



THE CHIMES

BROXBOURNE



Introducing an elegant collection of spacious 1-5 bedroom contemporary houses and apartments, set in a desirable area of Broxbourne. Moments away from a direct train service to London and idyllic riverside location.



THE CHIMES

BROXBOURNE



CONTEMPORARY HOUSES & APARTMENTS
for exclusive living



02

03



THE CHIMES SITEPLAN

KEY

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- TYPE J
- TYPE H
- TYPE K
- AFFORDABLE HOUSING
- cp CAR PORT



04

05





96

07

INTERIORS DESIGNED
*for modern
living*



08



09



A beautiful collection of spacious houses and apartments designed with your lifestyle in mind, meticulously created considering all the finer details of modern living.

Benefiting from lots of natural light and contemporary interiors, including stylish ensembles adjoining the master bedrooms, with attractive sanitaryware in the spacious bathrooms.

Individually designed contemporary kitchens and dining area, provide the perfect setting for entertaining, with many open plan living areas for relaxation with friends and family.

Each home benefits from a private or communal garden space and either a garage or allocated parking.



CONTEMPORARY
*inspired
interiors*



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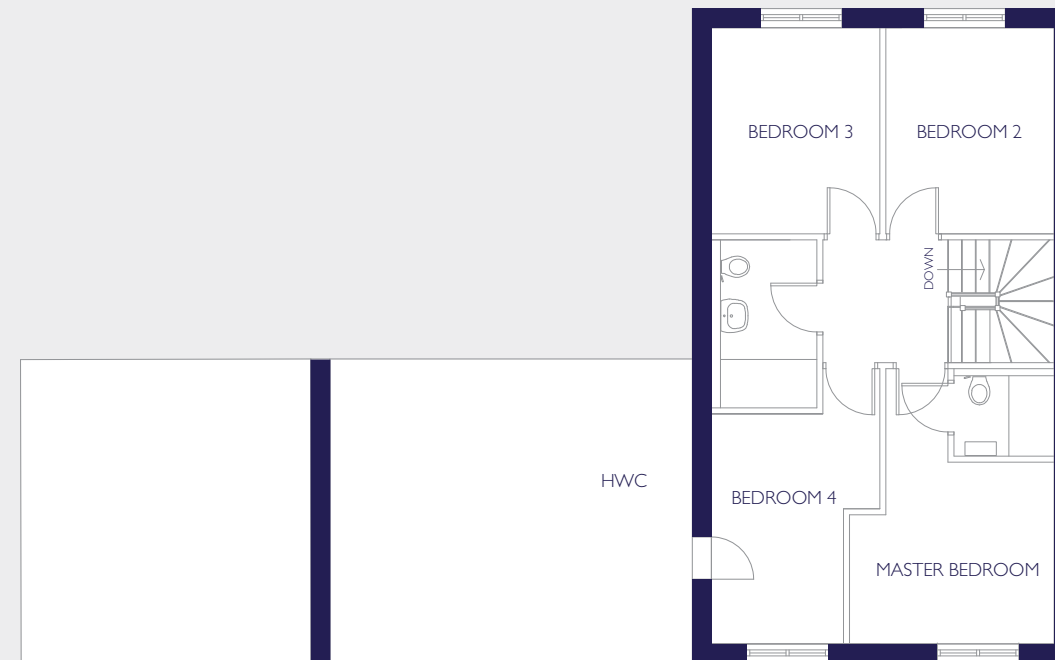
COOT

TYPE A
4 BEDROOM DETACHED
PLOT 6

GROUND FLOOR	DIMENSIONS (WxH)
WC	1800 x 1266 mm
LIVING ROOM	6209 x 4394 mm
FAMILY ROOM / KITCHEN	5669 x 5554 mm
UTILITY ROOM	1800 x 1800 mm
COVERED CAR PORT	479 x 5060 mm*

FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	1725 x 2776 mm
MASTER BEDROOM	2766 x 2984 mm
MASTER BATHROOM	1639 x 1446 mm
BEDROOM 2	2766 x 3029 mm
BEDROOM 3	2766 x 3029 mm
BEDROOM 4	2166 x 3782 mm

*Subject to construction tolerances



FIRST FLOOR



GROUND FLOOR

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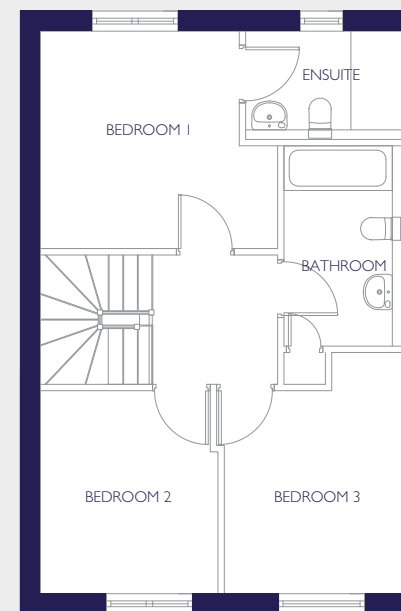
MOORHEN

TYPE B
3 BEDROOM TERRACED & SEMI-DETACHED
PLOT 7, 8, 9, 15 & 16

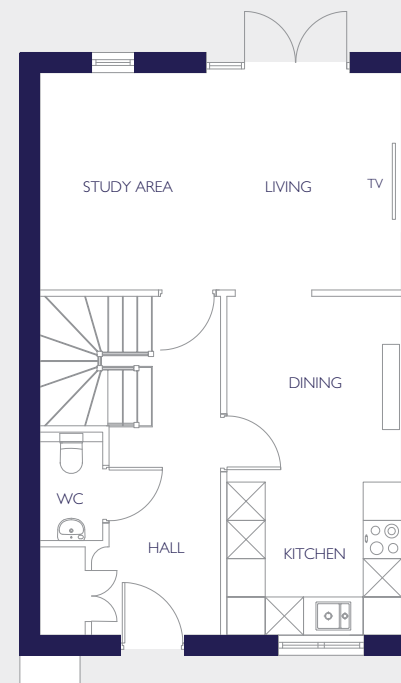
GROUND FLOOR	DIMENSIONS (WxH)
WC	966 x 1550 mm
LIVING ROOM / STUDY	5633 x 3389 mm
DINING ROOM / KITCHEN	2718 x 5293 mm

FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	1681 x 3139 mm
BEDROOM 1	3101 x 3389 mm
ENSUITE	2431 x 1528 mm
BEDROOM 2	2766 x 3164 mm
BEDROOM 3	2766 x 3164 mm

PLOT 7, 8 & 9 TERRACED
PLOT 15 & 16 SEMI-DETACHED



FIRST FLOOR



GROUND FLOOR



MALLARD

TYPE C
3 BEDROOM DETACHED
PLOT 17, 18, 20 & 23

GROUND FLOOR	DIMENSIONS (WxH)
WC	966 x 1549 mm
LIVING ROOM / STUDY	5632 x 3389 mm
DINING ROOM / KITCHEN	2718 x 5293 mm
DOUBLE SPACES (Plot 17)	
OPEN CAR PORT (Plot 18)	14.4m ²
GARAGE (Plot 20)	21m ²
DOUBLE GARAGE (Plot 23)	32.4m ²

FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	1681 x 3139 mm
BEDROOM 1	3101 x 3389 mm
ENSUITE	2431 x 1528 mm
BEDROOM 2	2821 x 3119 mm
BEDROOM 3	2711 x 3164 mm





COOT

TYPE A
4 BEDROOM DETACHED
PLOT 6



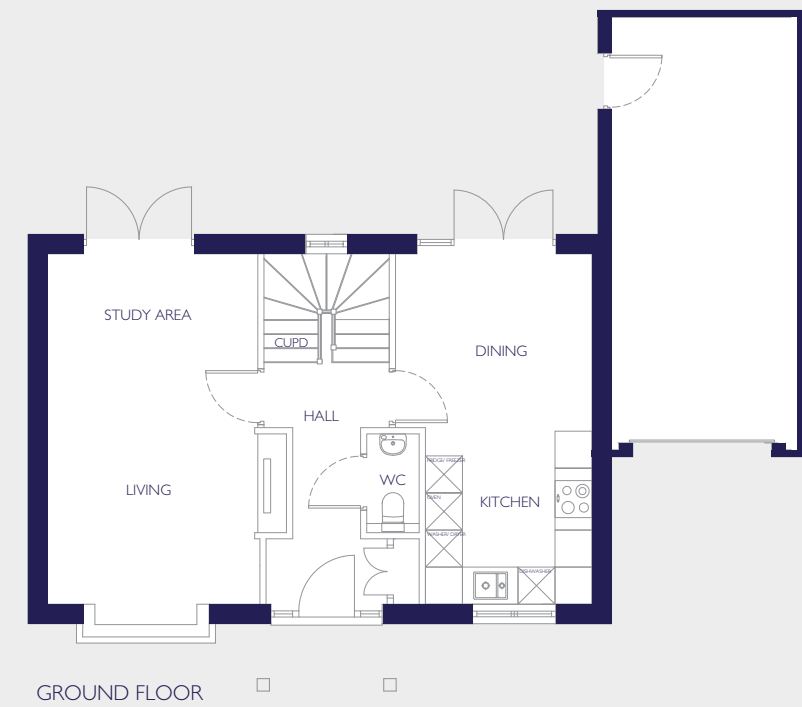
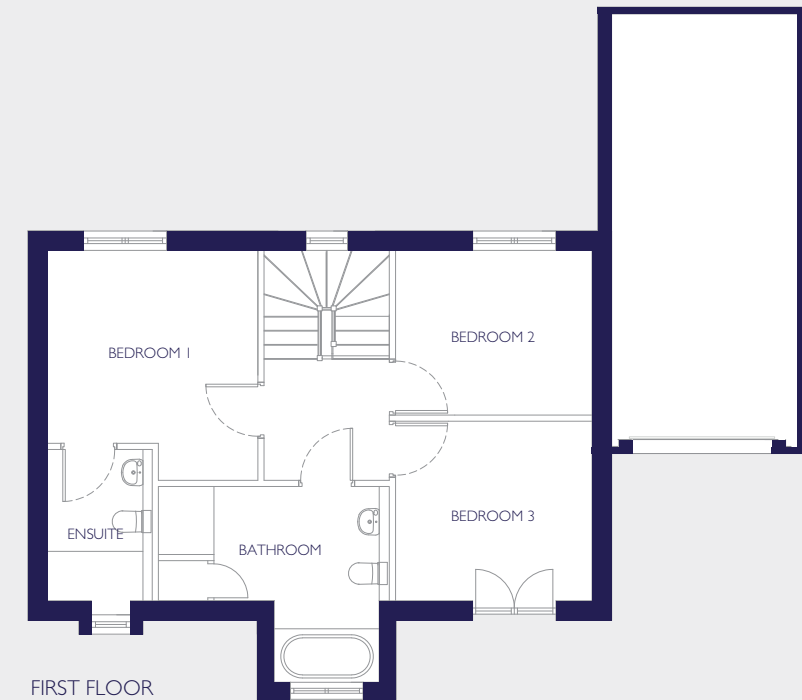


KINGFISHER

TYPE D
3 BEDROOM DETACHED
PLOT 19, 21 & 22

GROUND FLOOR	DIMENSIONS (WxH)
WC	850 x 1450 mm
LIVING ROOM / STUDY	3339 x 5632 mm
DINING ROOM / KITCHEN	3164 x 5632 mm
DETACHED CAR PORT (Plot 22)	14.4m ²
GARAGE (Plot 19 & 21)	21m ²

FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	3740 x 3149 mm
BEDROOM 1	3389 x 3101 mm
ENSUITE	1528 x 2431 mm
BEDROOM 2	3164 x 2645 mm
BEDROOM 3	3164 x 2887 mm





TEAL

TYPE E
4 BEDROOM DETACHED
PLOT 24, 25, 26 & 27

GROUND FLOOR	DIMENSIONS (WxH)
WC	981 x 1681 mm
KITCHEN / LIVING / DINING	4620 x 8138 mm
UTILITY ROOM	1781 x 1781 mm
GARAGE	21m ²

SECOND FLOOR	DIMENSIONS (WxH)
BEDROOM 4	3689 x 4156 mm

FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM 1	2514 x 1700 mm
MASTER BEDROOM	2969 x 4854 mm
ENSUITE	2949 x 1429 mm
BEDROOM 2	4620 x 2871 mm
BEDROOM 3	2514 x 3081 mm
BATHROOM 2	1856 x 1581 mm





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BITTERN

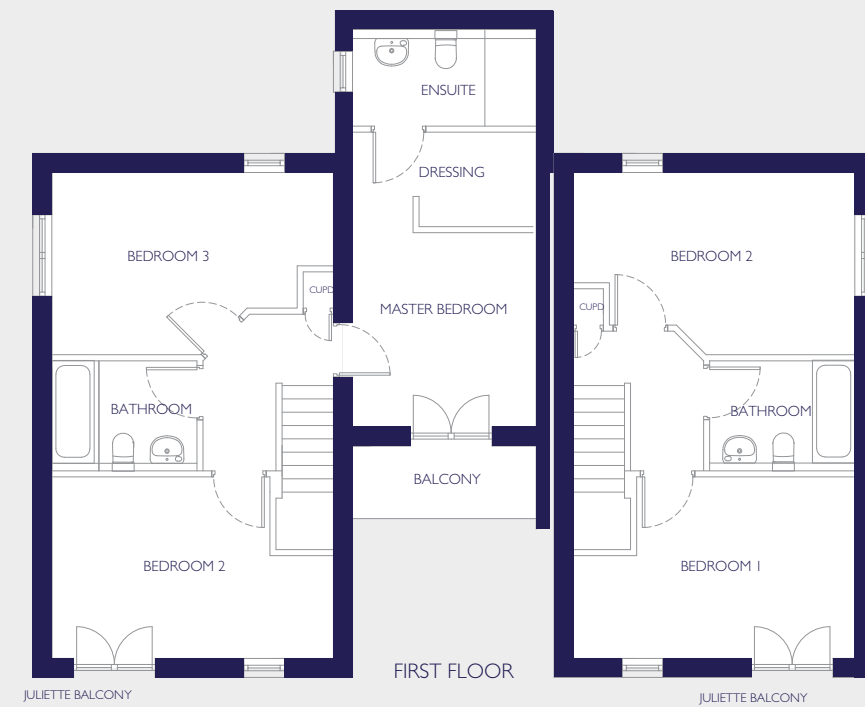
TYPE F
3 BEDROOM LINK DETACHED
PLOT 32

GROUND FLOOR	DIMENSIONS (WxH)
WC	981 x 1681 mm
FAMILY ROOM	4620 x 4914 mm
KITCHEN	1781 x 2981 mm
GARAGE	21m ²
FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	2381 x 1819 mm
MASTER BEDROOM	3019 x 4854 mm
ENSUITE	2987 x 1598 mm
BEDROOM 2	4620 x 2981 mm
BEDROOM 3	4639 x 2295 mm

