



# New River Gardens

WORMLEY

# New River Gardens

A collection of exceptional new  
3 and 4 bedroom family homes,  
close to Wormley village and the  
banks of the New River.







## The perfect balance of connected country living

A home at New River Gardens offers an abundance of outdoor space in a great location with so much more on your doorstep.

Close to the riverside, parks and pretty villages, New River Gardens is the perfect choice for everyone. Whether you are seeking more space with a close-knit community to put down roots, or looking for a laid-back lifestyle in the countryside, there is something for everyone at New River Gardens.

The very best of Hertfordshire is on the doorstep, offering plenty to do in your downtime, from eating out to exploring the outdoors.

There is an impressive number of excellent primary, secondary, state and independent schools in the local area, including, The Broxbourne School, Broxbourne Church of England Primary School, Wormley Primary School and the highly regarded Haileybury Independent School.





# New River Gardens

## House types

**The Stort**  
3 bedroom house  
Plots 1, 2, 3, 4  
948 sqft

**The Purwell**  
4 bedroom house  
Plots 9, 11  
1,454 sqft

**The Ash**  
3 bedroom house  
Plots 5, 6, 7, 8  
948 sqft

**The Ivel**  
4 bedroom house  
Plots 10, 12, 13  
1,443 sqft





# The Stort

3 bedroom semi-detached – Plots 1-4

88 sqm / 948 sqft



## Ground floor

Kitchen/Dining	5.29m x 3.82m	17'4" x 12'6"
TV Room	4.35m x 3.03m	14'3" x 9'11"
Garage	6.01m x 3.01m	19'9" x 9'11"

