



HASTINGWOOD | CM17 9SS





# 14 spacious two/three bedroom homes set in the beautiful Essex countryside

These traditionally designed and carefully crafted homes in Hastingwood, offer you the best of modern living in some of Essex's most attractive countryside. Conveniently located near Epping, they provide the opportunity for a relaxed pace of life only a short distance from the heart of London.



Computer generated image, for illustration purposes only.



## So much to do, see and explore – right on your doorstep

You'll never be short of things to do when you live at Hastingwood. Near Epping Forest – London's largest open space. You can enjoy activities such as football, golf, angling and horse riding, or simply relax during a weekend walk. Waltham Abbey is only a short distance away, with its picturesque town centre and the famous Royal Gunpowder Mills. There is also the Lea Valley to explore, with its canal towpaths and brightly painted barges.



### In and around Epping

Epping is surrounded by countryside, and has many beautiful listed buildings in its town centre – the weekly market dates back to 1253 AD. There are many surrounding villages to explore like Matching Green, Matching Tye and Fyfield, with a great country inn.







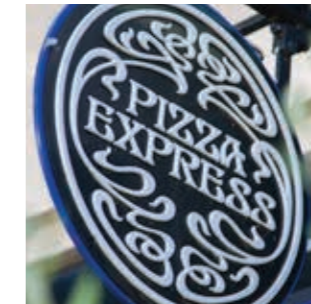
### A place to shop...

Epping is a great place for independent retailers, with quirky boutiques, designer outlets, bookshops and craft shops, as well many of the major retailers.



### ...and a place to savour

There are lots of great restaurants, cafés and patisseries to choose from in Epping, from the inspired British menus at Haywards and delicious Indian cuisine at Zaika, to the relaxed atmosphere at RB. Bon appétit!







## Specification

### Kitchen

- Bespoke kitchens individually designed by specialists
- Kitchens fitted with a superb range of units
- Quartz work surfaces
- Induction hob
- Single oven
- Microwave/combi oven
- Integrated dishwasher
- Integrated washer/dryer
- Integrated fridge/freezer
- Quality tiled floor

### Bathroom/En suite

- Quality tiled floor
- Roca sanitaryware
- Electric underfloor heating
- Chrome heated towel rail

### Cloakroom

- Roca sanitaryware
- Quality tiled floor
- Heated towel rail

### General

- Polished chrome switches and sockets
- Oak faced or glazed internal doors
- Chrome door furniture
- uPVC windows with chrome handles
- Mains operated smoke detectors
- Rear gardens laid to lawn
- Allocated parking bays
- Cycle store area
- LABC warranty
- Gas central underfloor heating to the ground floor
- Radiators to the first floors
- Electric underfloor heating to en suite and bathroom



Images from previous Biminster developments







## Development Layout

Hazelwood Park is a tranquil community of 14 two and three bedroom homes, situated in a secluded location by Hastingwood's main thoroughfare. Each property has its own garden, with allocated parking within this carefully landscaped development.



Surrounding countryside of the Hazelwood Park development.



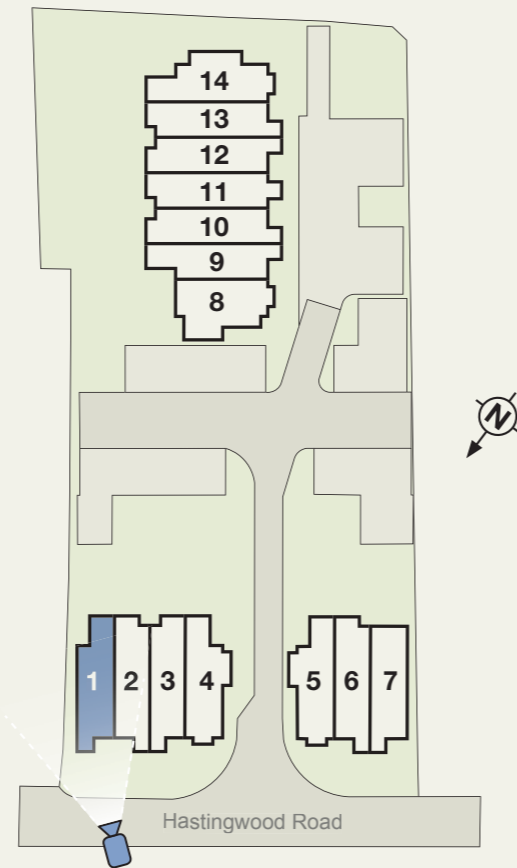
Please note this Development Layout is not to scale and is intended for illustrative purposes only. All road, paving surfaces and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from those illustrated. Please speak to the Sales Agent for further details





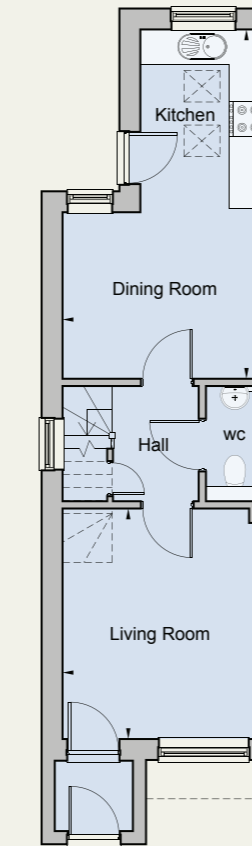
## Plot 1

A spacious three storey, 2/3 bedroom end of terrace home has the benefit of a good sized open plan kitchen/dining room to entertain friends and family, overlooking the private south easterly facing rear garden. This charming property has the additional advantage of a detached carport and a parking bay.



