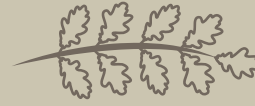


WARWICK PLACE

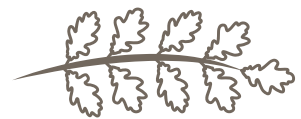


CHESHUNT, HERTFORDSHIRE



croudacehomes

WARWICK PLACE



CHESHUNT, HERTFORDSHIRE



Warwick Place by Croudace Homes is a selection of high specification, energy efficient 2, 3 & 4-bedroom homes set in Cheshunt, a bustling Hertfordshire town with a wide range of shops and amenities, bordering the River Lee Country Park.



IDEALLY LOCATED FOR YOUR *lifestyle*

Nestled within a welcoming community, this stunning development benefits from being situated within the beautiful Hertfordshire countryside. There is also excellent transports links with direct trains to London in less than an hour from nearby Cuffley Train Station. It is also just over three miles to the A10 and four miles from the M25, Cheshunt is also just seven miles from Enfield.





DESIGNED
FOR
nature
TO BLOOM

A wealth of wildlife calls Warwick Place home. The landscaping in and around the development has been built to allow an impressive 10% uplift in biodiversity, enhanced with mature planting while preservation measures have been implemented to safeguard existing wildlife populations. These improvements are designed to integrate into existing habitats at Warwick Place and create a framework that ensures that local flora and fauna can thrive.

TREES, HEDGEROWS AND SHRUBS

There is a significant vegetated buffer zone around the site to allow for and uplift in biodiversity, with over 100 new trees planted to attract and provide habitat for a range of creatures. There is also a central community orchard with beautiful wildflowers and fruit trees.

BATS

For bats, trees with roosting features have been preserved and bat boxes introduced across the site to encourage resting spaces. Bat tubes with integrated wooden perches are to be built into the external walls of homes, while ecologically sensitive lighting has been installed throughout the scheme creating dark corridors

HEDGEHOGS

For hedgehogs, specialist fencing has been installed with holes large enough for hedgehogs to pass through, allowing them to roam freely. Hedgehog domes provide a safe home for breeding and hibernation.

REPTILES

Warwick Place has bug hotels located around the site, encouraging a variety of insects to visit, helping to pollinate plants and boost biodiversity. These ecological enhancements alongside our homes, create a home for you and nature in an exceptional setting.





A *thriving* LOCAL LIFESTYLE

Cheshunt is a bustling Hertfordshire town with a wide range of shops and amenities, bordering the River Lee Country Park.



Historically recorded as Cestrehunt in the Domesday Book, the town developed along a Roman road connecting London with Northern England. Theobalds Palace was built there in the late 15th century and frequently visited by Elizabeth I and James I. It was seized by Parliamentarians during the Civil War and dismantled, although its grounds remain today as Cedars Park.

The town centre is lined with smaller shops, cafés and services, while the centrally located Laura Trott Leisure Centre and Grundy Park provide plenty of facilities to get active. Larger branches of well-known brands can be found at the Brookfield Retail Park, including a flagship Marks & Spencer store. Adjacent is the Brookfield Shopping Centre, with shops including Next and JD Sports.



Within walking distance of Warwick Place is Appleby Street Farm and Shop, where you can relax with a coffee, cake or a light lunch, buy fresh local produce and take part in a range of fun family events and activities. There is also a Tesco Express just half a mile away for all the daily essentials.



Grundy Park



Enfield

A PLACE TO *explore*

Just over seven miles away is Enfield Town, located in North London and close to the River Lea. It was granted its charter to hold a market by Edward I in 1303; today, its historic town centre, parks and numerous shops, restaurants and amenities offer plenty for everyone to enjoy.



The town has its own shopping centre with popular high street names, and a range of places to eat and drink including Marcus Kitchen & Bar, an Italian restaurant, and the Kings Head pub overlooking the market square. A Champneys City Spa offers relaxing treatments, while the Dugdale Arts Centre is a vibrant hub of creativity, with a museum, café, performance space and a varied programme of events and activities.

The Town Park is a fantastic green space with a mix of beautifully planted formal gardens and wide open parkland. There are tennis courts, outdoor gym equipment and games areas for the more active, or relax in the sunshine on the boating lake. With a playground, children's splash area and riverside walks along the New River, it's an ideal destination for families too.



Outside of the town, Enfield is also home to a number of golf courses and the Forty Hall Estate. The estate is a Grade I Listed Jacobean Manor House with gardens, over 270 acres of parkland and woodland, medieval water gardens and a meandering river. The house features an exhibition narrating its history, plus there is a gift shop, café, farm and farm shop to explore.



Enfield Park



Morven Park



Closer to Warwick Place is Goffs Oak, just under two miles away. This thriving village has a number of convenient local shops, including a Co-op food store, Boots pharmacy and a post office. Goffs Kitchen is a charming café, perfect for a morning coffee or light lunch, and The Goffs Oak is a stylish gastropub, ideal for dinner or drinks with friends.

Cuffley is a larger village with more local shops, a mix of restaurants and takeaways, as well as a train station with regular direct services into central London. The surrounding woodland, leading into Northaw Great Wood Country Park, offers tranquil walking opportunities.



Located just over six miles away in Potters Bar is Morven Park, National Trust offering 20 miles of peaceful parkland for visitors to enjoy. The park is open to everyone including dogs and is open all year round.

KEEPING *active*



Rosedale Sports Ground

Whether you are looking for a heart-rate boosting workout or a relaxing round of golf, there are lots of ways to keep active within easy reach of Warwick Place.



Cheshunt is home to both a rugby club and the Cheshunt and Broxbourne Borough Football Club, with strong youth sections for children interested in playing either sport. For fitness for the whole family, David Lloyd Club, 13 minutes away in Enfield, has a first-class gym, extensive timetable of fitness classes, tennis courts and coaching, spa, indoor pool and outdoor pool.



Northaw and Cuffley Tennis Club is just over three miles away. With seven courts, a range of child and adult coaching programmes and an active social calendar, it is a great place to play or learn the game.



The Hertfordshire countryside is a wonderful place to play golf and there are several courses close to Warwick Place. Nearby Cheshunt Park Golf Club has an attractive tree-lined course, while Hertfordshire Golf and Country Club, an 11-minute drive away, is a luxurious destination with a gym, restaurant and pool, as well as a course designed by Jack Nicklaus II.



Hertfordshire Golf and Country Club



Hammondstreet Road Playing Fields

Country

LIVING

When it's time to unwind in fresh air and stunning scenery, there are lots of places to explore in the local area including Hammonstreet Road Playing Fields next to Warwick Place.



Just north of the countryside surrounding Warwick Place is the tranquil natural setting of Broxbourne Woods. This ancient woodland is home to a whole range of wildlife and is part of Hertfordshire's only National Nature Reserve. There are several walking routes to take, as well as an accessible sculpture trail.

For a wild family day in the great outdoors, pay a visit to Hertfordshire Zoo. There are lots of different birds and animals to see, wildlife experiences and the spectacular World of Dinosaurs attraction, set in acres of natural woodland. Cheshunt Park, a 235-acre Green Flag park, is another good choice for families, with its orchard, pond and woodland, plus facilities such as a playground, football and basketball courts, and skate park.



The River Lee Country Park, part of the 26-mile long Lee Valley Regional Park, is an adventurous day out for all ages. This 1,000-acre green space is made up of wide open spaces, wildlife havens, lakes, woodland, footpaths, cycleways and farmland, plus sporting venues and activities.



Education

FOR ALL AGES

Cheshunt and the surrounding area has a wide choice of well-regarded schools for children, from nurseries to higher education. Goffs Oak, Flamstead End and Fairfield's Primary Schools are one-and-a-half miles from Warwick Place, while Goffs Academy and St Mary's C of E High School are also conveniently located for secondary age children. Hertford Regional College provides a range of further education courses, and for higher education, the University of Hertfordshire offers undergraduate and postgraduate study.

Nursery and Pre-school

Tiny Tots Day Care Nursery
Fairfields Nursery

0.4 miles
3.2 miles

Primary Schools

Goffs Oak Primary School
Fairfields Primary School
Flamstead End

1.4 miles
3.2 miles
3.5 miles

Secondary Schools

Goffs Academy
St Mary's C of E High School

3.2 miles
3.9 miles

Colleges

Hertford Regional College - Broxbourne Campus

5.3 miles

University

University of Hertfordshire

8.7 miles



TRAIN

From Cheshunt Station

- **Waltham Cross**
3 minutes
- **Broxbourne**
5 minutes
- **Tottenham Hale**
9 minutes
- **Seven Sisters**
19 minutes
- **Bishop's Stortford**
22 minutes
- **London Liverpool Street**
24 minutes
- **Stansted Airport**
29 minutes
- **Newport**
39 minutes
- **Cambridge**
54 minutes

TRAIN

From Cuffley Station

- **Hertford North**
8 minutes
- **Enfield Chase**
9 minutes
- **Alexandra Palace**
20 minutes
- **Stevenage**
23 minutes
- **Harringay**
26 minutes
- **Finsbury Park**
28 minutes
- **Highbury & Islington**
34 minutes
- **Old Street**
40 minutes
- **Moorgate**
44 minutes

WALK

- **Hammondstreet Road Playing Fields**
0.1 miles, 2 minutes
- **Tiny Tots Day Care Nursery**
0.3 miles, 10 minutes
- **Tesco Express**
0.6 miles, 13 minutes
- **Appleby Street Farm and Shop**
0.7 miles, 15 minutes
- **The Prince of Wales pub**
0.9 miles, 20 minutes

BUS STOPS

- **Hammondstreet Road, opposite Smiths Lane**
6 minutes' walk
- 251 route to Waltham Abbey via Cheshunt town centre
- Waltham Cross, C1 route to Cuffley Station

DRIVE

- **Cuffley Station**
2.7 miles
- **A10**
2.5 miles
- **Hertfordshire Woods**
3.2 miles
- **Broxbourne Woods**
3.5 miles
- **Cheshunt Station**
3.6 miles
- **River Lee Country Park**
3.7 miles
- **M25 - Junction 25**
4.3 miles
- **Enfield Town**
7.3 miles
- **Stansted Airport**
29.3 miles

Connect WITH OPPORTUNITY

Despite its leafy surroundings, Warwick Place is conveniently located for commuters and for leisure travel around the country and beyond. Cuffley and Cheshunt stations are both a short drive away, with direct services into central London. For travel by car, the M25 and A10 are easily reached, while Stansted Airport is just 40 minutes' drive away and Heathrow less than an hour.

YOUR *home,* YOUR FUTURE

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, bathroom fitted furniture, tile style and colour, as well as wardrobe glazing finish.

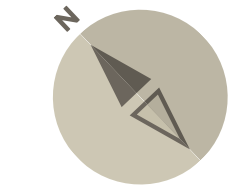
Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



GENERAL DEVELOPMENT LAYOUT

Each home within Warwick Place is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.