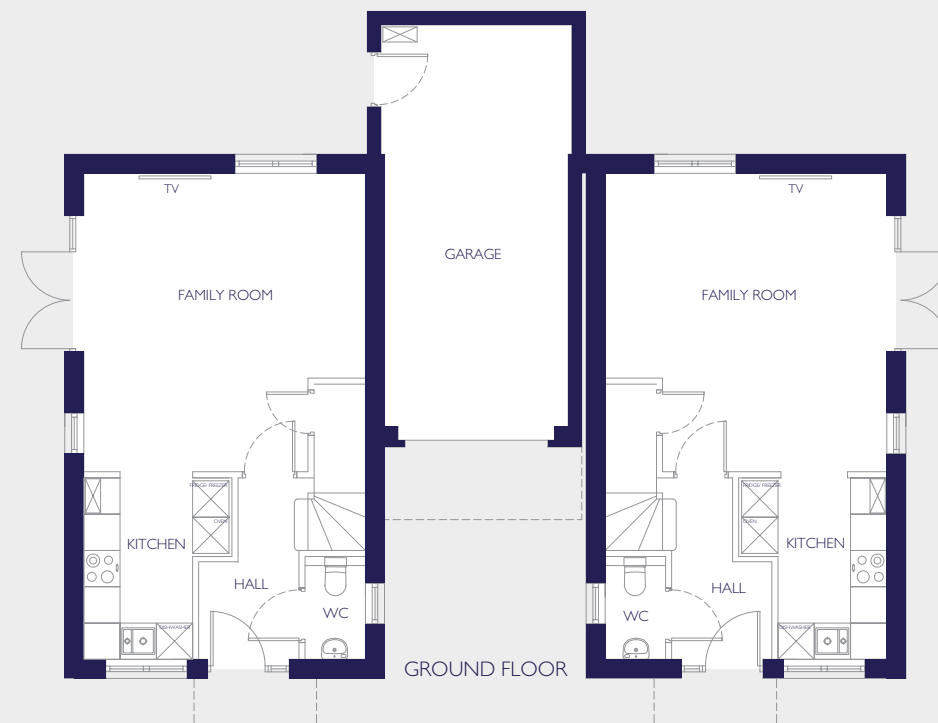
WARBLER

TYPE G
2 BEDROOM LINK DETACHED
PLOT 33

GROUND FLOOR	DIMENSIONS (WxH)
WC	981 x 1681 mm
FAMILY ROOM	4620 x 4914 mm
KITCHEN	1781 x 2981 mm
FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	2381 x 1819 mm
BEDROOM 1	4620 x 2981 mm
BEDROOM 2	4639 x 2295 mm



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GREBE

TYPE J
4 BEDROOM DETACHED
PLOT 1





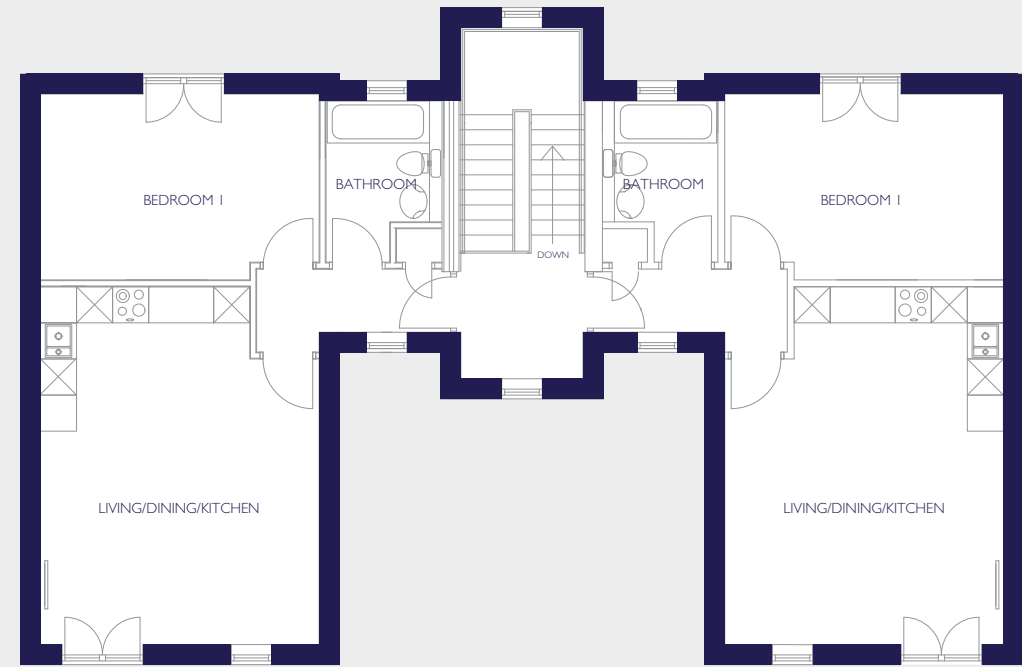
28

WIDGEON

TYPE H
1 BEDROOM APARTMENT
PLOT 28, 29, 30 & 31

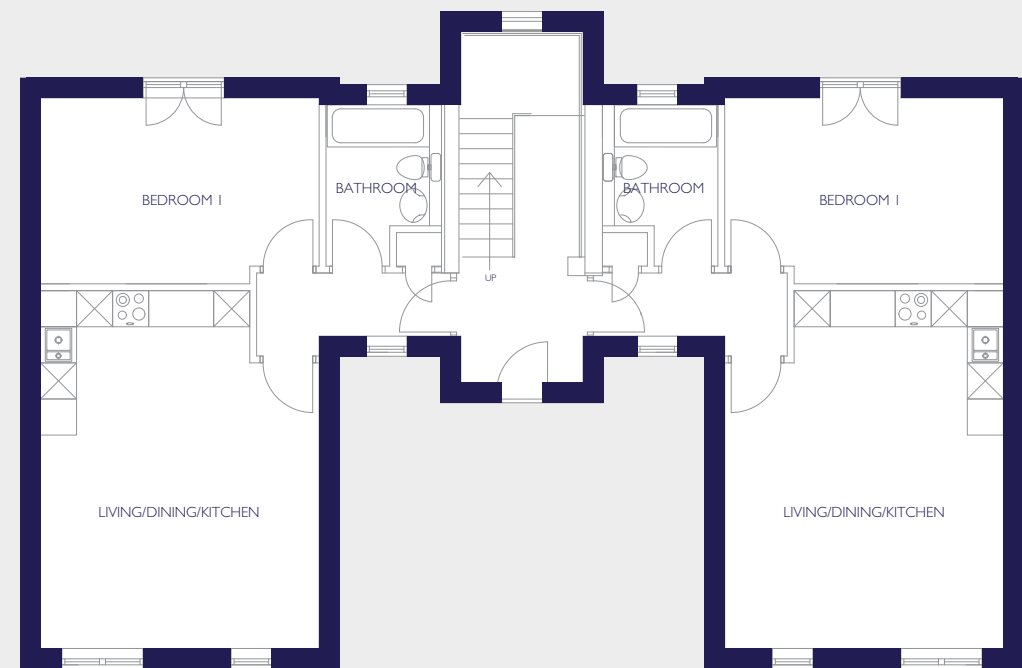
GROUND FLOOR	DIMENSIONS (WxH)
KITCHEN / LIVING / DINING	4688 x 5947 mm
BEDROOM 1	4669 x 3103 mm
BATHROOM	1868 x 2741 mm

