

## A SECLUDED ESCAPE IN A LEAFY COUNTRYSIDE VILLAGE

Discover an exclusive, private and contemporary collection of just two 4-bedroom homes comprised over 3 floors, offering style and space in a well-connected location. This outstanding development has been thoughtfully designed to offer residents the things that matter most.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout.



# EXPERIENCE THE FINER THINGS IN LIFE

Nestled between the towns and villages of Roydon, Nazeing and Harlow, Beechwood benefits from a secluded yet well-connected location.

Beechwood is ideally placed to enjoy the rural setting and local amenities of Roydon which include a local village shop, post office, pharmacy, Saturday market, White Hart Pub and The New Inn Pub to name a few. All whilst still being well positioned for easy access to Central London and Cambridge with the convenient road and rail connections.

An excellent choice of local schools are also close by including Roydon Primary School, St Nicholas Independent Secondary School, Hare Street Community Primary School and Stewards Academy Secondary School.

## BY CAR

5 MINUTES (2 miles)  
**Roydon High Street**

6 MINUTES (2.2 miles)  
**Roydon Train Station**

6 MINUTES (2.6 miles)  
**Parndon Wood Nature Reserve**

8 MINUTES (3.6 miles)  
**Nazeing Golf Course**

9 MINUTES (3.5 miles)  
**Harlow Town Centre**

11 MINUTES (4.8 miles)  
**Queensgate Shopping Centre**

12 MINUTES (4.3 miles)  
**Hoddesdon Town Centre**

24 MINUTES (16.9 miles)  
**Stanstead Airport**

## BY RAIL

FROM ROYDON STATION  
36 MINUTES  
**Direct link to Liverpool Street Station**

45 MINUTES  
**Direct link to Kings Cross Station**



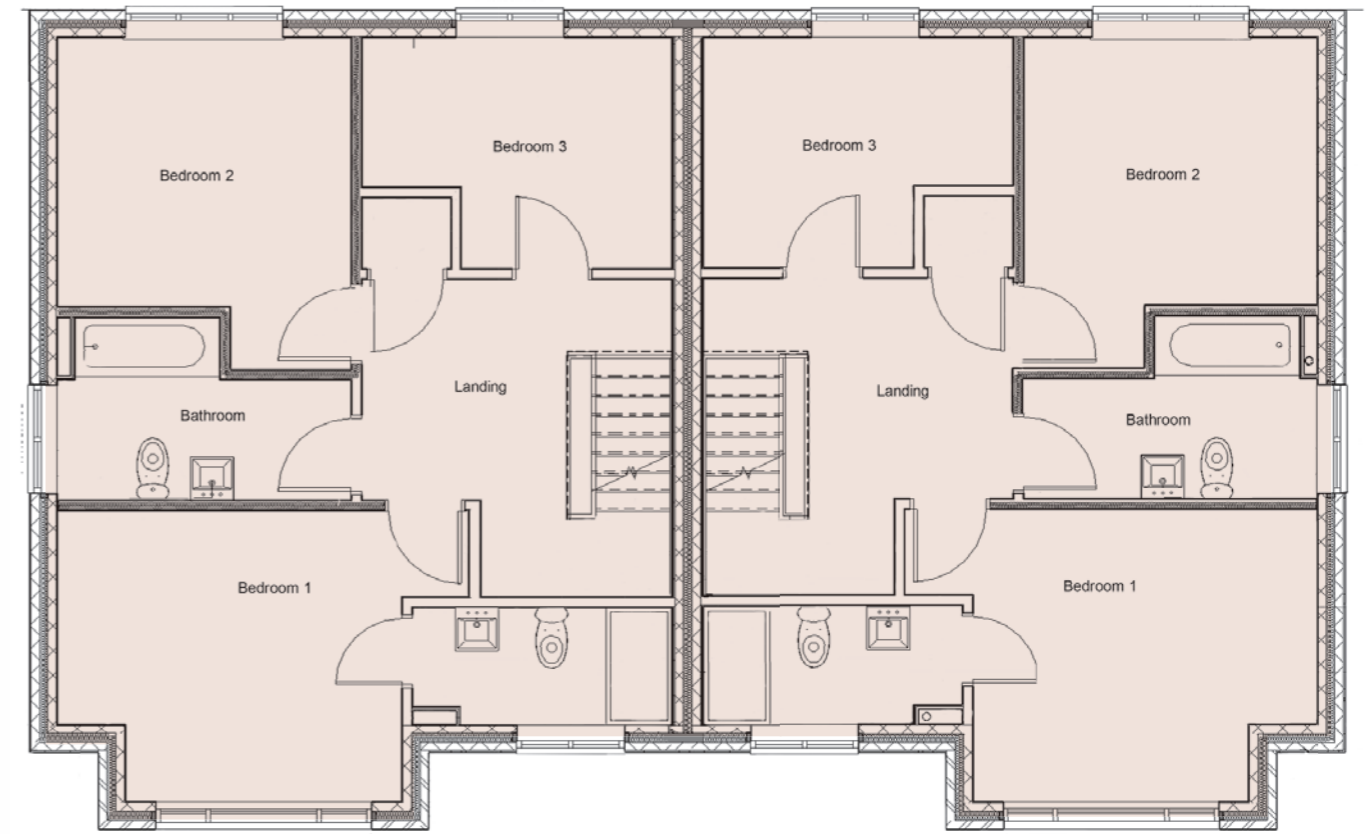
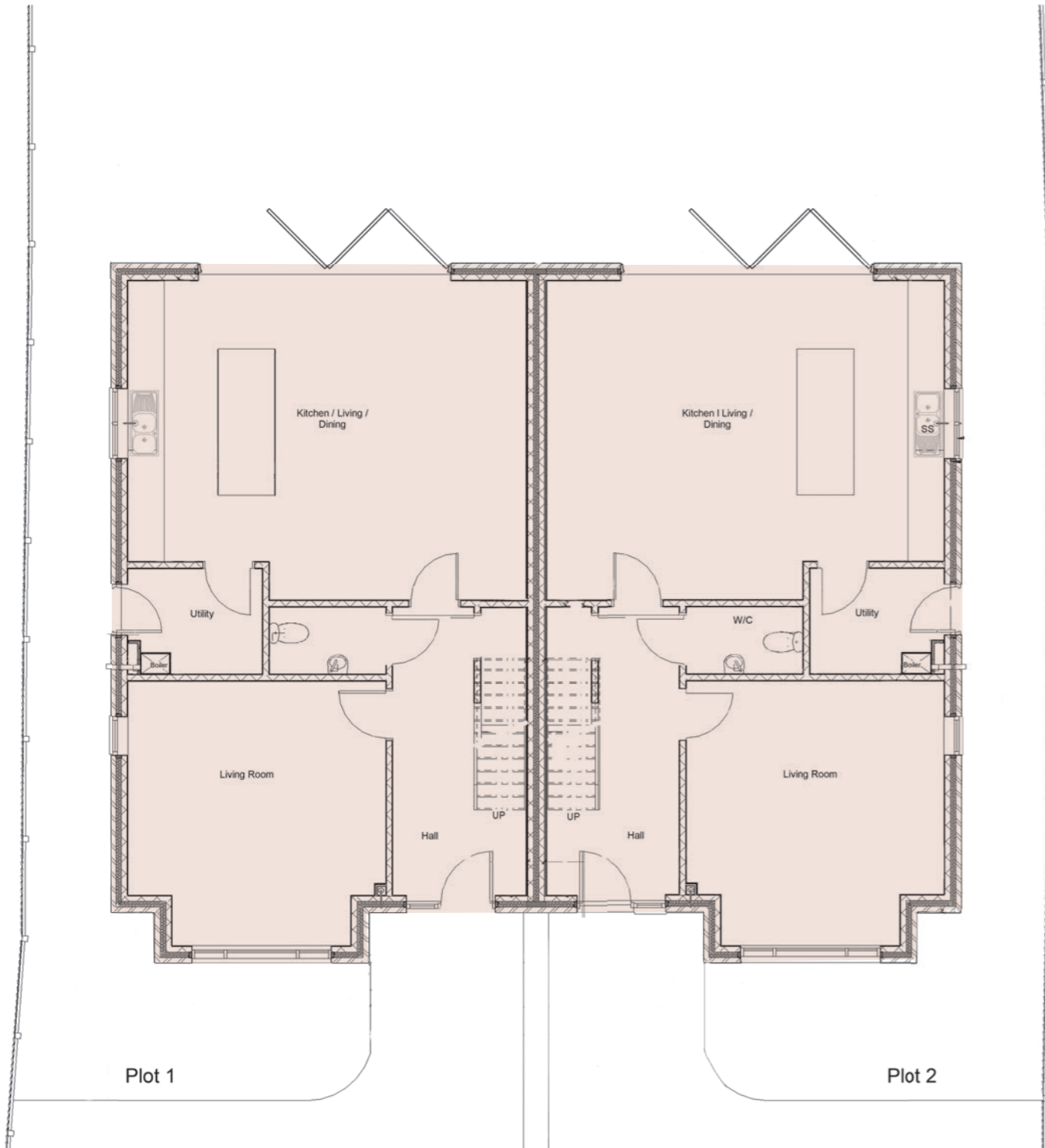
# PLOTS 1 & 2