Site key:




-  Marketing Suite
-  Affordable Housing
-  Carport



2-bedroom homes

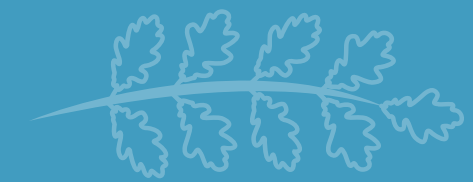
-  **The Ashbank**
Plots 22, 23, 24, 25, 26, 27, 28, 29, 63, 64, 65 & 66

3-bedroom homes

-  **The Harlington**
Plots 58 & 59
-  **The Alfold**
Plots 1, 6 & 84
-  **The Brockham**
Plots 56, 57, 60 & 61
-  **The Daylesford**
Plots 14, 15, 16, 46, 47, 48, 51, 52, 53, 85, 86, 87 & 88

4-bedroom homes

-  **The Westcott**
Plots 2, 3, 4, 5, 12, 13, 17, 18, 40, 41, 81 & 82
-  **The Grayshott**
Plots 11, 19, 21, 30, 43, 45, 49, 50, 54, 55, 80 & 83
-  **The Kensworth**
Plots 20 & 44
-  **The Woodhill**
Plots 42 & 62



THE ASHBANK

2-BEDROOM HOME

PLOT NUMBERS

22	23	24	25	26	27
28	29	63	64	65	66

MODERN KITCHEN SPACE

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washing machine

QUALITY BATHROOM AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Freestanding furniture to Cloakroom
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Electric chrome towel rail to Bathroom**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in cupboard to Bedroom 2

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechanical Extract Ventilation (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and Cloakroom†
- TV point to Kitchen/Dining Area
- TV and CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

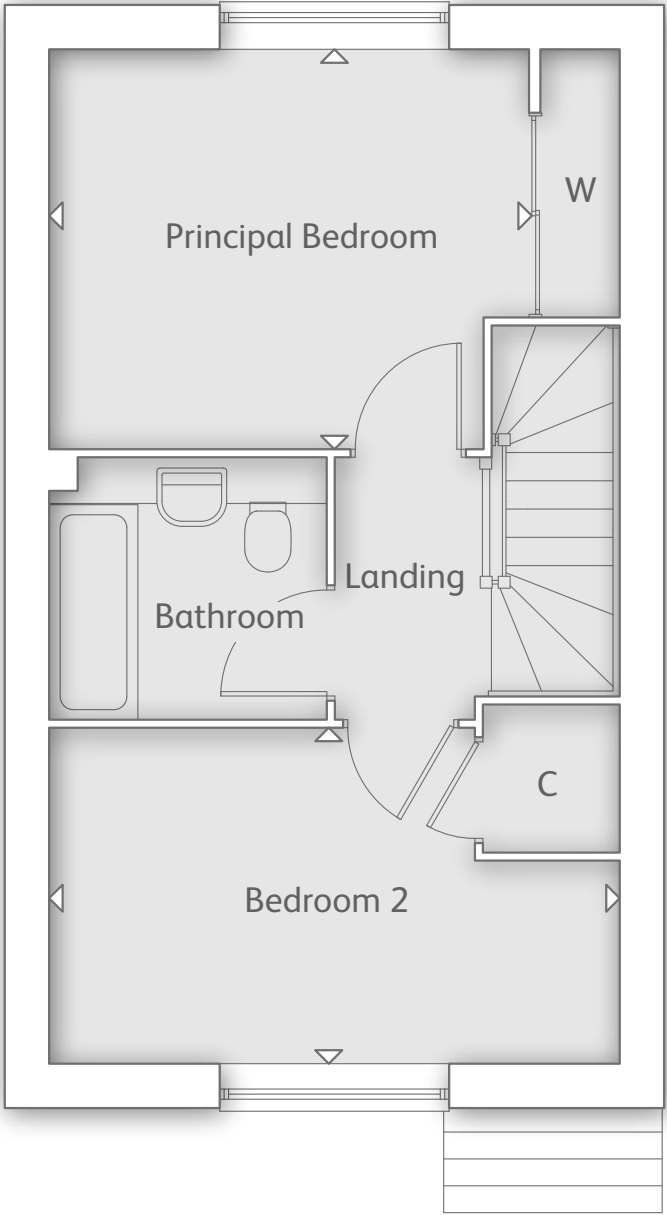
EXTERNAL FEATURES

- Driveway parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
4.50M X 3.42M	14' 9" X 11' 3"	
LIVING ROOM		
3.33M X 4.50M	10' 11" X 14' 9"	

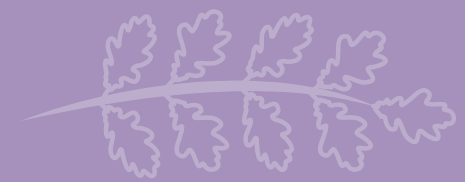


FIRST FLOOR

PRINCIPAL BEDROOM		
3.78M X 3.15M	12' 5" X 10' 4"	
BEDROOM 2		
4.50M X 2.65M	14' 9" X 8' 8"	

775 SQ FT / 72 SQ M

Please note floor plans are not to scale, Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom. †Where applicable/practicable. For more information regarding allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE HARLINGTON

3-BEDROOM HOME

PLOT NUMBERS

58

59

MODERN KITCHEN SPACE

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

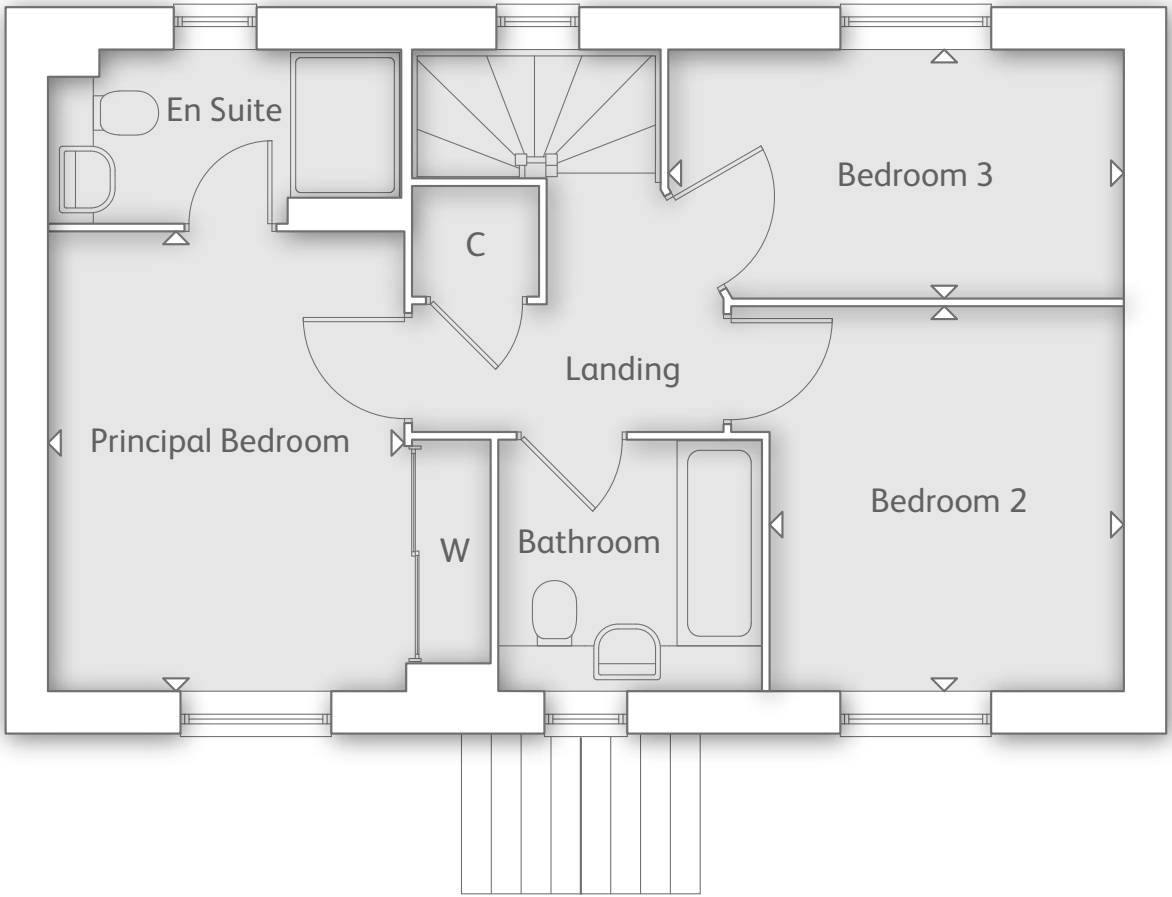
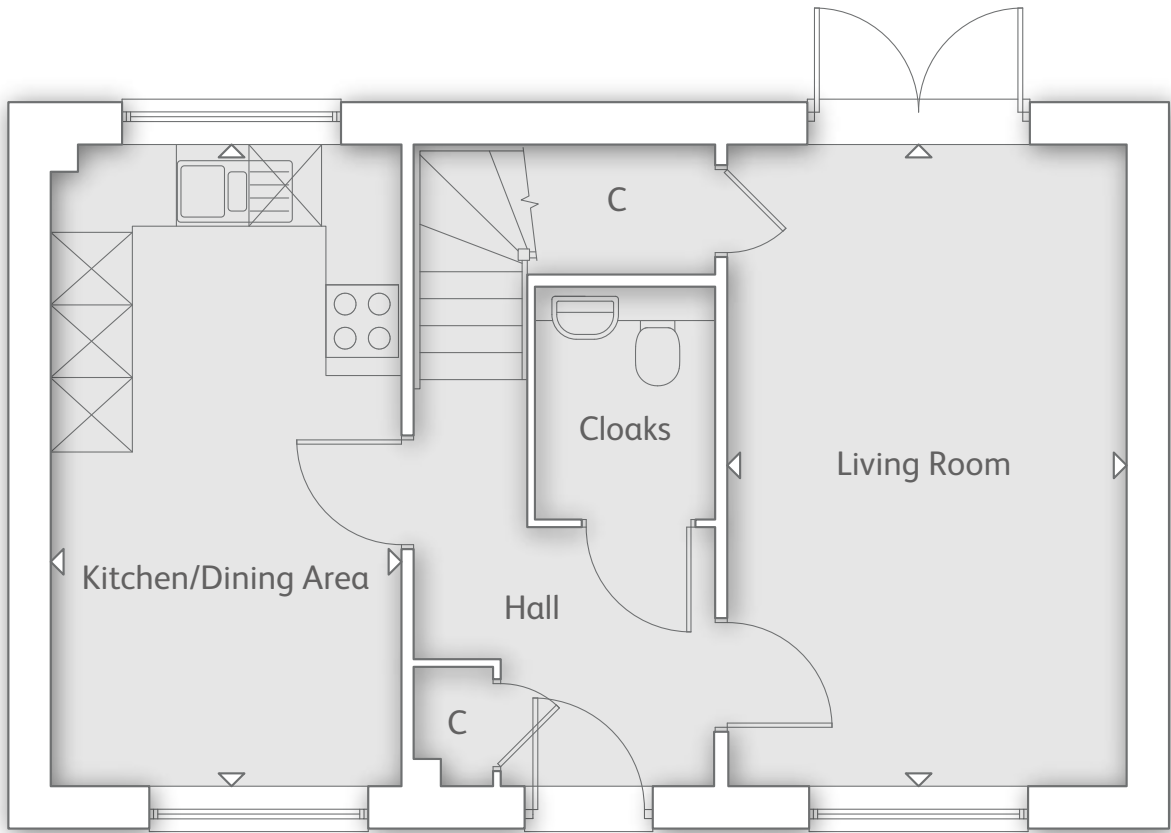
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechanical Extract Ventilation (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Kitchen/Dining Area, Bedroom 2 and Bedroom 3
- TV and CAT6 Home Network points to Living Room and Principal Bedroom
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Driveway parking
- EV car charging point
- Outdoor patio space with and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

