



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

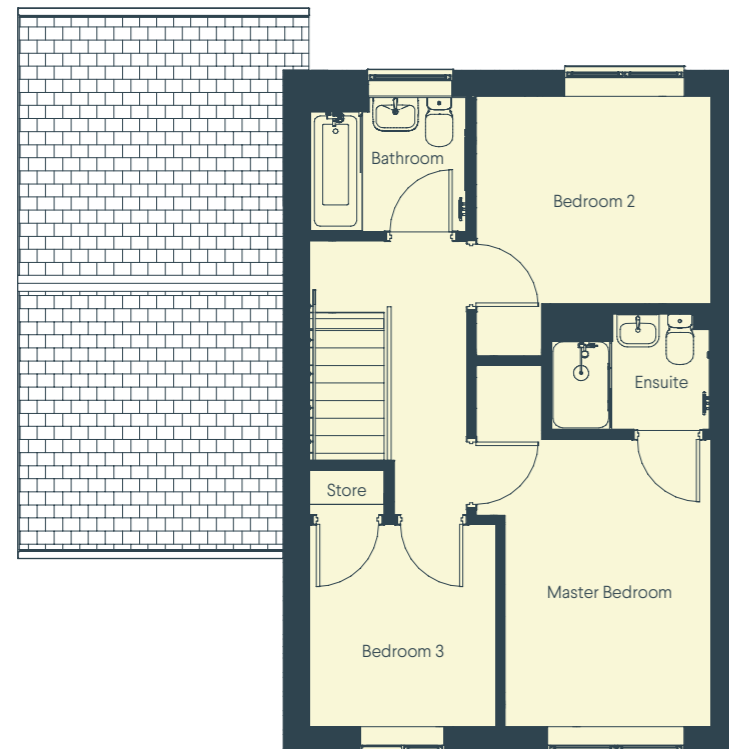
3 bedroom detached – Plots 5-8

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"



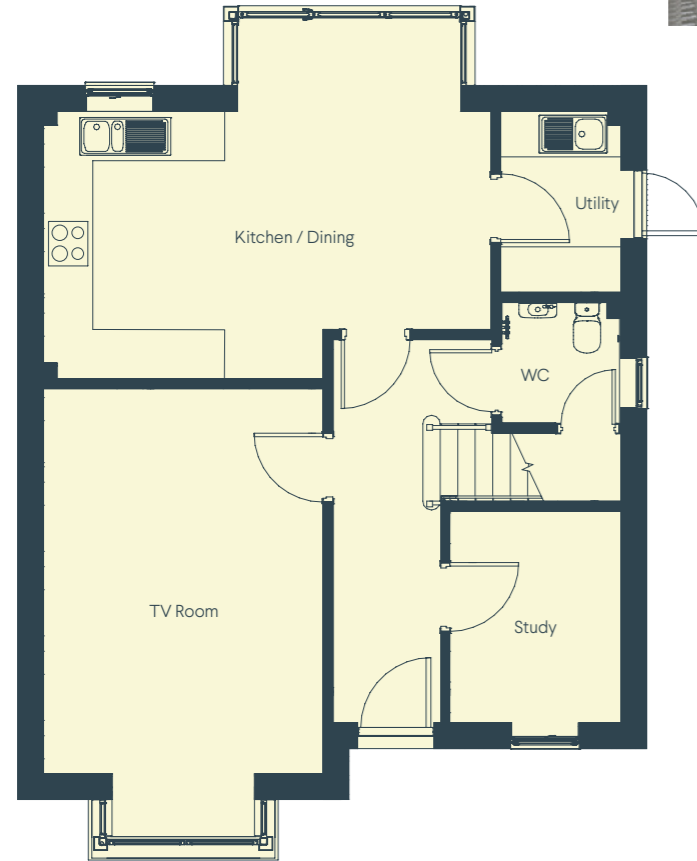
First floor

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"