FIRST FLOOR	DIMENSIONS (WxH)
KITCHEN / LIVING / DINING	4688 x 5947 mm
BEDROOM 1	4669 x 3103 mm
BATHROOM	1868 x 2741 mm



FIRST FLOOR

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GROUND FLOOR



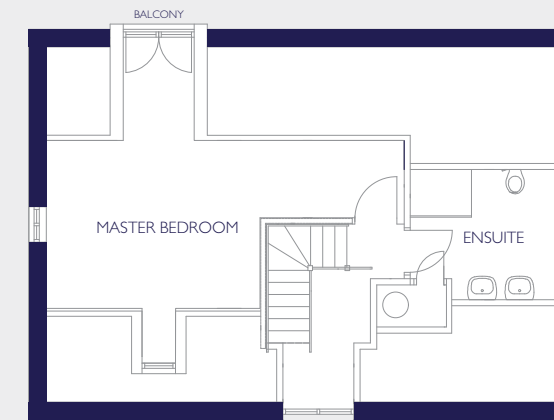
GREBE

TYPE J
4 BEDROOM DETACHED
PLOT 1

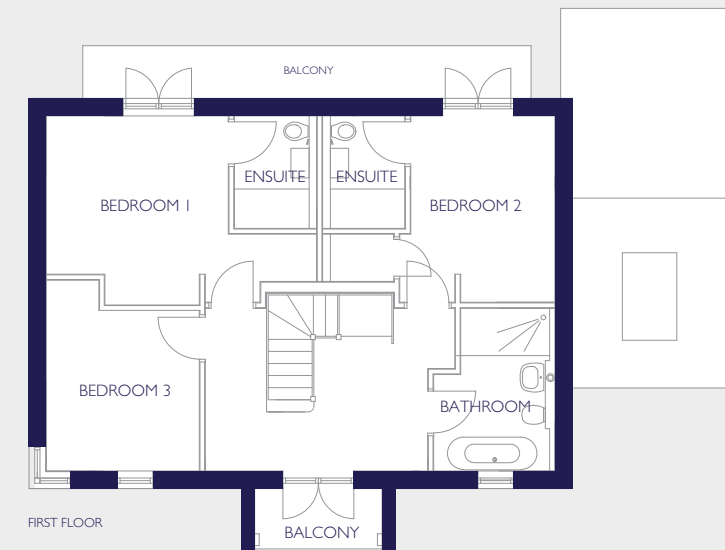
GROUND FLOOR	DIMENSIONS (WxH)
WC	1109 x 1662 mm
LIVING ROOM	4056 x 3379 mm
STUDY	3009 x 1742 mm
FAMILY ROOM / KITCHEN	9682 x 3164 mm
UTILITY ROOM	1800 x 1662 mm
GARAGE	21m ²

FIRST FLOOR	DIMENSIONS (WxH)
VAULTED CEILING OVER	4192 x 3092 mm
BATHROOM	2309 x 3094 mm
BEDROOM 1	3479 x 3012 mm
ENSUITE 1	1571 x 2140 mm
BEDROOM 2	2757 x 3561 mm
ENSUITE 2	1571 x 2140 mm
BEDROOM 3	2757 x 3045 mm

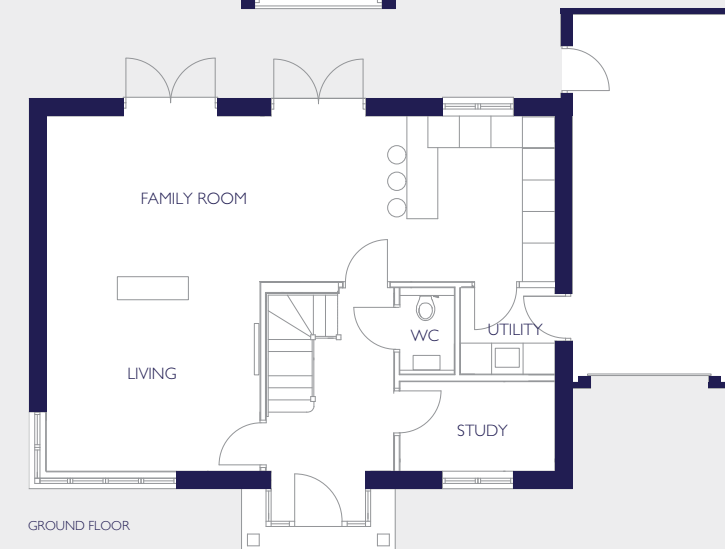
SECOND FLOOR	DIMENSIONS (WxH)
MASTER BEDROOM	6812 x 3197 mm
ENSUITE	2808 x 2645 mm