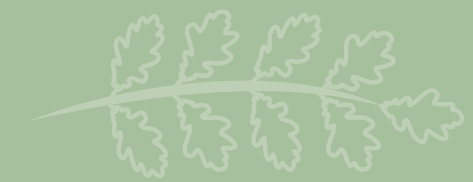
KITCHEN/DINING AREA		
2.90M X 5.30M	9' 6" X 17' 5"	
LIVING ROOM		
3.30M X 5.30M	10' 10" X 17' 5"	

FIRST FLOOR

PRINCIPAL BEDROOM		
2.98M X 3.80M	9' 9" X 12' 6"	
BEDROOM 2		
2.92M X 3.18M	9' 7" X 10' 5"	
BEDROOM 3		
3.76M X 2.05M	12' 4" X 6' 9"	

1016 SQ FT / 94.4 SQ M

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom. †Where applicable/practicable. For more information regarding allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE ALFOLD

3-BEDROOM HOME

PLOT NUMBERS

1

6

85

MODERN KITCHEN SPACE

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Siemens Chimney extractor hood
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

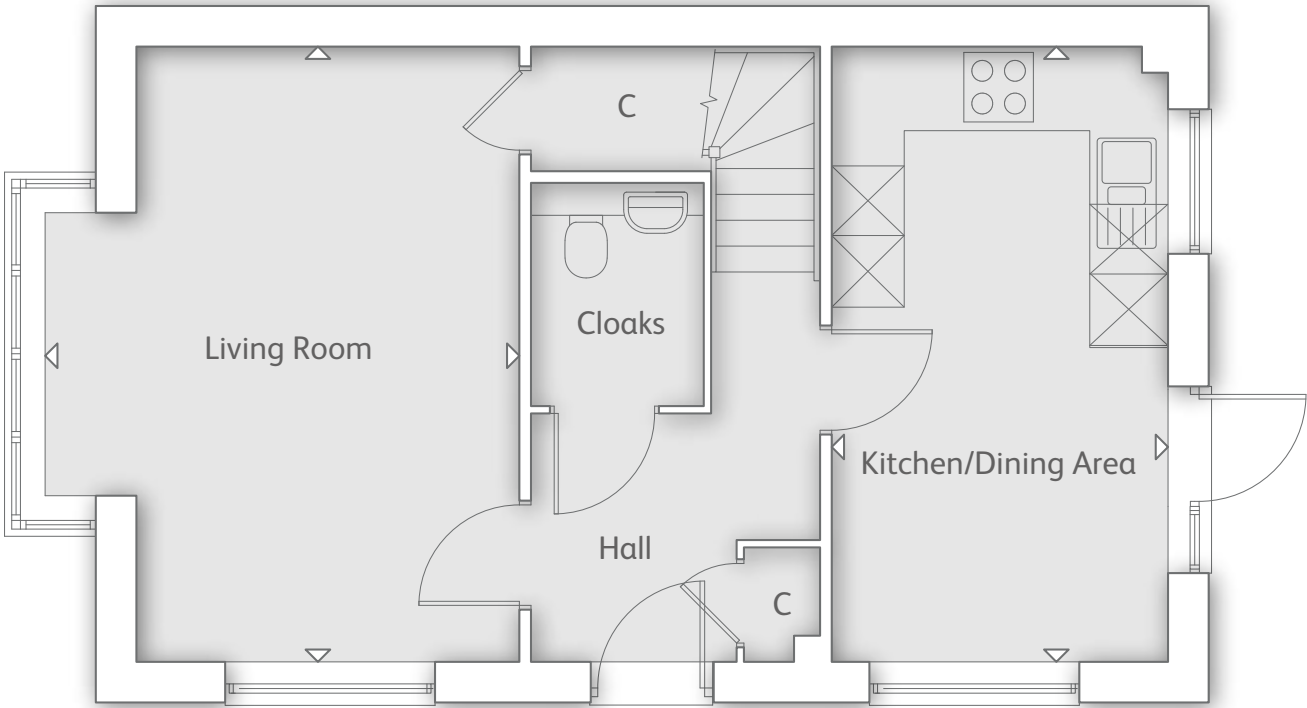
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement door†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechanical Extract Ventilation (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV and CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

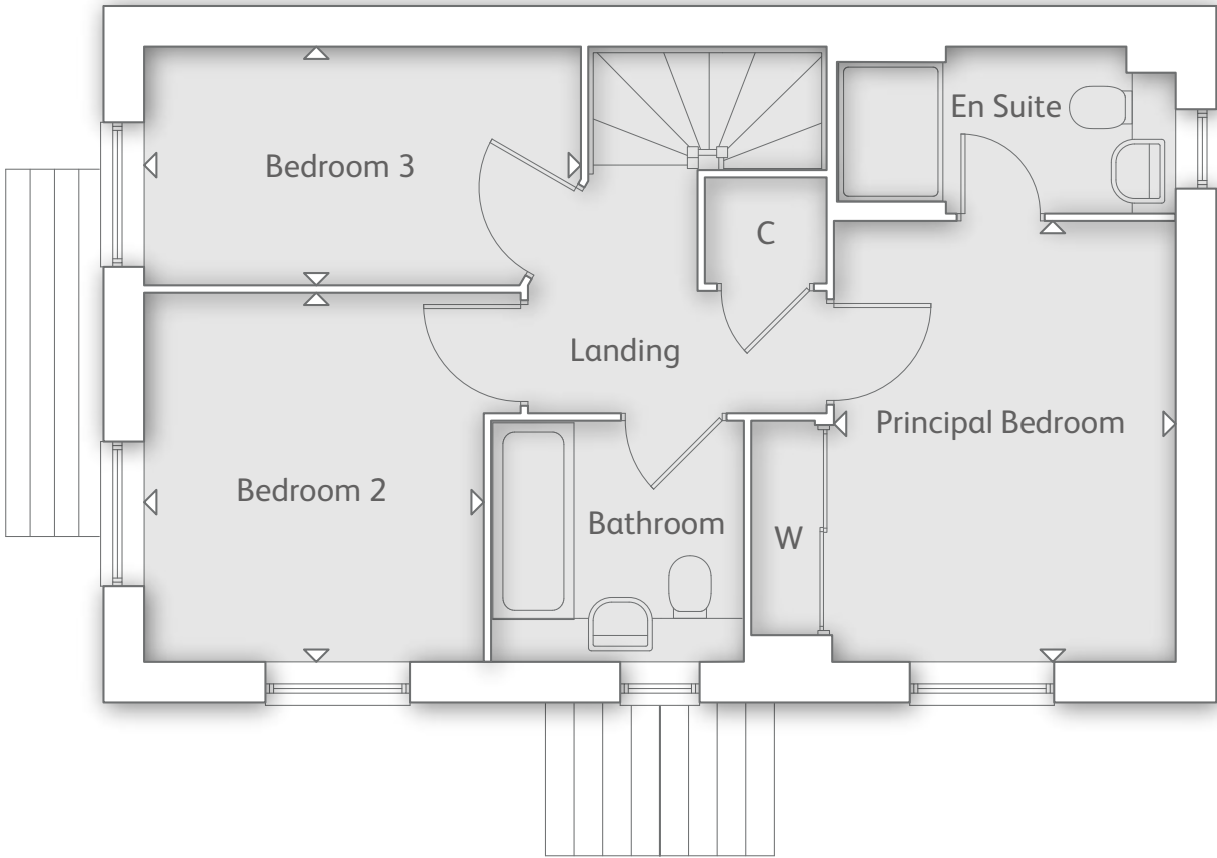
EXTERNAL FEATURES

- Driveway parking
- EV car charging point
- Timber framed Carport to Plot 84 only
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
2.90M X 5.30M	9' 6" X 17' 5"	
LIVING ROOM		
4.09M X 5.30M	13' 5" X 17' 5"	

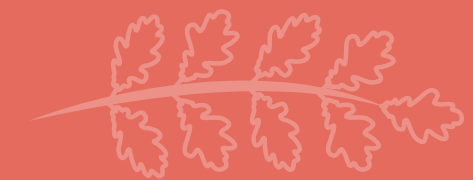


FIRST FLOOR

PRINCIPAL BEDROOM		
2.94M X 3.80M	9' 8" X 12' 6"	
BEDROOM 2		
2.92M X 3.18M	9' 7" X 10' 5"	
BEDROOM 3		
3.76M X 2.05M	12' 4" X 6' 9"	

1037 SQ FT / 96.3 SQ M

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding carports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE BROCKHAM

3-BEDROOM HOME

PLOT NUMBERS

56

57

60

61

MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Siemens Chimney extractor hood
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch Free-standing washing machine in Utility Cupboard