1823 Sq ft / 169 m<sup>2</sup>

## GROUND FLOOR

LIVING ROOM:  
15.5 x 15.2 ft  
4.7 x 4.6 m

KITCHEN/ LIVING /  
DINING AREA:  
23.4 x 18.8 ft  
7.1 x 5.7 m

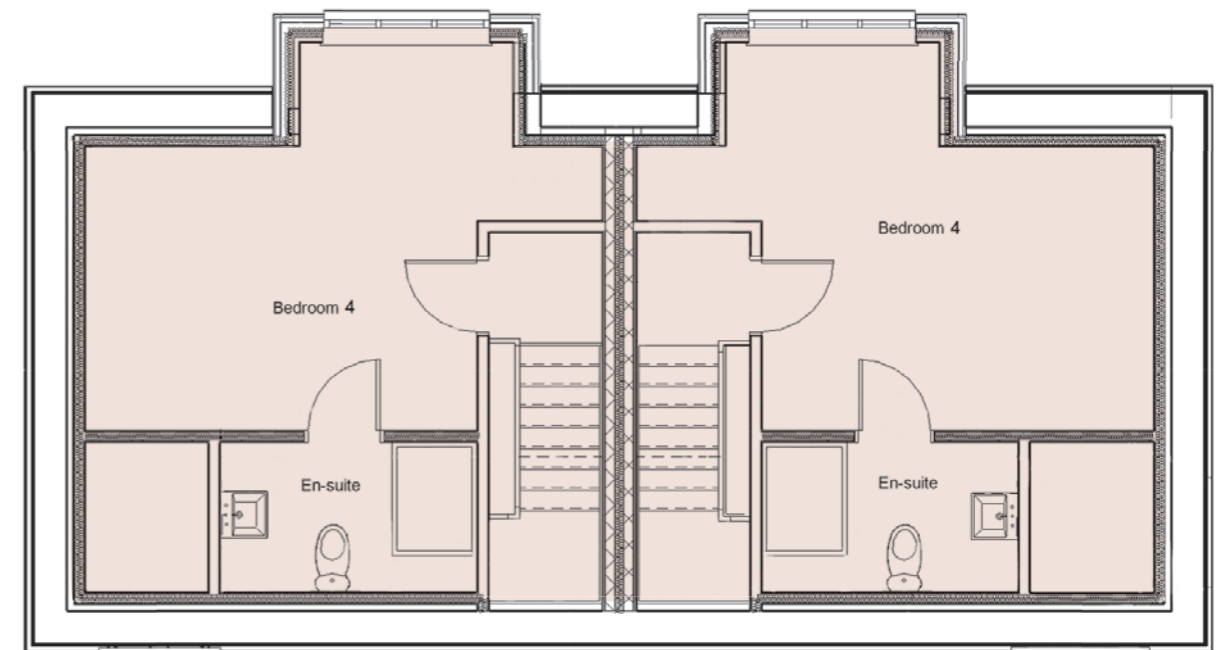


## FIRST FLOOR

BEDROOM 1:  
11.2 x 10.3 ft  
3.4 x 3.1 m

BEDROOM 2:  
11.9 x 8.8 ft  
3.6 x 2.3 m

BEDROOM 3:  
13.7 x 13.2 ft  
4.1 x 4 m



## SECOND FLOOR

BEDROOM 4:  
13.3 x 11.1 ft  
4 x 3.4 m



# SPECIFICATION

## Kitchens

- Urban Myth kitchens, supermatt handleless finish with quartz stone worktops and upstands
- Under pelmet lighting
- Integrated Bosch appliances (oven/microwave combi oven/fridge-freezer/dishwasher)
- Ceramic induction hob with built in ventilation
- Blanco stainless steel undermounted sinks and taps
- Space in utility room for washing machine and tumble dryer

## Bathroom/En-suites/Cloakrooms

- Roca sanitaryware & brassware
- Wet heated towel rails (excl. WC)
- Wall hung vanity units to all bathroom and en-suites
- Wall hung WC with concealed cistern and push button flush
- Slimline shower trays, rainsense showerheads over and hand shower at mid-level
- Bath with tiled panel, rainsense showerhead over and hand shower at mid-level
- Full height Porcelanosa tiles to all bathroom and en-suites
- Shaver point to bathroom
- Mirrors to all bathroom and en-suites

## Flooring

- Amtico flooring to hallway, kitchen-diner, utility room and WC
- Porcelain floor tiles to bathroom and en-suites
- Fitted carpets to all bedrooms, lounge, stairwells and landing areas

## Internal Finishes

- Pre-finished white internal doors with chrome door handles
- Oak base rail/hand rail/newel caps to staircase, painted timber spindles

- Walls and ceilings finished to white matt emulsion
- Built in wardrobes to master bedroom

## Heating & Plumbing

- Gas fired central heating, system boiler with Megaflow cylinder (Vaillant boiler)