# The Ash

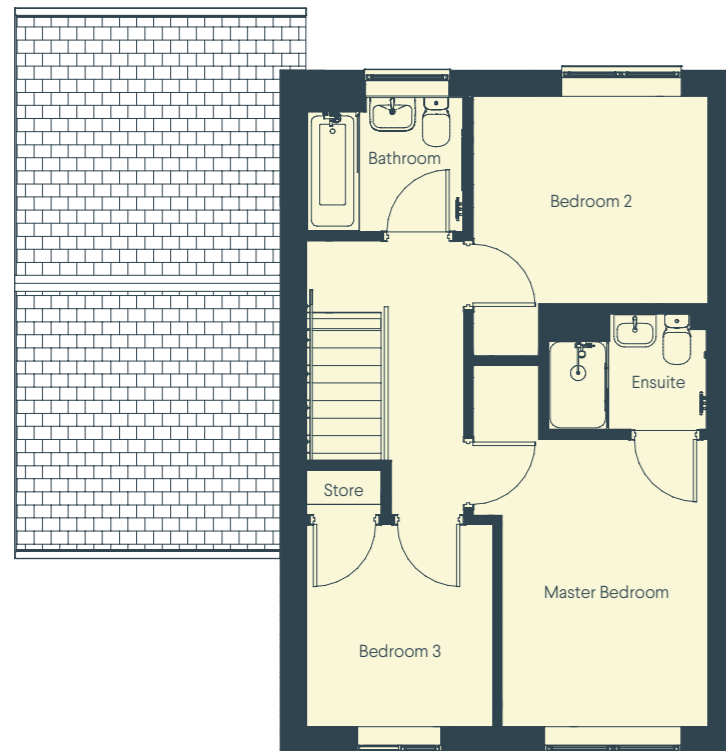
3 bedroom detached – Plots 5-8

88 sqm / 948 sqft



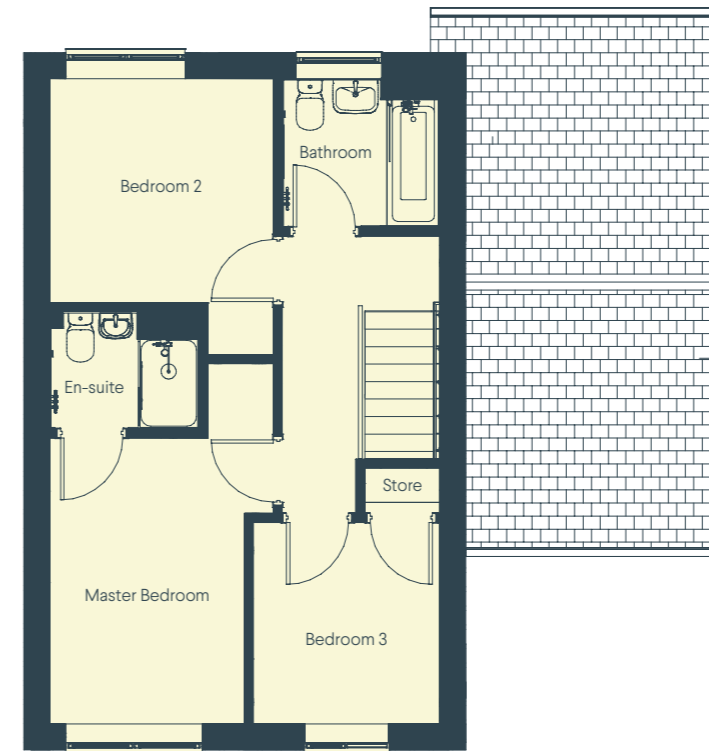
## Ground floor

Kitchen/Dining	5.16m x 4.05m	16'11" x 13'3"
TV Room	4.35m x 2.90m	14'3" x 9'6"
Garage	6.01m x 3.01m	19'9" x 9'11"



## First floor

Master Bedroom	3.79m x 2.70m	12'5" x 8'11"
Bedroom 2	3.09m x 2.74m	10'2" x 9'0"
Bedroom 3	2.67m x 2.46m	8'10" x 8'1"



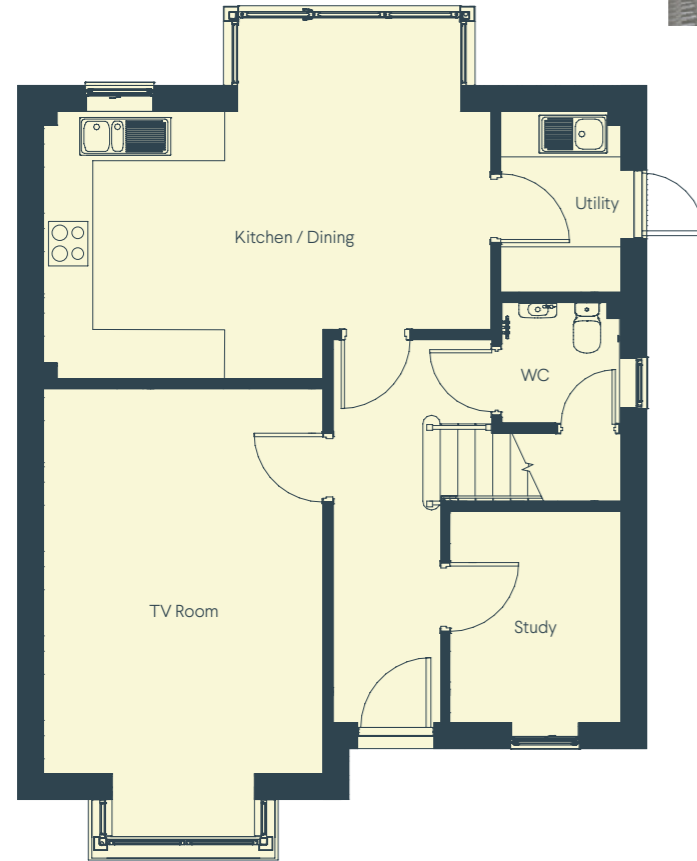
## First floor

Master Bedroom	3.79m x 2.58m	12'5" x 8'6"
Bedroom 2	2.96m x 2.96m	9'9" x 9'9"
Bedroom 3	2.67m x 2.46m	8'10" x 8'1"