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

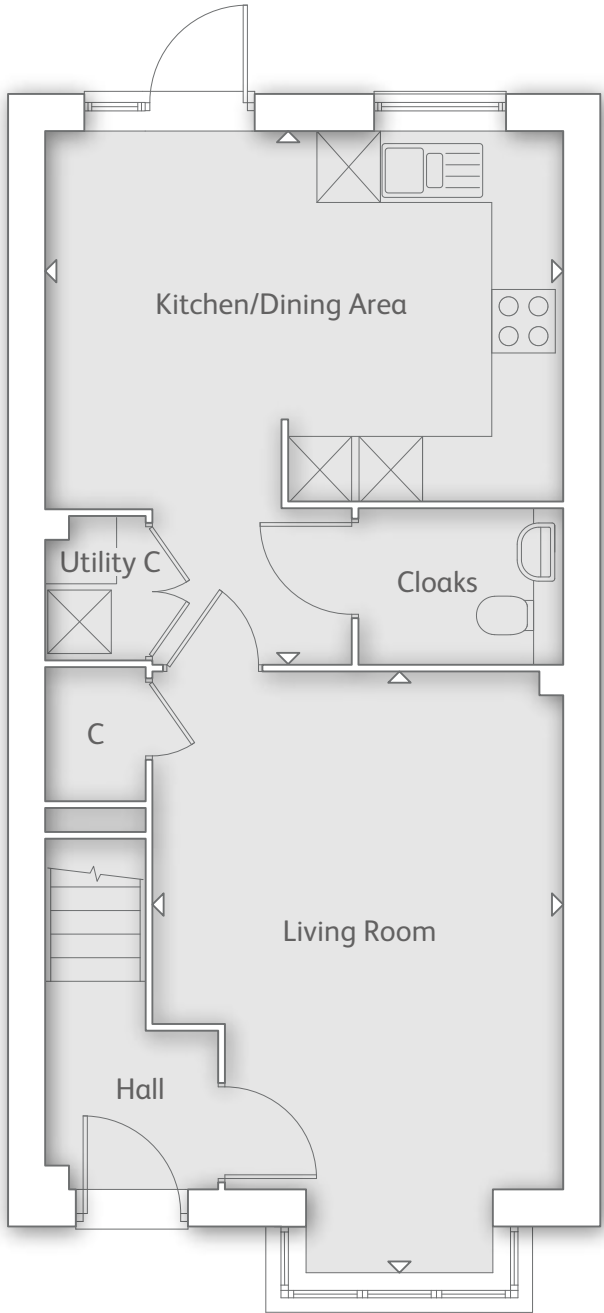
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechanical Extract Ventilation (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Kitchen/Dining Area
- TV and CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Driveway parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



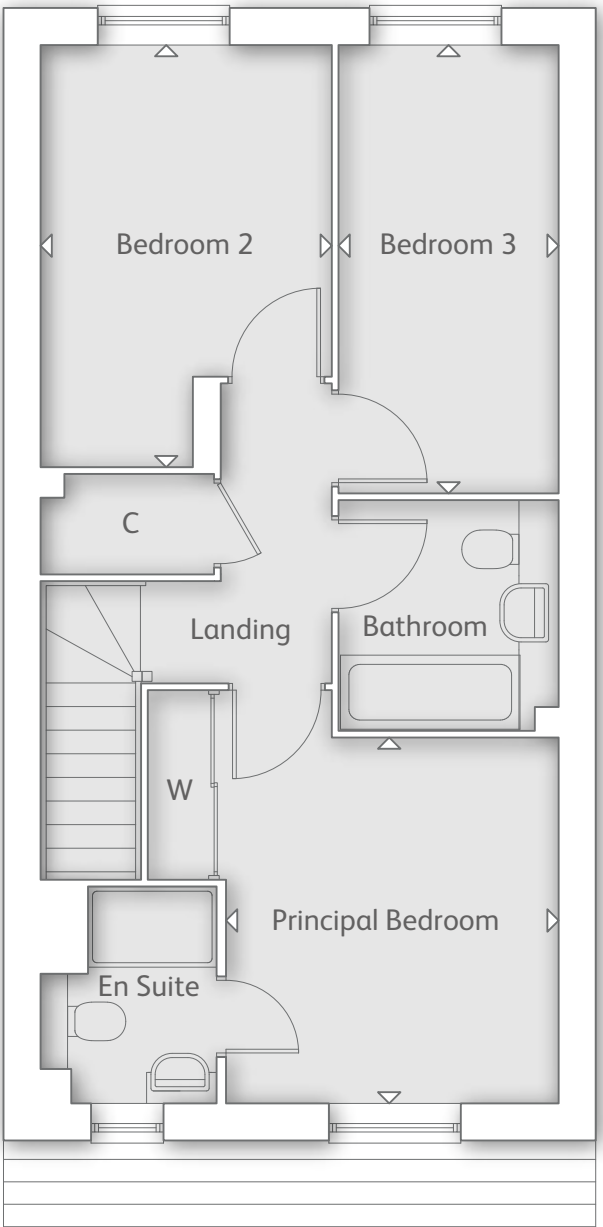
GROUND FLOOR

KITCHEN/DINING AREA

4.89M X 5.04M 16' 1" X 16' 7"

LIVING ROOM

3.88M X 5.68M 12' 9" X 18' 8"



FIRST FLOOR

PRINCIPAL BEDROOM

3.14M X 3.45M 10' 4" X 11' 4"

BEDROOM 2

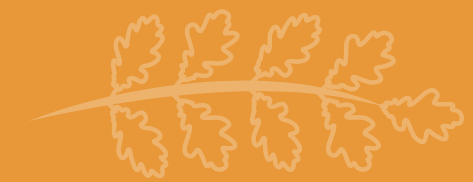
2.75M X 3.98M 13' 1" X 9' 0"

BEDROOM 3

2.08M X 4.23M 6' 10" X 7' 2"

1068 SQ FT / 99.2 SQ M

Please note floor plans are not to scale, Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom. †Where applicable/practicable. For more information regarding allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE DAYLESFORD

3-BEDROOM HOME

PLOT NUMBERS

14	15	16	46	47	48	51
52	53	85	86	87	88	

MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Siemens Chimney extractor hood
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch Free-standing washing machine in Utility Cupboard

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

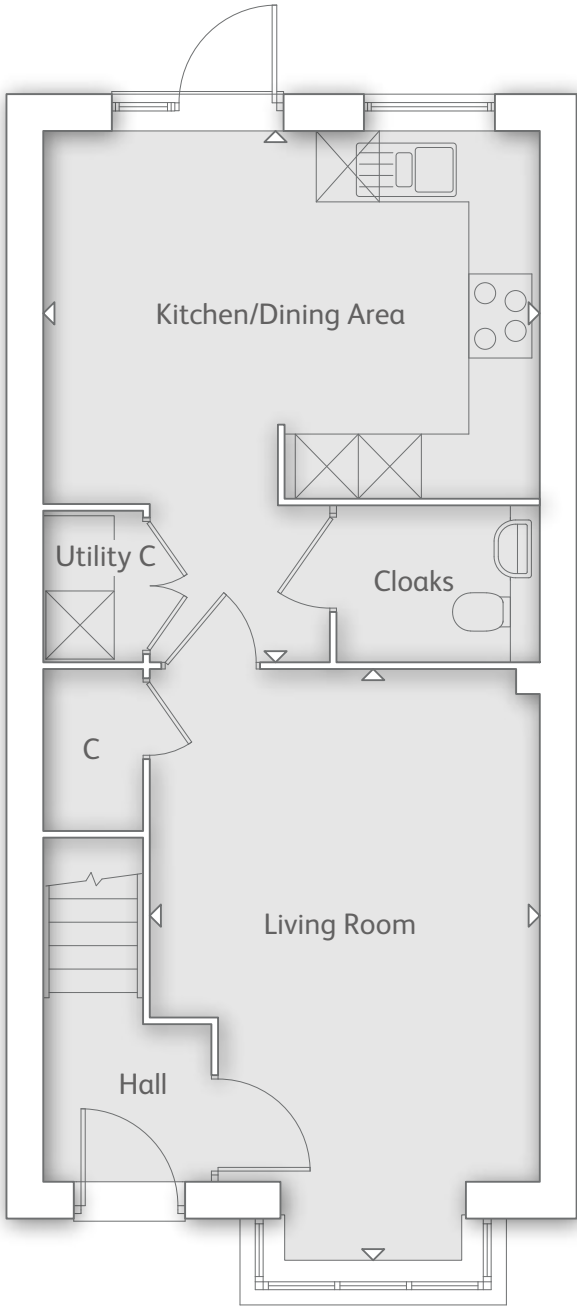
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechanical Extract Ventilation (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Kitchen/Dining Area
- TV and CAT6 Home Network points to Living Room, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

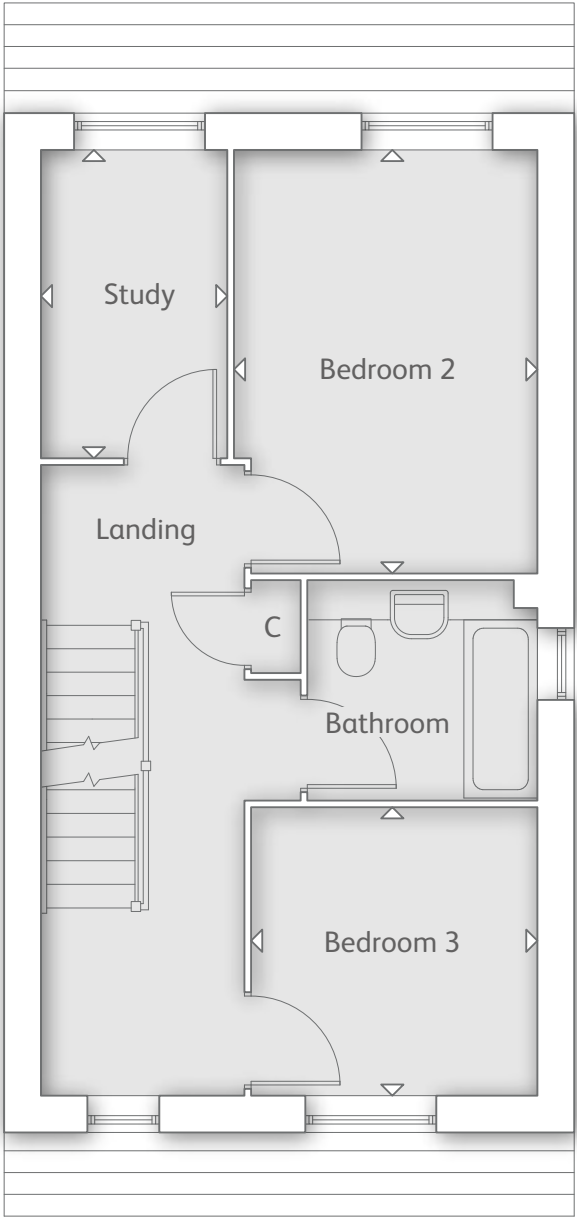
EXTERNAL FEATURES

- Driveway parking
- EV car charging point
- Timber framed Carport
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

