARKWAY 19 minutes
○	ST. ALBANS CITY 11 minutes
●	<b>ELSTREE AND BOREHAMWOOD</b>
○	MILL HILL 3 minutes
○	LONDON ST. PANCRAS INTERNATIONAL 19 minutes
○	LONDON BLACKFRIARS 31 minutes
○	GATWICK AIRPORT 1 hour 18 minutes
○	WIMBLEDON 1 hour 20 minutes
○	BRIGHTON 1 hour 52 minutes



## BY ROAD

○	COLNEY FIELDS SHOPPING PARK via B5379/12 minutes
○	HATFIELD GALLERIA via A1(M)/16 minutes
○	HATFIELD HOUSE via A1(M)/20 minutes
○	ST. ALBANS CATHEDRAL via B5378/22 minutes
○	HARRY POTTER WORLD via M25/A405/25 minutes
○	WEMBLEY via A1/29 minutes
○	KNEBWORTH HOUSE via A1(M)/32 minutes
○	LEE VALLEY COUNTRY PARK via M25/B194/40 minutes
○	CENTRAL LONDON via A41/57 minutes





### Knebworth House

Catch a concert, explore the dinosaur park or indulge in an afternoon tea treat at this beautiful stately home and gardens.



### Lee Valley Park

For adrenaline lovers try white water rafting at this Olympic venue or slow down the pace with a paddle in the lake or a drink in the Terrace Bar.



### Hatfield Galleria

From designer outlets to high street favourites, restaurants, bars and cinema, the Galleria offers a plethora of places to enjoy.



### St. Albans Cathedral

Explore the history and take a tour of this spectacular cathedral, set next to the beautiful Verulamium Park.





Hertsmere Mews is an exciting new development offering residents a contemporary 21<sup>st</sup> Century way of living.

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Computer generated image is indicative only.









Make your new home  
as individual as you are  
*Additions*

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## Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens:

- ~ Dishwasher
- ~ Washer/dryer
- ~ Washing machine
- ~ Quartz work surfaces to kitchen

### Flooring:

- ~ Ceramic floor tiling to kitchens
- ~ Choice of flooring from selected ranges

### Bathroom and En Suite:

- ~ Choice of additional ceramic wall tiling
- ~ Shower screen to bath and full height tiling

### Security:

- ~ Wireless intruder alarm

### Electrical:

- ~ Additional media plates
- ~ Additional TV and telephone points

### Miscellaneous:

- ~ Fitted wardrobes
- ~ Turf to rear garden

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

# Making your move easier

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## We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



## We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your current property.

A local estate agent will market your home at an agreed price, and we will pay the estate agent's fees for you.

You can trade up, down, or sideways and still use the scheme even if you do not live within the area.



Backed by  
HM Government

## HELP TO BUY

## Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.



# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

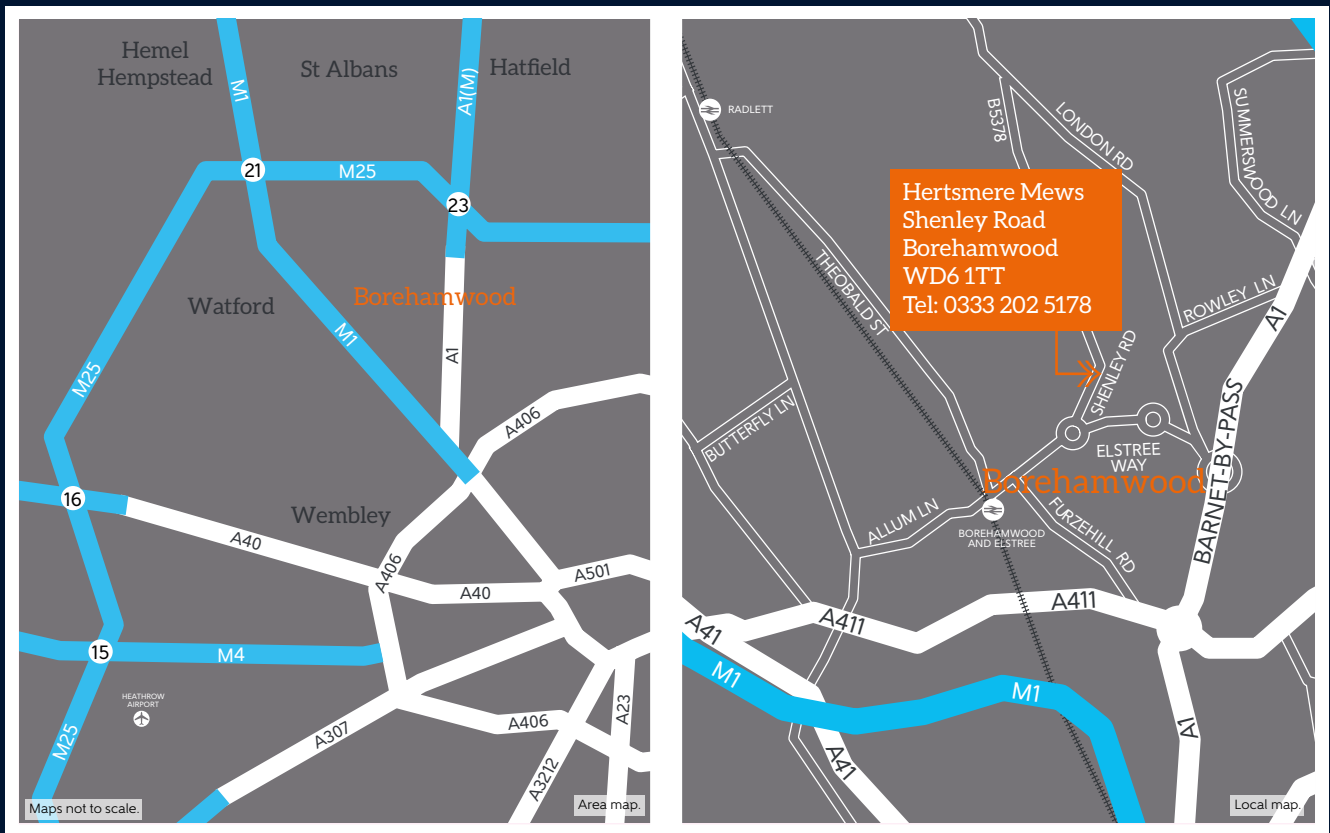
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YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us



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**Bellway**