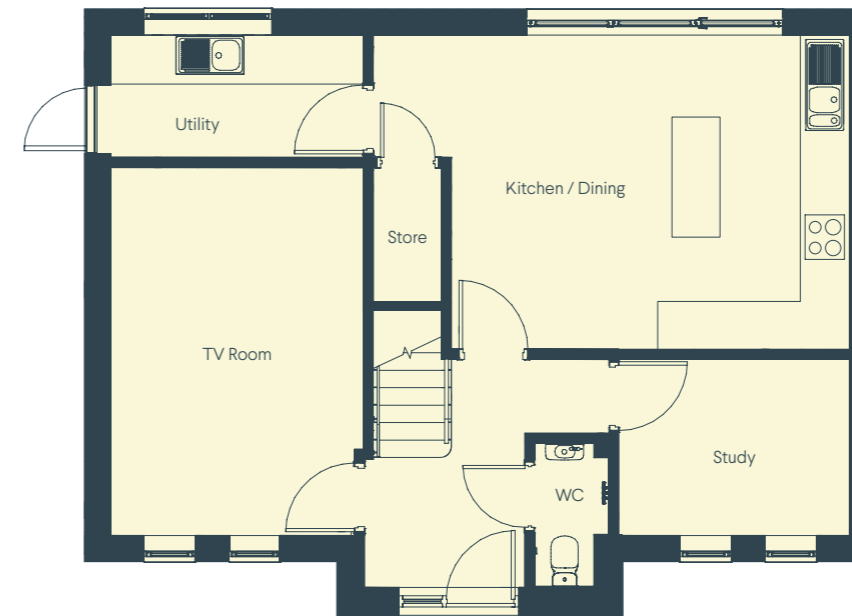
Garage
2.80m x 2.26m 9'2" x 7'5"

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

The Ivel

4 bedroom detached – Plots 10, 12, 13

134 sqm / 1,443 sqft



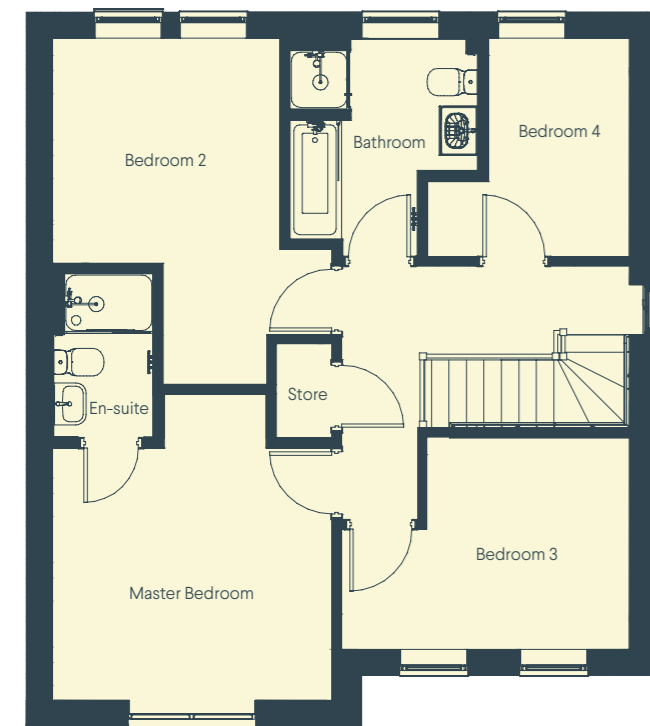
Ground floor

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"



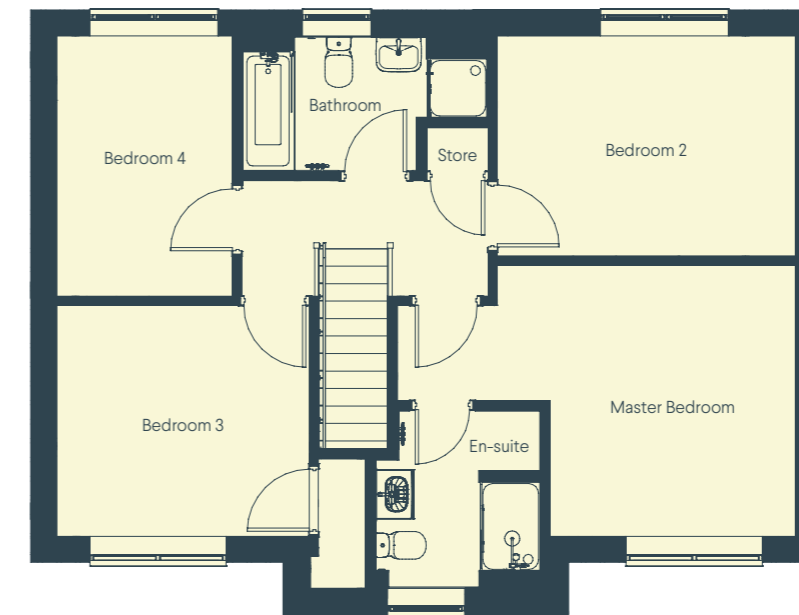
First floor

Master Bedroom
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"



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

St Laurence's Drive, Wormley, Hertfordshire EN10 6LH



Sales enquiries

01992 940955

info@lanesexclusivehomes.co.uk

www.lanesexclusivehomes.co.uk

A development by

HLL
HERTS LIVING LTD

IMPORTANT NOTICE

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.
Designed by Fresh Lemon.