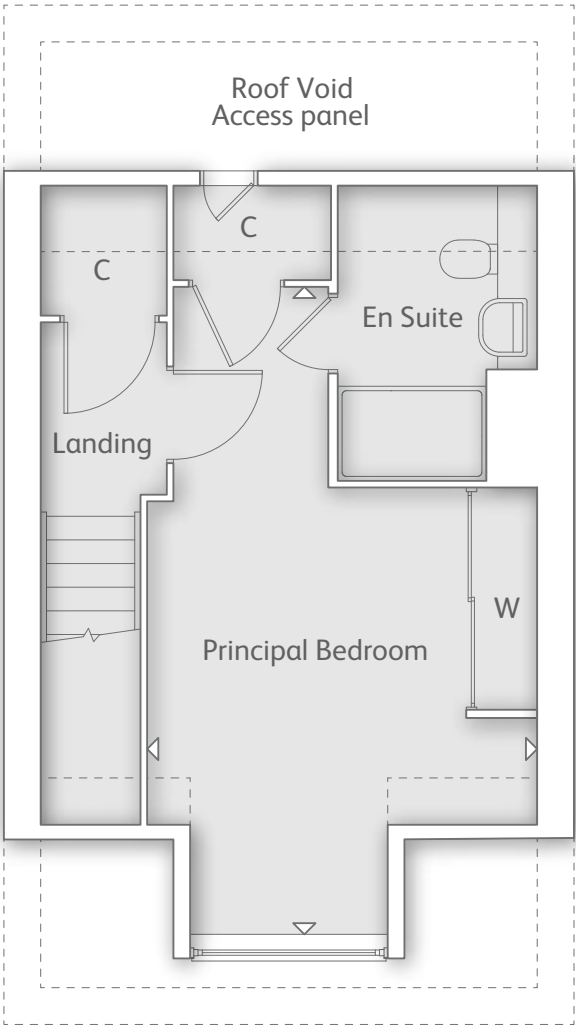
KITCHEN/DINING AREA		
4.72M X 5.05M	15' 6" X 16' 7"	
LIVING ROOM		
3.71M X 5.66M	12' 2" X 18' 7"	



FIRST FLOOR

BEDROOM 2		
2.88M X 4.04M	9' 6" X 13' 3"	
BEDROOM 3		
2.72M X 2.74M	8' 11" X 9' 0"	
STUDY		
1.77M X 2.93M	5' 10" X 9' 8"	

1309 SQ FT / 122 SQ M



SECOND FLOOR

PRINCIPAL BEDROOM		
3.71M X 6.16M	12' 2" X 20' 3"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding carports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE WESTCOTT

4-BEDROOM HOME

PLOT NUMBERS

2	3	4	5	12	13
17	18	40	41	81	82

MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Siemens Chimney extractor hood
- Bosch stainless steel double electric oven
- Siemens induction hob* with glass splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch Free-standing washing machine in Utility Cupboard

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in cupboard to Bedroom 2

SECURITY AND PEACE OF MIND

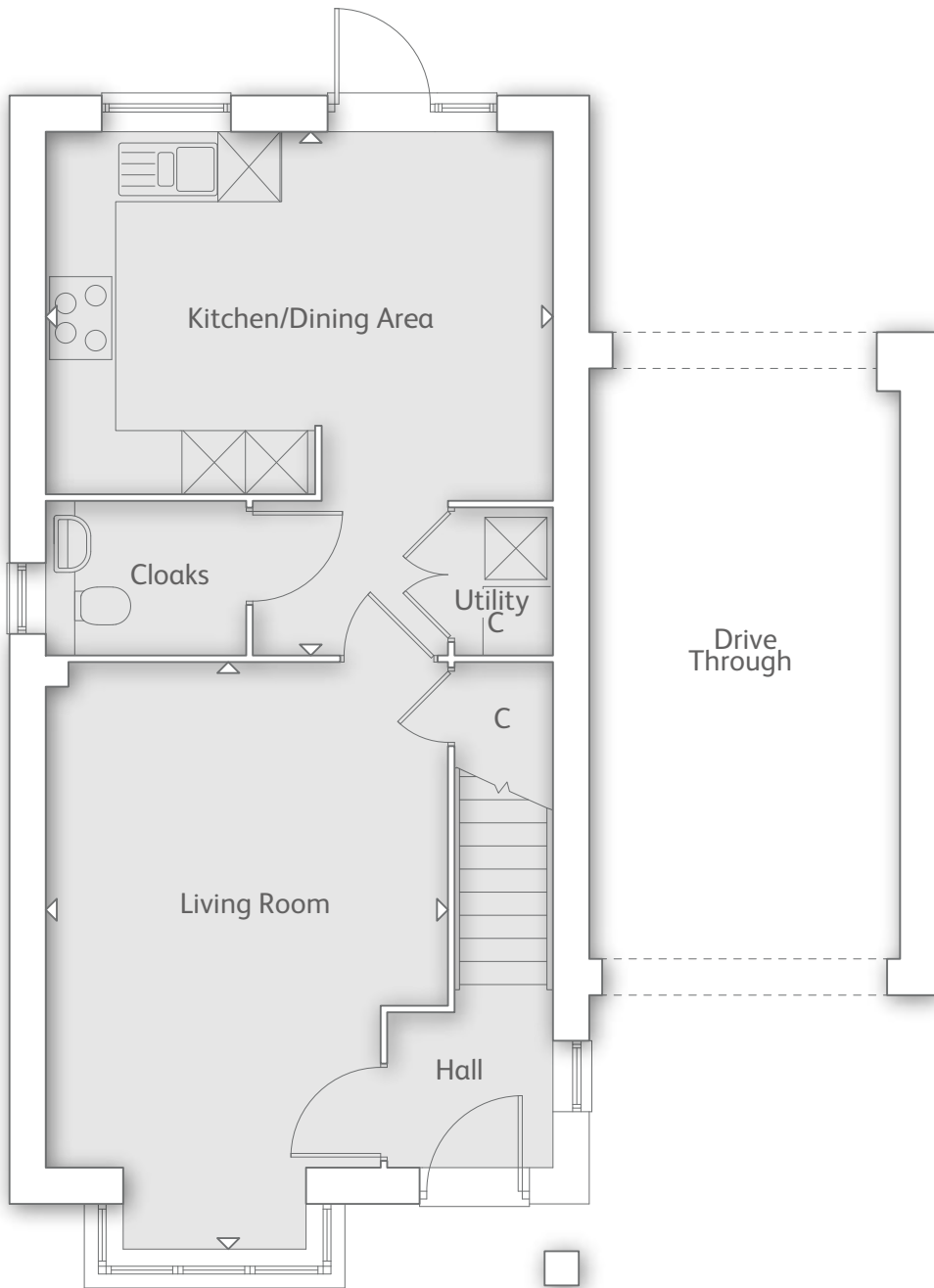
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Decentralised Mechanical Extract Ventilation (dMEV) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, Cloakroom and En Suite†
- TV point to Kitchen/Dining Area
- TV and CAT6 Home Network points to Living Room and all bedrooms
- Wiring for fibre optic broadband (FTTP)

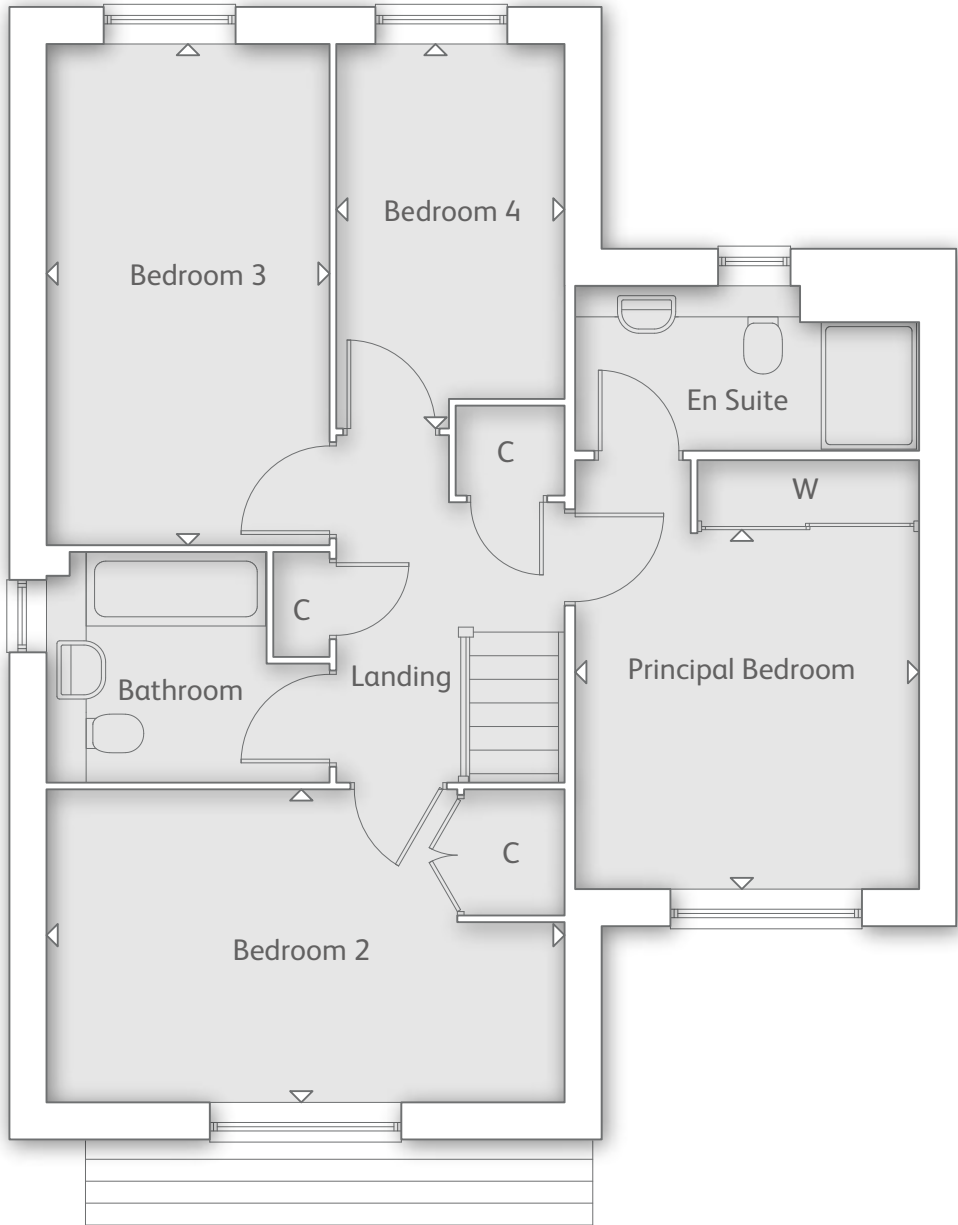
EXTERNAL FEATURES

- Driveway parking
- Drive-through
- Timber framed Carport
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- External tap and socket to garden
- Turf to rear garden as standard
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
4.89M	X 5.05M	16' 1" X 16' 7"
LIVING ROOM		
3.88M	X 5.66M	12' 9" X 18' 7"