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



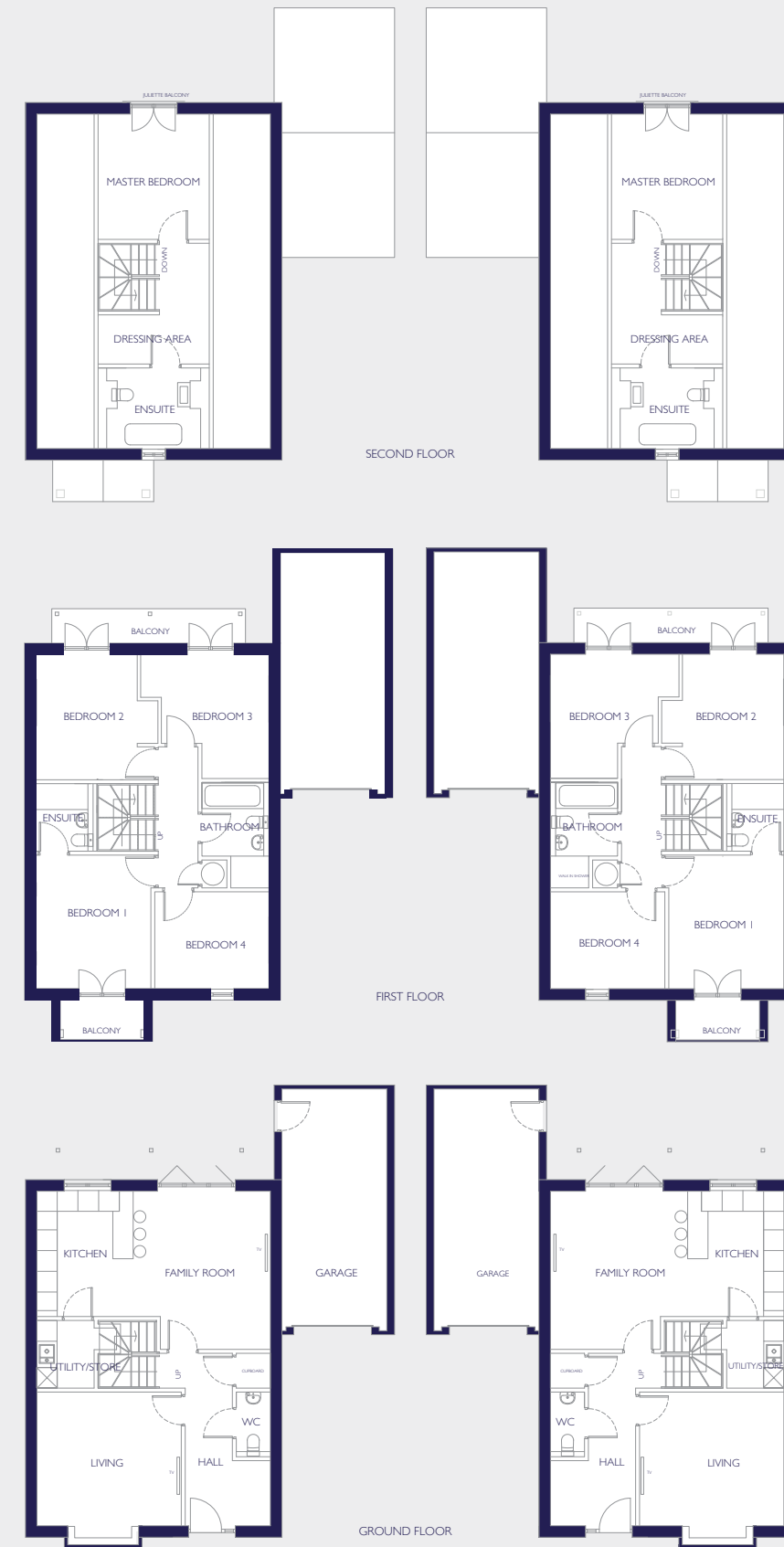
HERON

TYPE K
5 BEDROOM DETACHED
PLOT 2, 3, 4 & 5

GROUND FLOOR	DIMENSIONS (WxH)
HALL	2466 x 4990 mm
WC	962 x 1872 mm
FAMILY ROOM / KITCHEN	6757 x 3628 mm
UTILITY / STORE ROOM	1654 x 1958 mm
GARAGE	21m ²

FIRST FLOOR	DIMENSIONS (WxH)
BATHROOM	1945 x 3057 mm
BEDROOM 1	3331 x 3868 mm
ENSUITE	1654 x 1958 mm
BEDROOM 2	3432 x 3628 mm
BEDROOM 3	3211 x 3592 mm
BEDROOM 4	3312 x 2805 mm

SECOND FLOOR	DIMENSIONS (WxH)
LANDING	1610 x 3494 mm
MASTER BEDROOM	3220 x 2628 mm
DRESSING ROOM	1610 x 422 mm
ENSUITE	3220 x 2332 mm





SPECIFICATIONS

THOUGHTFULLY DESIGNED
WITH FAMILY LIVING IN MIND

KITCHENS

- Contemporary styled kitchens with handleless design and soft close doors
- Stone worktops with matching upstands and glass splashback to hob
- Stainless steel one and a half undermount sink with chrome mixer tap
- Bosch 4 ring Induction hob, 5 ring to 5 bed houses
- Bosch double oven to 2, 3, 4 and 5 bed properties
- Bosch single oven to 1 bed properties
- Bosch integrated canopy extractor fan
- Bosch integrated dishwasher
- Bosch integrated full height fridge/freezer
- Integrated washer/dryer when within the kitchen
- Provision for free standing washing machine and dryer within utility room
- Concealed refuse and recycling facility
- Feature LED under wall unit lighting
- Quality Moduleo wood effect flooring or porcelain tiles

BATHROOMS, ENSUITE, CLOAKROOM FEATURES

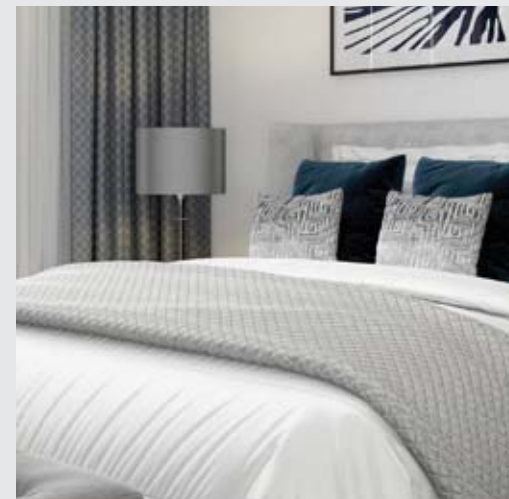
- Beautifully designed contemporary style bathrooms incorporating Hansgrohe and Crosswater bathroom furniture
- Wall-hung wc with soft close seat
- Wall hung two draw vanity with a single mixer mono-bloc tap
- Cloak room wall hung vanity unit with a single mixer mono-bloc lever tap
- Fitted bath with wall mounted thermostatic mixer and hand held shower set to bath
- Freestanding bath to some bathrooms
(see sales consultant for more information)
- Clear glass bath screen and over head shower to family bathrooms where there is no separate shower enclosure within the bathroom
- Low profile shower tray with pivot, bi-fold, or sliding door, or wet floor with fixed glass screen to some house types *(see sales consultant for more information)*
- Mirror above vanity basins to bathrooms
- Heated chrome towel rail
- Porcelain contemporary wall tiles to selected areas
- Porcelain contemporary floor tiles with tiled skirting where required

LIGHTING, ELECTRICAL & HEATING

- Low energy downlighters to open living area, master bedrooms, bathroom, ensuites, cloakroom and some hallways
- Ceiling pendants to living room, dining area, landing and bedrooms
- Shaver socket to all bathrooms and ensuites
- White switches and sockets
- Mains fed heat detectors to kitchens, mains fed smoke detectors with battery backup, fitted to family rooms hallways and landings
- Facility for future wireless alarm system
- Power and light to loft with ladder
- Door bell provided
- Telephone points to lounge, and ground floor cupboards
- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control

HOME ENTERTAINMENT & COMMUNICATIONS

- USB charging points to kitchen, study, and bedroom
- Multiple point TV, FM, DAB, Sat outlet to living room, family room, bedrooms, and study
- Fibre optic capability to main data point to all houses
(subject to future connection by purchaser)



INTERIOR FEATURES

- White internal contemporary horizontal panel doors with chrome finish door furniture
- White single groove skirting and matching architrave
- Walls painted in matt neutral finish
- Ceilings white matt emulsion
- Satin white paint to all internal joinery
- Painted staircase with stained oak handrail and newel cap
- Moduleo wood effect flooring to halls, cloak room, kitchen/dining/open plan living rooms and utility rooms
(see sales consultant for more information)
- Porcelain tiles to some kitchens
- Porcelain floor tiles to all bathrooms
- Loft ladders to all houses

EXTERNAL FEATURES

- Anthracite wood grain or white uPVC double glazed windows
- Feature front door with chrome door furniture and multi point locking system
- Front and rear lighting
- External tap
- Electric opening garage door to some plots, light to garages
(see sales consultant for more information)
- Landscaped front gardens and turf to back gardens
- Paved terrace area
- Parking space provided to all properties where there is no garage
- EV chargers

Plans and specifications are subject to change at the discretion of The Chimes Broxbourne Ltd. Please see sales agents for further details. Dimensions are intended for guidance only and may vary to +/- 50mm.



