HAZEL END

BISHOPS STORTFORD

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DISCOVER THE BENEFITS OF CONNECTIVE, COUNTRYSIDE LIVING

Nestled in the heart of East Hertfordshire, Bishop's Stortford offers an exceptional blend of market town charm and modern convenience, making it an ideal location for those seeking a well-connected place to call home. Surrounded by attractive countryside, riverside walks and open green spaces, the town provides a welcoming setting for everyday living while benefiting from excellent transport links across the region. Its rich history, thriving community and vibrant town centre create an atmosphere that feels both characterful and contemporary. Residents can enjoy an excellent selection of shops, cafés, restaurants and leisure facilities, alongside a highly regarded range of schools and local amenities. The town is also home to a mainline railway station with direct services to London Liverpool Street and Cambridge, while the nearby M11 and A120 provide convenient road links.



IMAGE MAY NOT FULLY REPRESENT HOMES AT HAZEL END.



"Absolutely fantastic experience!"

-Lifestone Sales shared owner



“Being in shared ownership made us a feel a little more protected”

– Lifestone Sales shared owner

Out & ABOUT

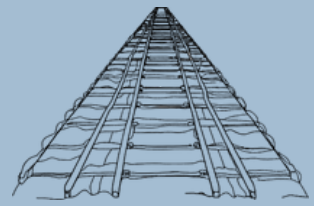
DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND



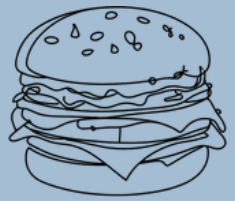
All Saints' CofE Primary, rated good and The Bishops Stortford High school, rated outstanding by Ofsted. Perfect for thriving young minds



Large supermarkets are just minutes drive away perfect for the big shop or visit your local convenience for little top ups



Bishops Stortford Station provides you with direct links to London Liverpool Street, Cambridge & beyond



Local cafes, pubs and restaurants are within minutes of your new home. Providing ample opportunities to catch up with friends



You can be on main roads such as the A120 or M11 within minutes, providing quick links for commuting or leisure



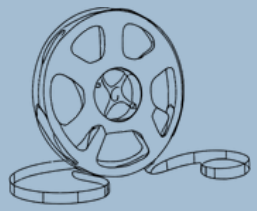
Southern Country Park area is a beautiful setting to enjoy nature and great routes to bring your furry friends along



There are ample local and popular cycle routes. Well suited to relaxed weekend rides and confident family cyclists.



Bishops Stortford Retail Park is perfect for all your shopping needs! Whether it's a weekend browse or last minute gift



Local gyms, cinemas and fast food restaurants can all be found within a 15 minute drive of your new home!



Shared Ownership

Affordable Rented



Shared Ownership

Affordable Rented

2-Bed House

PLOT 512





KITCHEN AREA
6'0" x 12'4" 1.85m x 3.78m
LIVING ROOM
14'2" x 14'8" 4.32m x 4.48m
BEDROOM 1
14'2" x 10'3" 4.32m x 3.14m
BEDROOM 2
14'4" x 9'1" 4.37m x 2.78m

2-Bed House

PLOTS 497* & 498



FIRST FLOOR



GROUND FLOOR

KITCHEN AREA
11'1" x 12'4" 3.38m x 3.78m

LIVING ROOM
14'2" x 14'8" 4.32m x 4.48m

BEDROOM 1
14'2" x 10'3" 4.32m x 3.14m

BEDROOM 2
14'4" x 9'1" 4.37m x 2.78m

*HANDED VERSION OF PLAN SHOWN

Designed with you in mind

KITCHEN

- Stylish fitted kitchen from Symphony Woodbury in Indigo
- Laminate worktop in Arric Marble
- Stainless steel chimney style extractor
- Integrated oven with 4 ring gas hob
- Stainless Steel splashback
- Integrated fridge/freezer, washing machine and dishwasher