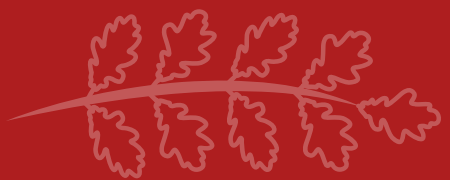


FIRST FLOOR

PRINCIPAL BEDROOM		
3.25M	X 3.36M	10' 8" X 11' 1"
BEDROOM 2		
4.89M	X 2.95M	16' 1" X 9' 8"
BEDROOM 3		
2.67M	X 4.73M	8' 9" X 15' 6"
BEDROOM 4		
2.15M	X 3.63M	7' 1" X 11' 11"

1271 SQ FT / 118.1 SQ M

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding carports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE GRAYSHOTT

4-BEDROOM HOME

PLOT NUMBERS

11	19	21	30	43	45
49	50	54	55	80	83

MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- Fitted mirror to En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

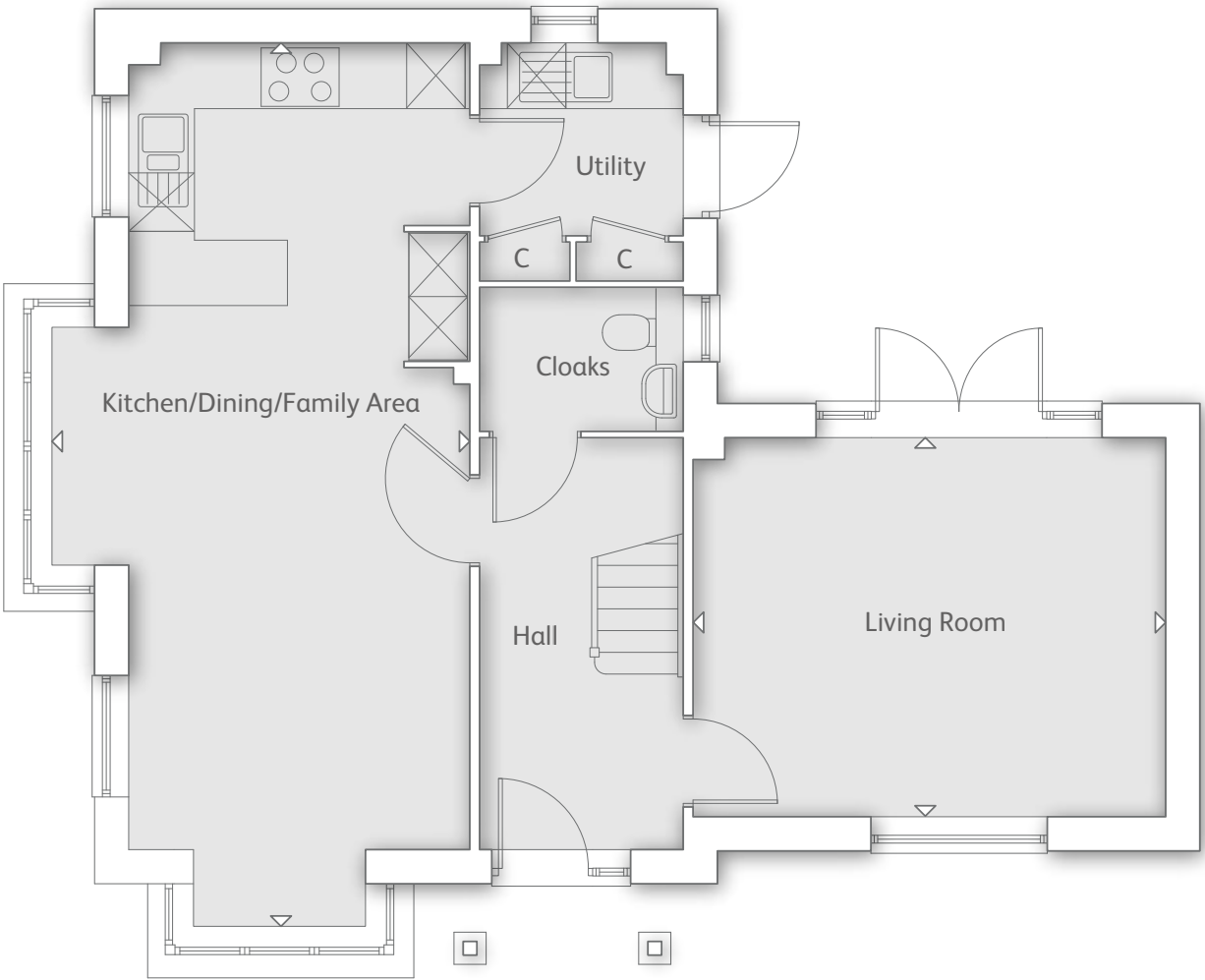
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suite†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

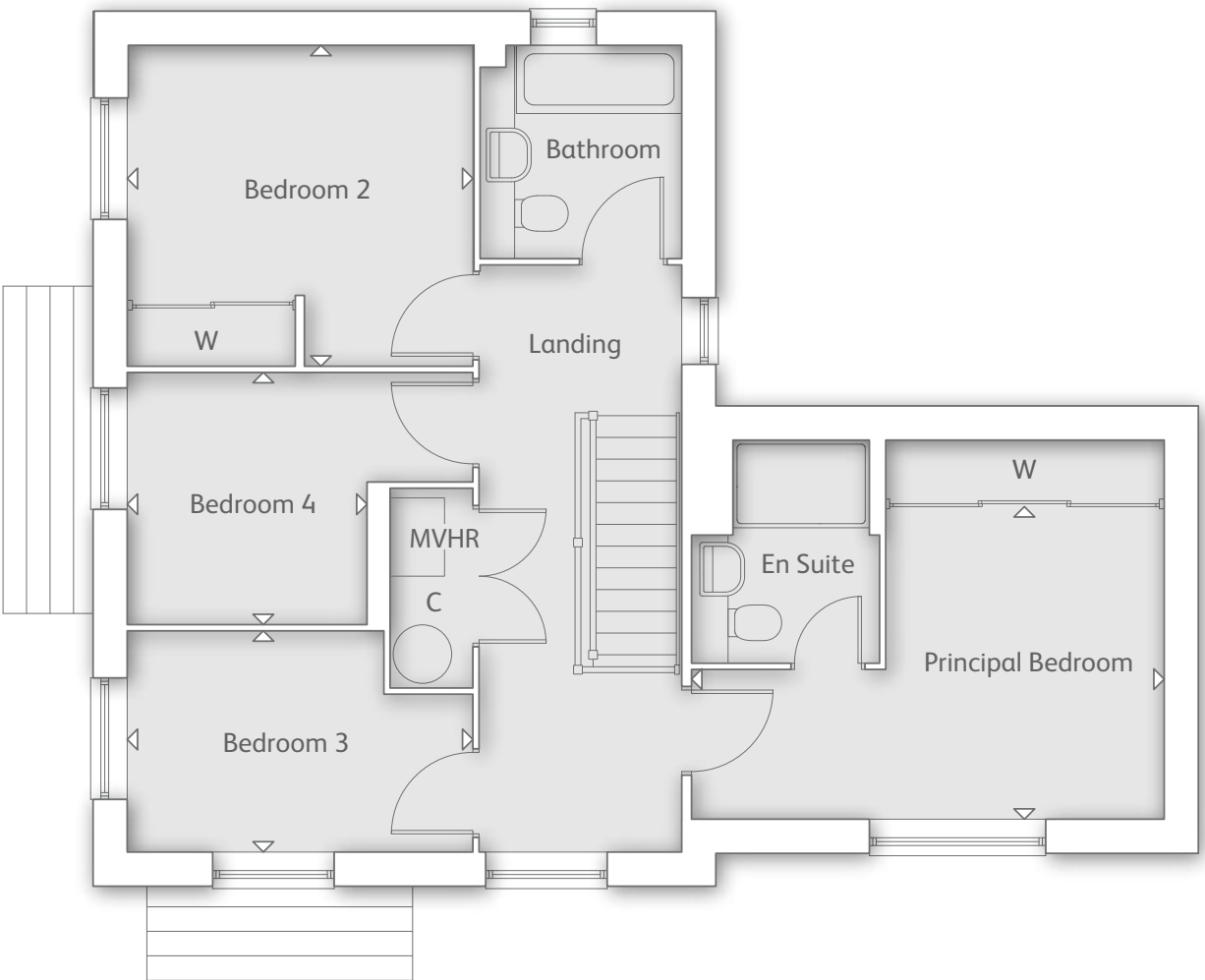
EXTERNAL FEATURES

- Driveway parking
- EV car charging point
- Double garage to Plot 83 only
- Single garage to other plots
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.28M X 9.06M	14' 1" X 29' 9"	
LIVING ROOM		
4.85M X 3.89M	15' 11" X 12' 9"	
UTILITY		
2.09M X 1.98M	6' 10" X 6' 6"	

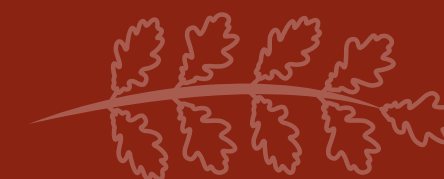


FIRST FLOOR

PRINCIPAL BEDROOM		
4.85M X 3.18M	15' 11" X 10' 5"	
BEDROOM 2		
3.54M X 3.29M	11' 8" X 10' 10"	
BEDROOM 3		
3.54M X 2.27M	11' 8" X 7' 5"	
BEDROOM 4		
2.46M X 2.58M	8' 1" X 8' 6"	

1467 SQ FT / 136.3 SQ M

Please note floor plans are not to scale, Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE KENSWORTH

4-BEDROOM HOME

PLOT NUMBERS

20

44

MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- Fitted mirror to Bathroom and En Suite 1
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