THE PERFECT WORK LIFE BALANCE

The Chimes is perfectly placed to provide you with a fantastic Work Life balance, allowing you to enjoy your personal life, professional life and family life equally. Whether it's appreciating the idyllic countryside, indulging in some retail therapy or exploring all that London has to offer, the stunning location of The Chimes has everything that the modern family could want or need.

The beautiful River Lee Country Park has a huge range of activities for the whole family to enjoy including lots of open green spaces to play or picnic, cycle paths, wildlife spots and even boats to hire. For those wanting more of an adrenaline rush, the nearby Lee Valley White Water Centre guarantees an unforgettable day white water rafting.

With a range of sporting facilities close by there is plenty of choice for the whole family. The John Warner and Grundy Park Sports Centres offer gyms, exercise classes, swimming pools and football pitches. The Hertfordshire Golf & Country Club boasts a magnificent 18-hole golf course, a driving range, gym and spa for those that prefer to relax.

Fantastically connected to the capital, Broxbourne offers quick and easy transport links into London, making The Chimes ideal for commuting professionals and families

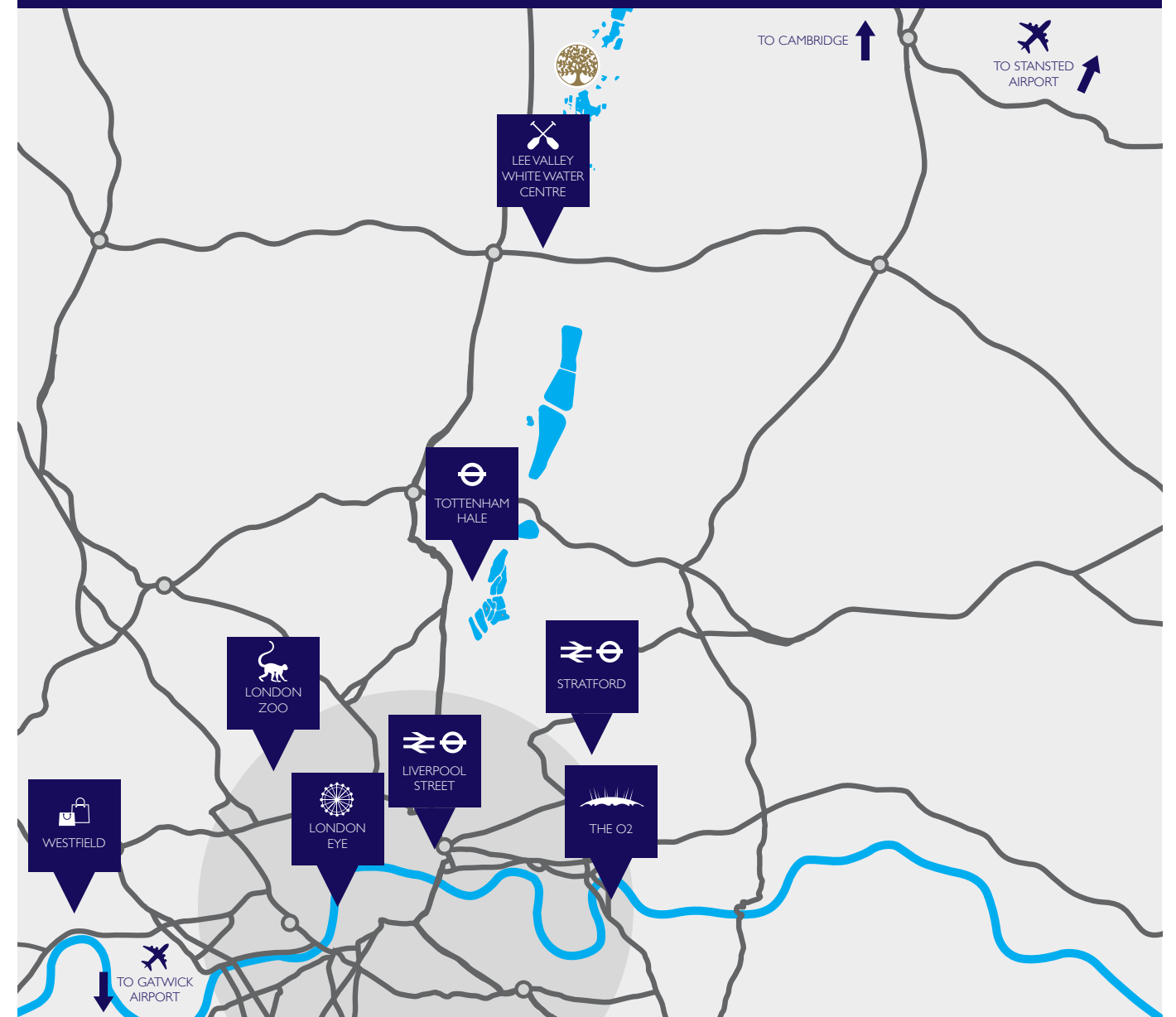
that like to enjoy time exploring the city. Services include regular trains to London Liverpool Street, Tottenham Hale and Stratford. With services from London Liverpool Street to Broxbourne taking just half an hour (approx.) you'll be home from work in time to enjoy dinner with the family. Why not enjoy a stroll down to the local pub or explore the vast range of restaurants, bars and pubs that the local area provides. Broxbourne Train Station also offers a fast and frequent service to Stanstead Airport (35 mins approx.) The Chimes is also perfectly located for those that commute by car with the nearby A10 linking you to the M25.

When it comes to practicalities, The Chimes couldn't be better suited to family life. You'll be spoilt for choice with a range of fantastic schools including The Broxbourne C of E Primary School and Broxbourne Secondary School. There's also the nearby Goffs School, John Warner School and Herts Regional College. The renowned Haileybury School and College offers independent schooling for pupils and is located just a short drive away. Add to this a selection of stores in nearby Hoddesdon and The Brookfield shopping centre in Cheshunt, with its selection of popular shops including Marks and Spencer, Tesco and Boots plus a choice of local GP and dental surgeries, you have the perfect mix of local amenities.