- Underfloor heating to ground floor
- Wall hung radiators to first floor with thermostatic radiator valves
- Electric underfloor heating to bathroom and en-suites

## Electrics

- Flat plate chrome light switches and sockets throughout
- White LED spotlights throughout
- Telephone points to lounge/master bedroom/loft room
- All TV points wired for Sky & CAT 6
- Mains operated smoke detectors
- Mains operated heat detector to kitchen
- 4 x external up/down LED lights (2 to front/2 to rear of house)
- Downlights to porch canopy
- LED security sensor light to side passage
- 1 x double outdoor socket
- Electric vehicle charging point

## External Finishes

- Solidor composite front door with glazed side panel
- UPVC windows and side door
- Aluminum double glazed bifold doors
- Finished porcelain patio and garden laid to turf
- Block paved driveway
- Closed boarded fencing

**Build Zone New Build 10 year warranty**



**BEECHWOOD**  
OLD HOUSE LANE  
ROYDON, CM19 5DN



## PERFECTLY POSITIONED

- |                                                                                       |                    |                                                                                       |                                    |
|---------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|------------------------------------|
|  | TUBE STATION       |  | GOLF COURSE                        |
|  | OVERGROUND STATION |  | BAR / PUB                          |
|  | PARK / OPEN SPACE  |  | RESTAURANT                         |
|  | SCHOOL             |  | LEISURE CENTRE / SPORTING ACTIVITY |
|  | SHOPPING           |                                                                                       |                                    |



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