# The Purwell

4 bedroom detached – Plots 9 & 11

135 sqm / 1,454 sqft



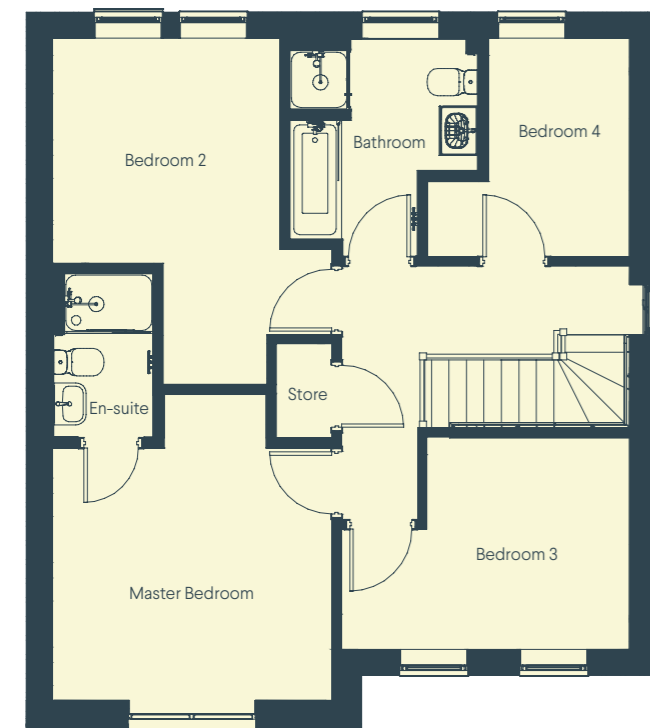
## Ground floor

Kitchen/Dining  
5.91m x 3.53m    19'5" x 11'7"

TV Room  
5.09m x 3.69m    16'8" x 12'1"

Garage  
2.80m x 2.26m    9'2" x 7'5"

Utility  
2.39m x 1.59m    7'10" x 5'3"



## First floor

Master Bedroom  
3.69m x 3.33 m    12'1" x 10'11"

Bedroom 2  
3.92m x 3.01m    12'10" x 9'10"

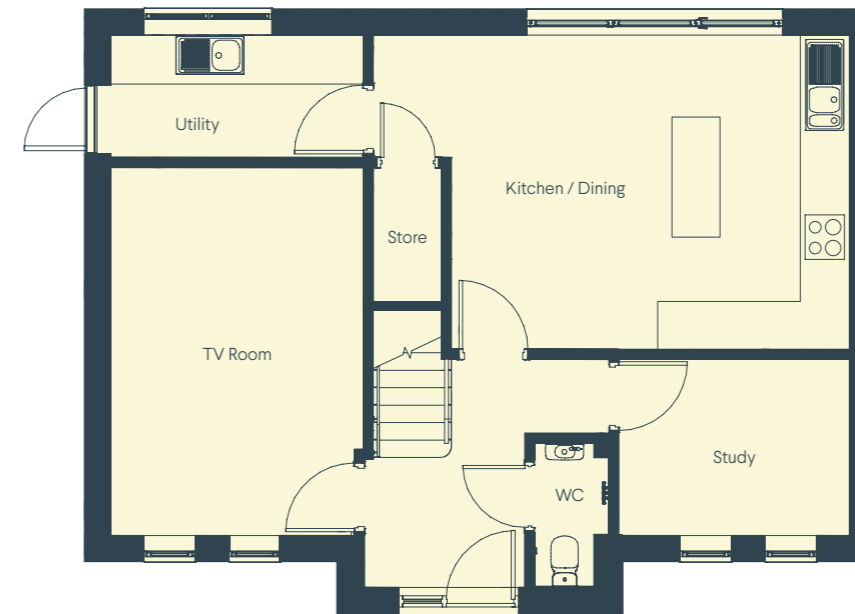
Bedroom 3  
3.81m x 2.81m    12'6" x 9'3"

Bedroom 4  
2.89m x 1.86m    9'6" x 6'1"