FLOORING

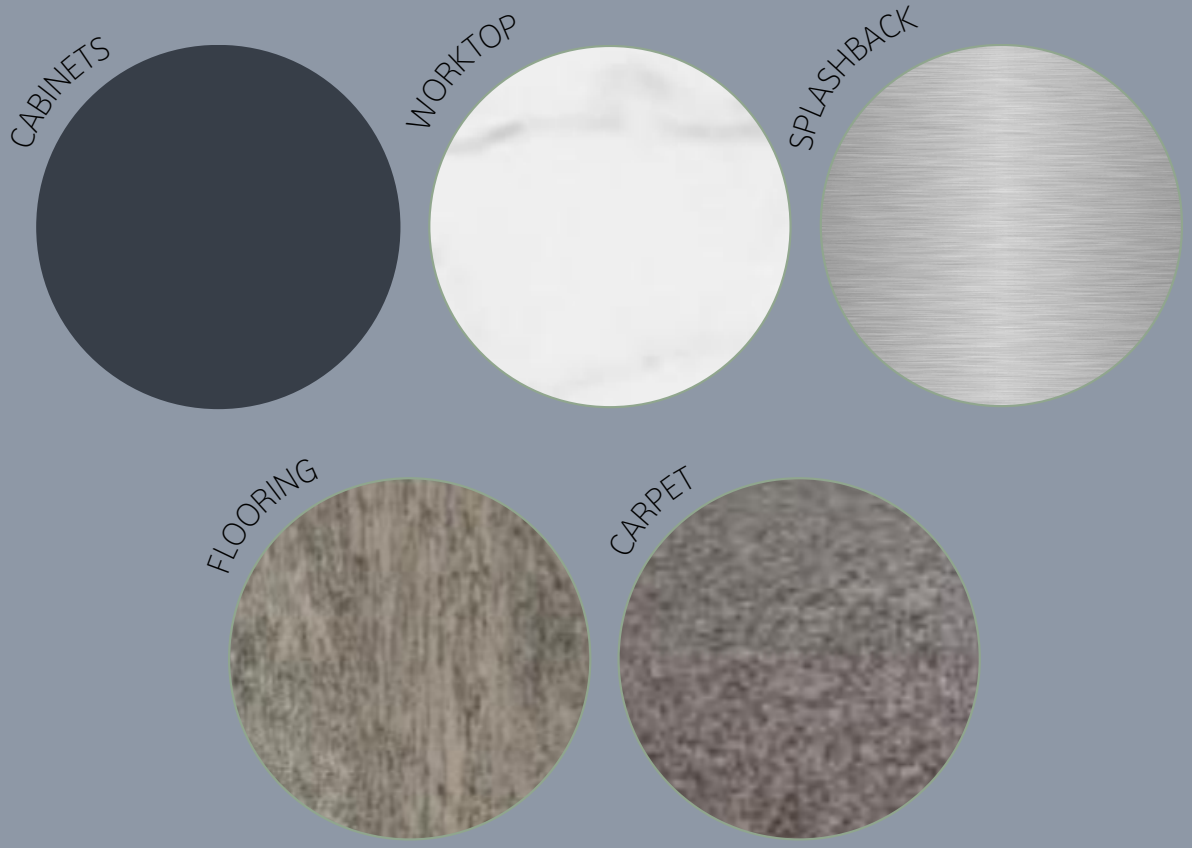
- Amtico in Trent Oak
- Carpet in Cool Slate to stairs, landing and bedrooms

BATHROOM

- Modern white bathroom suite from Roca with chrome taps.
- Full height tiling to bath
- Glass shower screen
- Shower over bath

GENERAL

- Allocated parking spaces
- Ideal Combi Boiler
- Turf to front garden
- PV Panels
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.



SPECIFICATION SAMPLES ARE TO BE USED A REFERENCE ONLY AND MAY DIFFER TO THE REAL PRODUCT.
SPECIFICATION IS ACCURATE AT THE TIME THIS DOCUMENT WAS PRODUCED. SPECIFICATION MAY CHANGE.



THE LEGAL BIT

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

THE LEGAL PROCESS:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

After this, all that is left to do is enjoy life in your new home!

WHY LIFESTONE SALES?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire, Buckinghamshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

WHAT IS SHARED OWNERSHIP?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 10-75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Consumer Price Index (CPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

AM I ELIGIBLE?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

We'll allocate the home on a First Come First Served basis.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

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Lifestone Sales