WELL CONNECTED TO THE CAPITAL & BEYOND

BY CAR	BROXBOURNE STATION 3 MINUTES	LEE VALLEY WHITE WATER CENTRE 20 MINUTES	M25 (JUNCTION 26) 23 MINUTES	STANSTED AIRPORT 38 MINUTES	CAMBRIDGE 60 MINUTES	OXFORD 90 MINUTES
BY TRAIN	CHESHUNT 5 MINUTES	TOTTENHAM HALE 16 MINUTES	STANSTED AIRPORT 24 MINUTES	LIVERPOOL STREET 28 MINUTES	STRATFORD 30 MINUTES	CAMBRIDGE 58 MINUTES





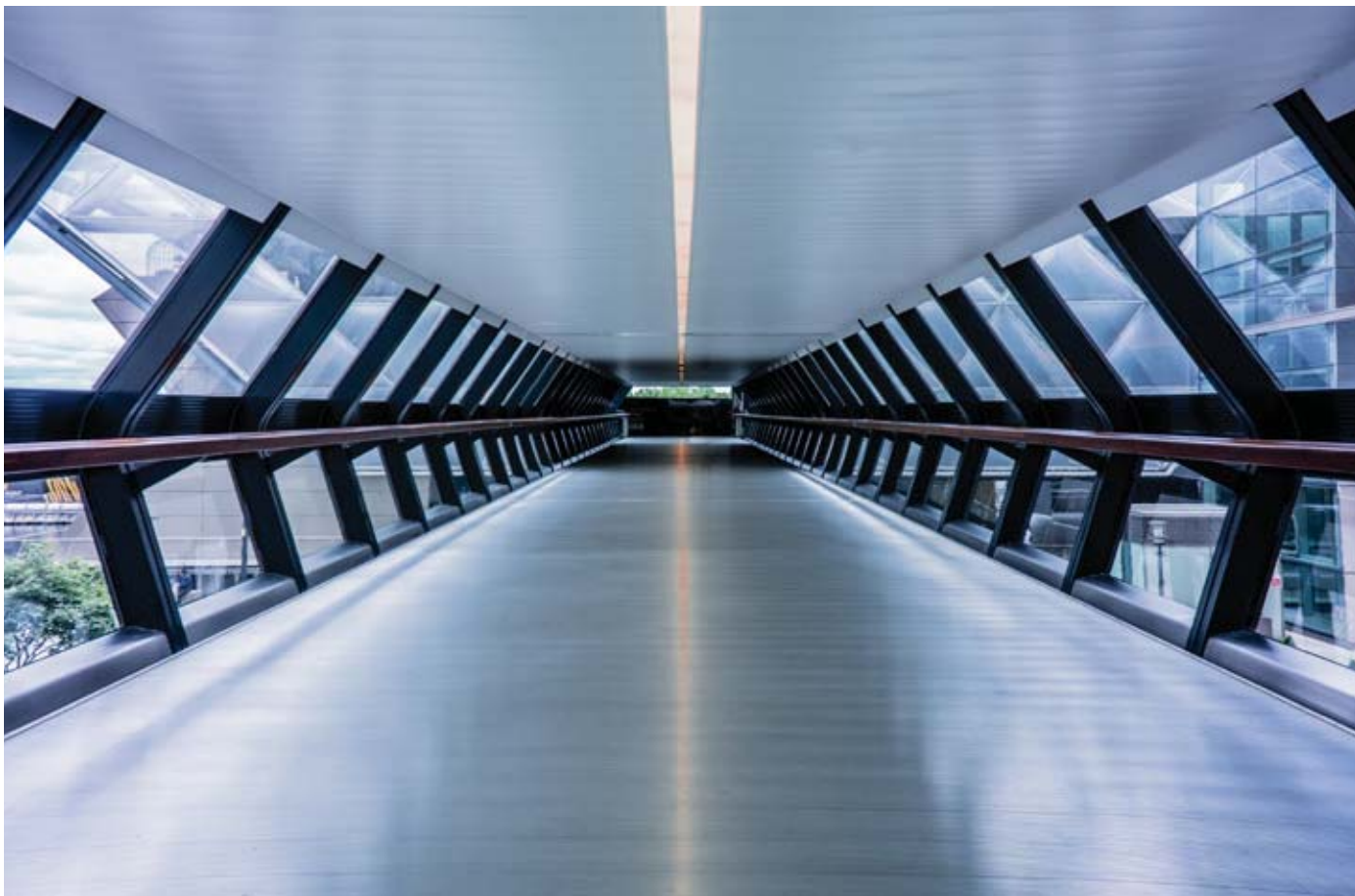
CROSSRAIL: THE FACTS AND THE FIGURES

Broxbourne is Crossrail 2's most northerly station. Located in Hertfordshire, it is a busy commuter route into and out of the Capital.

Crossrail 2 would provide 10-12 trains per hour calling at all stations between Tottenham Hale and Broxbourne. There will also be significant improvement works at each station to accommodate the longer trains, as well as the installation of new lifts or ramps at all stations to provide step-free access. Additional track works are also required at Broxbourne to enable Crossrail 2 and Stratford trains to turn back at the end of their journey.

Benefits to passengers would include:

- Reduced journey times to/from key employment centres such as London and Stansted
- More regular services to and from central London – up to 12 trains per hour in each direction
- Step-free access for all passengers
- Investment in the railway will contribute to the ongoing economic redevelopment of Broxbourne and the wider Lea Valley.



CROSSRAIL 2 CONNECTIONS (FROM 2019)

KEY

- STATIONS
- ⊖ LONDON UNDERGROUND
- ⊖ LONDON OVERGROUND
- ⊖ CROSSRAIL
- ⊖ NATIONAL RAIL
- ⊖ HIGH SPEED 1
- ⊖ HS2 HIGH SPEED 2
- ⊖ TRAMLINK
- CENTRAL CORE OF ROUTE
- REGIONAL BRANCHES
- POTENTIAL FUTURE EASTERN BRANCH
- ROUTE PREVIOUSLY CONSULTED ON VIA TOOTING BROADWAY
- NEWLY PROPOSED ROUTE
- OPTION VIA TURNPIKE LANE AND ALEXANDRA PALACE
- OPTION VIA WOOD GREEN



“CROSSRAIL IS MORE THAN A NEW RAIL LINK, IT WILL BE THE CATALYST FOR REGENERATION AND KEY DRIVER IN MAINTAINING LONDON'S POSITION AS A LEADING GLOBAL CITY”

MIKE TAYLOR, DIRECTOR AT GVA



SCHOOLS WITH EXCELLENT EDUCATION

There are a number of nurseries, primary and secondary schools in the local area. Below is some further detailed information on some of the closest to the development.