# The Ivel

4 bedroom detached – Plots 10, 12, 13

134 sqm / 1,443 sqft



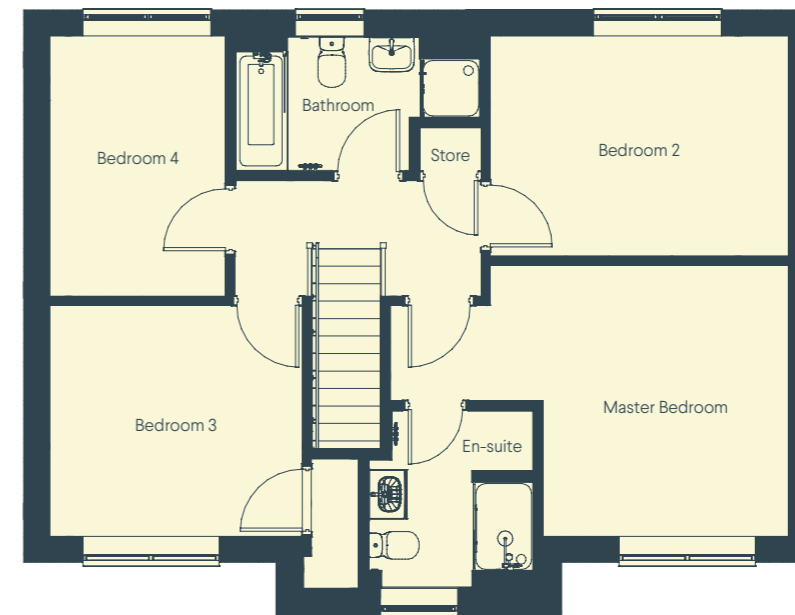
## Ground floor

Kitchen/Dining  
6.30m x 4.15m    20'8" x 13'7"

TV Room  
4.87m x 3.34m    16'0" x 11'0"

Study  
3.05m x 2.33m    10'0" x 7'8"

Utility  
3.34m x 1.62m    11'0" x 5'4"



## First floor

Master Bedroom  
5.26m x 3.59m    17'3" x 11'9"

Bedroom 2  
3.95m x 2.91m    13'0" x 9'7"

Bedroom 3  
3.34m x 3.06m    11'0" x 10'1"

Bedroom 4  
3.44m x 2.33m    11'3" x 7'8"



# Specifications and details

## Kitchen

- Contemporary Chelford range kitchen\*
- Under cabinet LED lighting
- Quartz worktops\*
- Integrated Bosch and AEG appliances (or similar) including fridge/freezer, induction hob, stainless steel double oven, washing machine, dishwasher
- Hansgrohe single lever mixer tap
- Stainless steel Franke sink
- LED downlighting

## Internal finishes

- Ceramic wall tiles to bathrooms and ensuites
- Porcelain floor tiles to bathrooms and ensuites
- Karndean flooring (or equivalent) and quality carpets
- Oak veneer or oak glazed internal doors
- Walls to be finished in Bleached Lichen 2 and high humidity areas finished in white
- Ceilings and woodwork to be finished in Brilliant White
- Square edged and single route skirting and architraves
- Stainless steel door handles and hinges
- White sockets and light switches
- Pendant lighting
- LED downlights to bathrooms

## Bathrooms & Ensuites

- Contemporary white sanitaryware
- Hansgrohe single lever basin mixer tap
- Thermostatic shower mixer
- Low profile shower trays
- Glass shower and bath screens
- Hansgrohe thermostatic bath mixer tap
- Chrome heated towel rail

## External features

- uPVC bifold doors and windows
- Composite front door with pull handle, weather bar and letter plate
- Stainless steel door numbering
- Ribbed stone grey garage door (upgrade to electric is optional)
- External lighting
- Electric vehicle charging port
- Off-street parking
- Private gardens

*\*A selection of choice subject to build stage.  
Computer generated imagery is indicative only.*





# Stay connected locally and to central London



14 mins

Tottenham Hale 

32 mins

London Liverpool Street 

35 mins


Stratford (for Westfield London)

46 mins

Cambridge



5 mins

Broxbourne station 

6 mins

Brookfield Shopping Park / Paradise Wildlife Park

10 mins

M25 motorway J25 - Waltham Cross

35 mins

London Stansted Airport



Travel times are taken from Google Maps and National Rail.



# New River Gardens

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