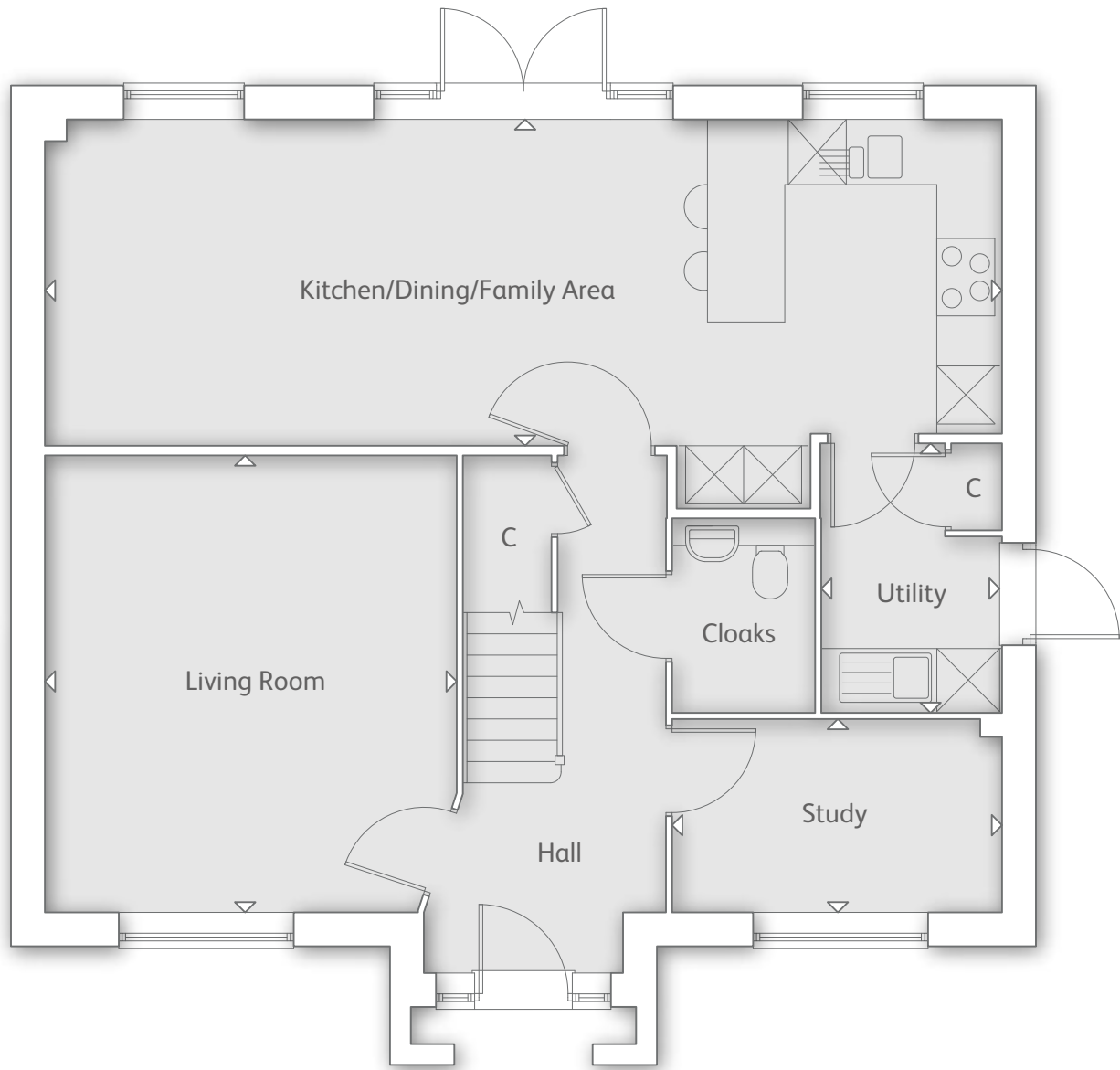
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

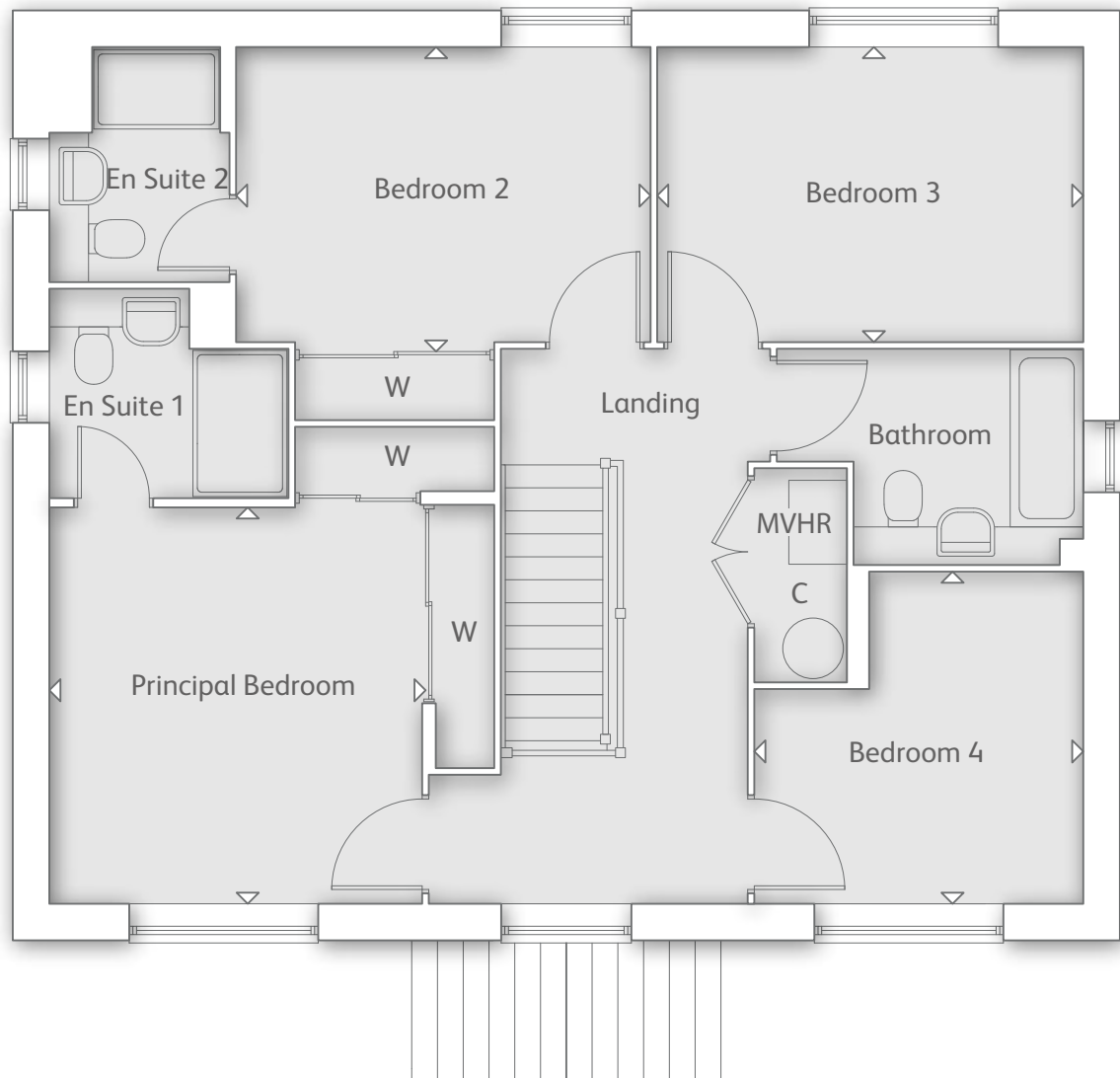
- Driveway parking
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.90M X 3.37M	32' 6" X 11' 1"	
LIVING ROOM		
4.26M X 4.72M	14' 0" X 15' 6"	
UTILITY		
1.87M X 2.78M	6' 2" X 9' 2"	
STUDY		
3.41M X 2.00M	11' 2" X 6' 7"	

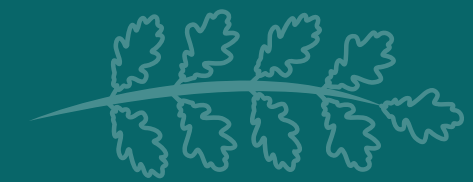
1761 SQ FT / 163.6 SQ M



FIRST FLOOR

PRINCIPAL BEDROOM		
3.57M X 3.79M	11' 9" X 12' 5"	
BEDROOM 2		
3.96M X 2.90M	13' 0" X 9' 5"	
BEDROOM 3		
4.08M X 2.82M	13' 5" X 9' 3"	
BEDROOM 4		
3.15M X 3.17M	10' 4" X 10' 5"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suites only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE WOODHILL

4-BEDROOM HOME

PLOT NUMBERS

42

62

MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktop with up-stand and Bosch free-standing washing machine to Utility
- Siemens Induction hob* with Caesarstone splashback
- Siemens Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Quooker Hot Water Tap
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- Fitted mirror to En Suite
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suite
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suite**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