1. BROXBOURNE C.E. PRIMARY SCHOOL
Broxbourne, EN10 7AY
Ofsted: ★★★★★

2. WORMLEY PRIMARY SCHOOL
Wormley, EN10 6QA
Ofsted: ★★★★★

3. LONGLANDS PRIMARY SCHOOL AND NURSERY
Turnford, Broxbourne, EN10 6AG
Ofsted: ★★★★★

4. SHEREDES PRIMARY SCHOOL
Hoddesdon, EN11 8LL
Ofsted: ★★★★★

5. THE CRANBOURNE PRIMARY SCHOOL
Hoddesdon, EN11 9PP
Ofsted: ★★★★★

6. ST CROSS CATHOLIC PRIMARY
Hoddesdon EN11 8BN
Ofsted: ★★★★★

7. ST AUGUSTINE ROMAN CATHOLIC PRIMARY SCHOOL
Hoddesdon, EN11 8DP
Ofsted: ★★★★★

8. ROSELANDS PRIMARY SCHOOL
Hoddesdon, EN11 9AR
Ofsted: ★★★★★

9. FORRES PRIMARY SCHOOL
Hoddesdon, EN11 0RW
Ofsted: ★★★★★

10. THE BROXBOURNE SCHOOL
Broxbourne, EN10 7DD
Ofsted: Good

11. SHEREDES SCHOOL
Hoddesdon, EN11 8JY
Ofsted: ★★★★★

12. THE JOHN WARNER SCHOOL
Hoddesdon, EN11 0QF
Ofsted: Requires improvement

13. GOFFS SCHOOL
Cheshunt, Waltham Cross, EN7 5QW
Ofsted: Good

14. TURNFORD SCHOOL
Cheshunt, Waltham Cross, EN8 0JU
Ofsted: Good

15. CHESHUNT SCHOOL
Cheshunt, Waltham Cross, EN8 9LY
Ofsted: ★★★★★



Top 10 REASONS TO BUY A NEW HOME

1 SAVE MONEY ON BILLS

New homes are more efficient – cost effective heating systems, insulation, double glazed windows and doors mean more pounds in your pocket from day one.

2 GREAT INCENTIVES

There's a range of offers and promotions that can make it easier for you to buy your dream property including part exchange, help to buy.

3 MORE TIME, MONEY AND FREEDOM

With no time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

4 A FRESH START

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms.

5 EVERYTHING'S NEW

From your efficient modern central heating system, through to secure windows and doors, you're making use all the newest technology and the manufacturer's warranties that come with it.

6 NO CHAIN

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

7 WARRANTY

All our new homes come with a 10-year insurance backed new homes warranty.

8 SECURITY

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

9 MODERN LIVING

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

10 HIGH SPEC LIVING

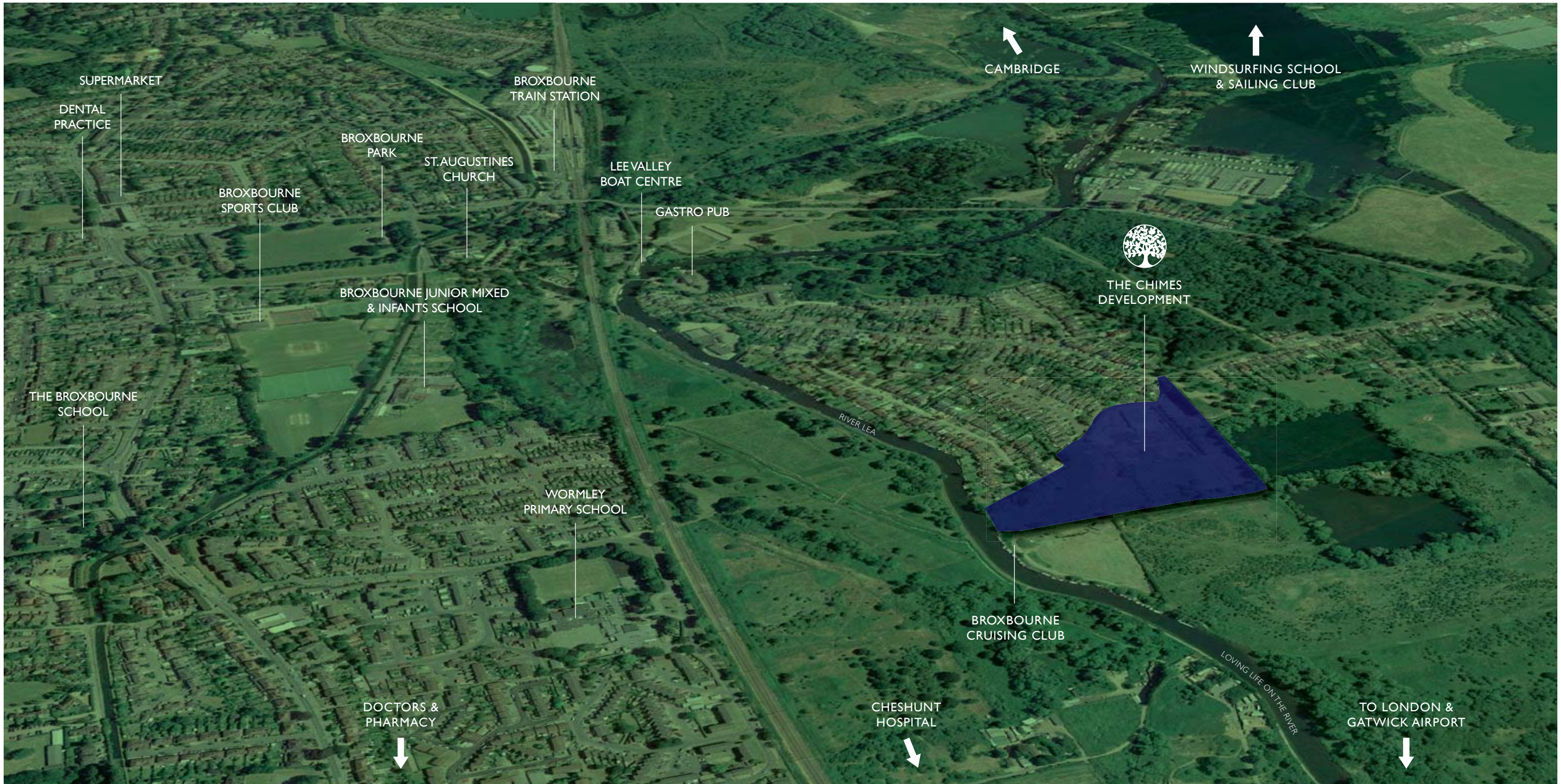
When you buy a new Chimes home you can expect a brand new fitted kitchen, bathroom suite and in some cases an additional ensuite and dressing room.



It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard. External finishes have sympathetically been inspired by their surroundings and you will find as much character and personality on the inside. Generous flowing spaces have been given careful consideration and the high specification and finish contain many unexpected touches that will make your life a little bit easier.

Whether you're bringing family and friends together or simply enjoying the peace and tranquillity of the Lea Valley Country Park, The Chimes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.





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BOAT & WATERSPORTS CENTRES > 0.5 MILES

TRAIN STATION > 1.3 MILES

LOCAL SCHOOLS > 1.2 - 2.6 MILES

HIGH STREET > 1.5 MILES

GASTRO PUB > 0.8 MILES

HEALTH CENTRES > 1.3 - 5 MILES

WORMLEY PRIMARY SCHOOL
- Located 1.2 miles away in Wormley.

CHURCH > 1.3

THE BROXBOURNE SCHOOL
- Located 1.4 miles away in Broxbourne.



PROPERTY DEVELOPMENT
leaders in modern property development

www.ukpdev.com



william h brown

Email: broxbourne@williamhbrown.co.uk

Tel: 01992 464174

SUSS
DESIGN



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