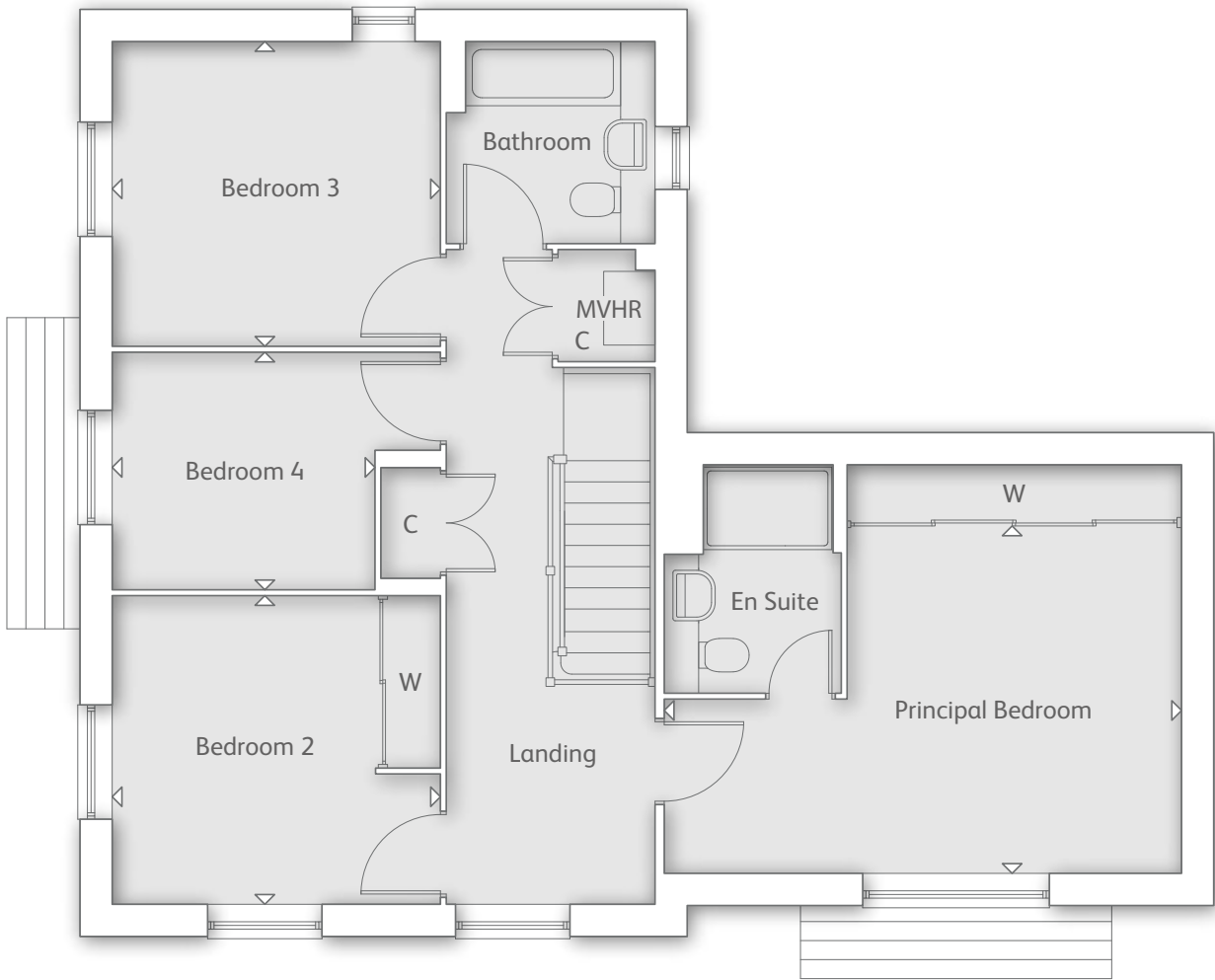
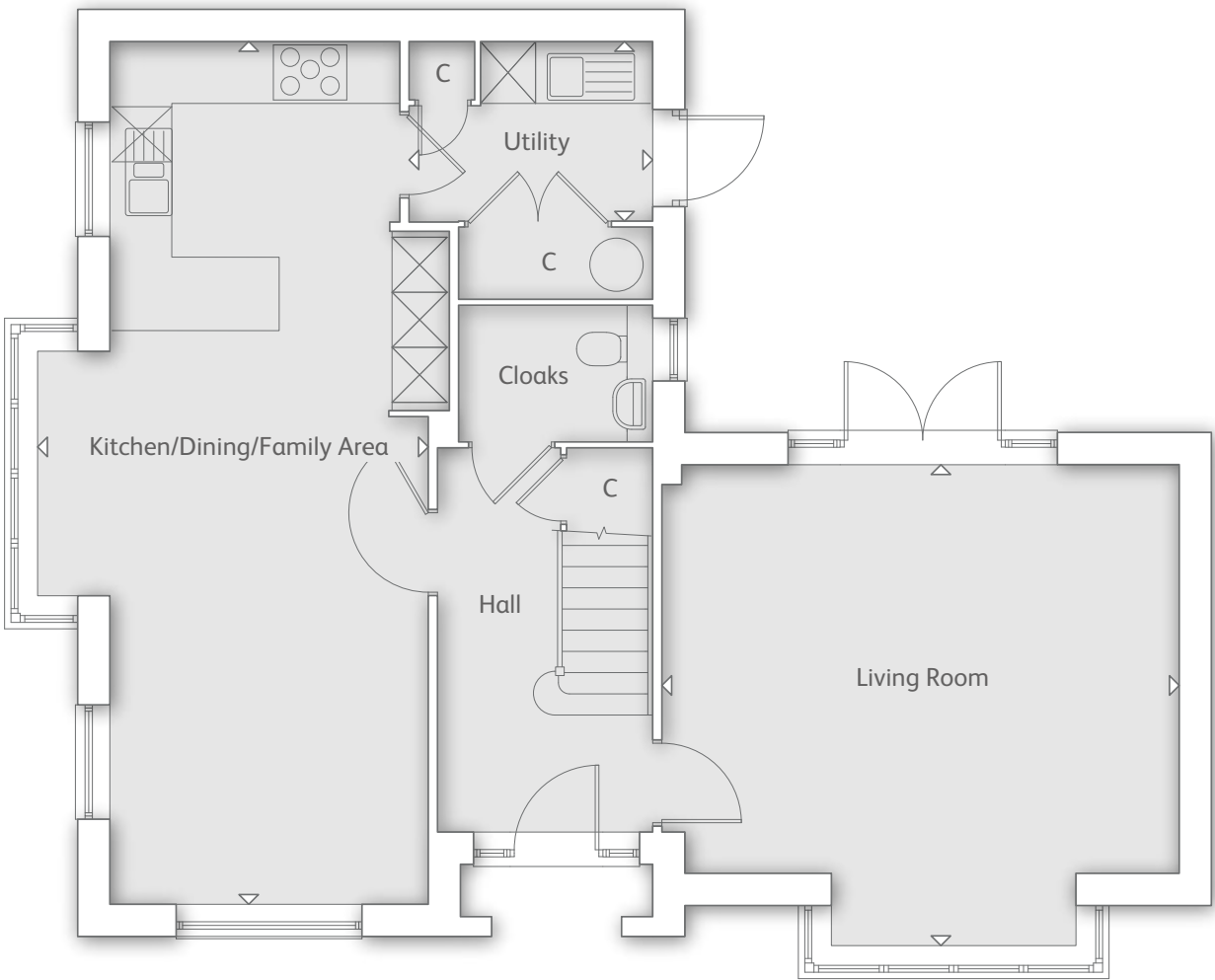
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Mechanical Ventilation Heating Recovery (MVHR) System
- Underfloor heating to ground floor and low temperature radiators to upper floor
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suite†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Driveway parking
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt
- External tap and socket to garden
- Turf to rear garden as standard



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
4.25M X 9.40M	14' 0" X 30' 10"	
LIVING ROOM		
5.63M X 5.24M	18' 6" X 17' 2"	
UTILITY		
2.65M X 1.95M	8' 9" X 6' 5"	

FIRST FLOOR

PRINCIPAL BEDROOM		
5.63M X 3.78M	18' 6" X 12' 5"	
BEDROOM 2		
3.57M X 3.36M	11' 9" X 11' 0"	
BEDROOM 3		
3.57M X 3.32M	11' 9" X 10' 11"	
BEDROOM 4		
2.86M X 2.59M	9' 5" X 8' 6"	

1771 SQ FT / 164.5 SQ M

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

EFFICIENT NEW HOMES

According to research by the House Builders Federation (HBF) the average new build home makes **heating, hot water and lighting costs 50% cheaper**, with the average new build house owner paying just over £800 a year for these utilities.

New build homes also emit 65% less carbon than older counterparts, with the average new build home emitting 1.22 tonnes of carbon per year, which is 35% of the average older property, which emits an average of 3.51 tonnes per year.

Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.





Energy efficiency is built into our homes Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home
- Thermal Insulation inside floors, walls and roof
- Zoned heating systems; control the temperature of the ground floor and first floor separately
- Integrated home appliances

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC Warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Warwick Place. *Data from HBF Watt a Save - Energy efficient new homes January 2025 report <https://www.hbf.co.uk/policy/wattasave/>

DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.

THE BENEFITS

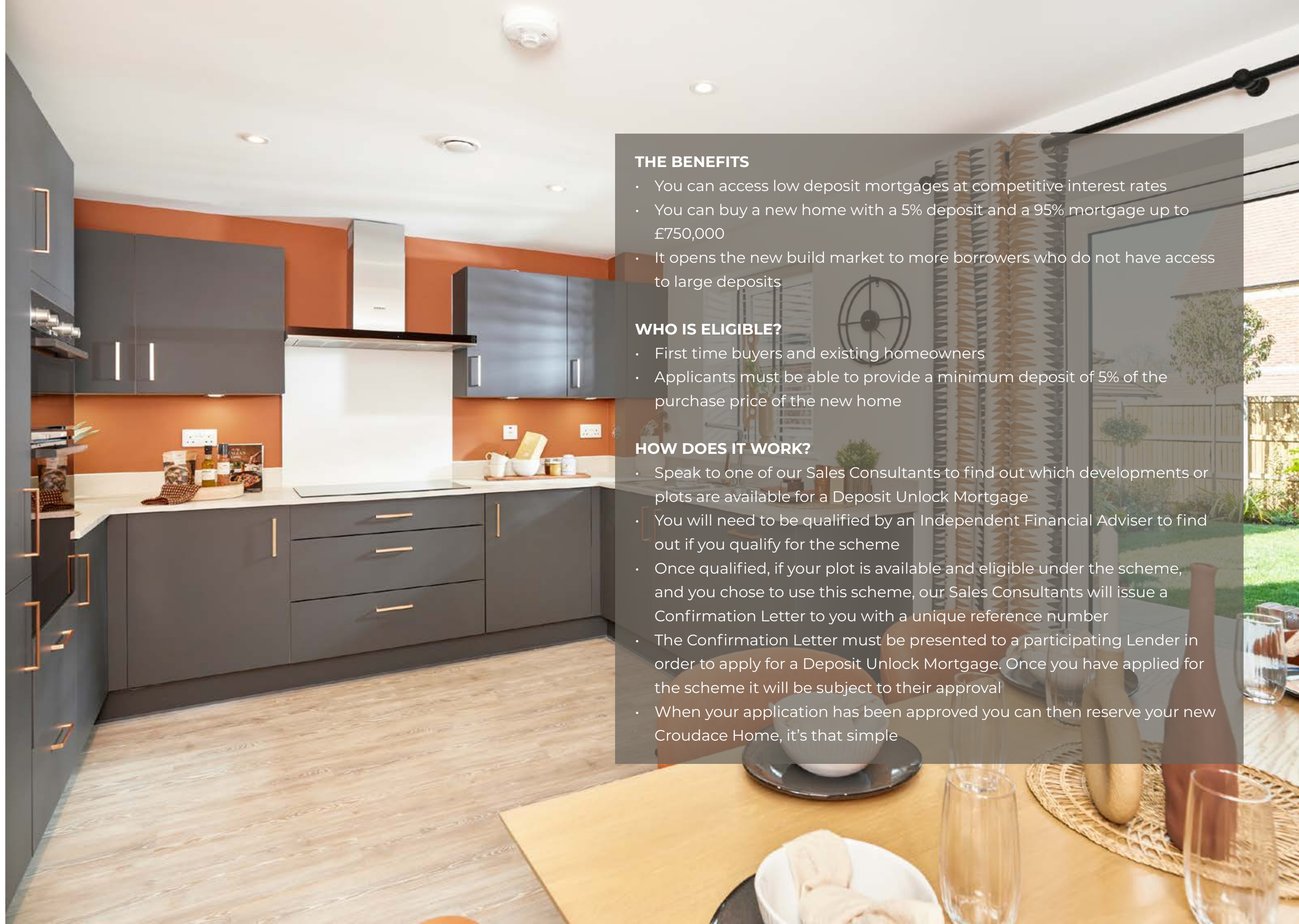
- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple





THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

HASSLE FREE SERVICE

- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. Our Sales Consultants are always on hand to help whenever possible.

A COMMITMENT TO QUALITY



Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



A stylized, handwritten signature in black ink, representing Adrian Watts.

Adrian Watts,
Group Chief Executive



We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



5 STAR AWARD WINNING HOME BUILDERS



Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the thirteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

**Hammondstreet Road, Cheshunt,
Hertfordshire EN7 6PN**

What 3 Words location:

///aspect.basket.entertainer

Marketing Suite open daily 10am to 5pm

Phone: 01707 242485

Email: warwickplace@croudacehomes.co.uk



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given is truthful, aspects are subject to change as Warwick Place progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation August 2025.