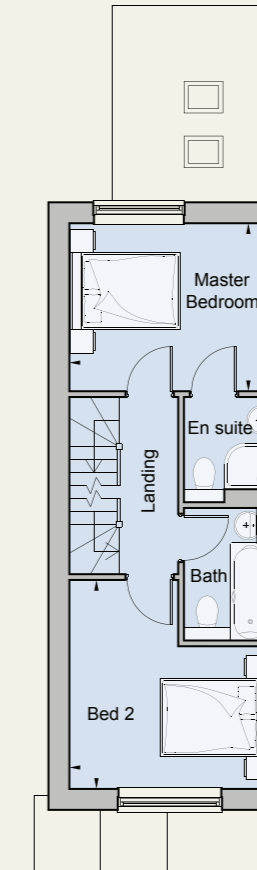
location plan

## Ground Floor



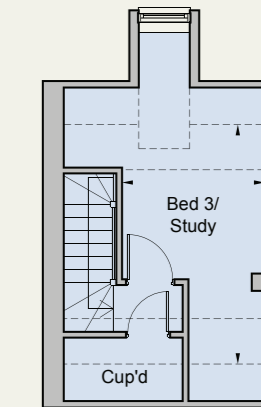
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.46m x 3.98m | 11'4" x 13'0"  |
| Kitchen/Dining | 3.46m x 6.04m | 11'4" x 19'10" |

## First Floor



|                |               |                 |
|----------------|---------------|-----------------|
| Master Bedroom | 3.46m x 2.89m | 11'4" x 9' 6"   |
| Bedroom 2      | 3.46m x 3.60m | 11'4" x 11' 10" |

## Second Floor



|                   |                 |                    |
|-------------------|-----------------|--------------------|
| <b>Total Area</b> | <b>92.89 m2</b> | <b>999.9 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"      |

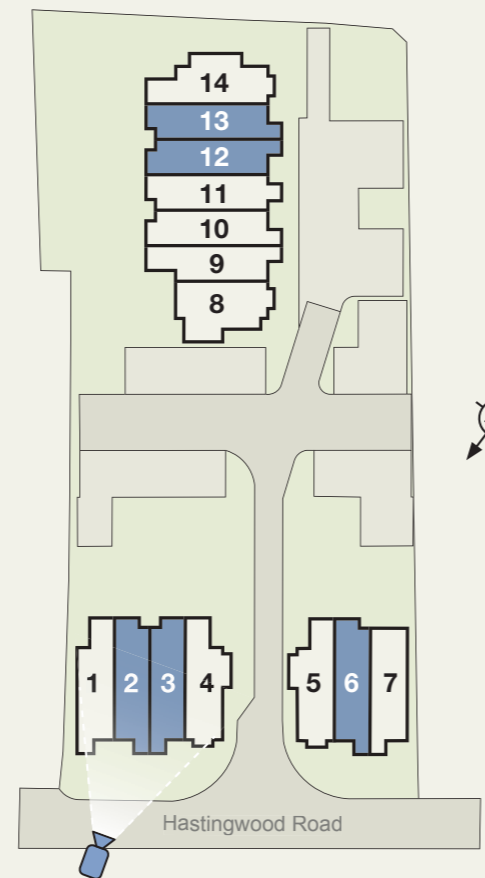
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## Plots 2, 3\*, 6†, 12 & 13\*

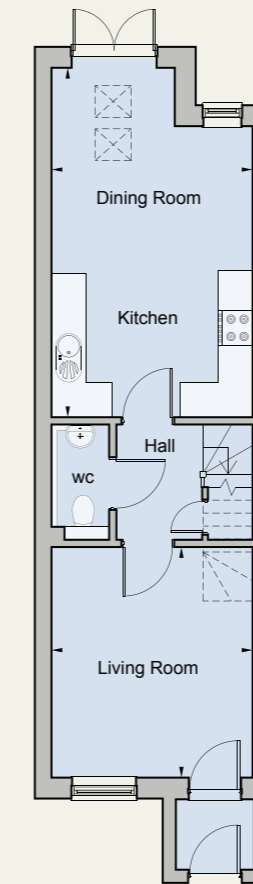
A striking three storey, 2/3 bedroom terraced home. The ground floor provides a separate kitchen area alongside a spacious dining room with French style doors leading to the garden. Upstairs, the principle bedroom is complete with an en suite.

\*Plots are handed variants of depicted floor plan. †Plot 6 includes car port and car parking bay.



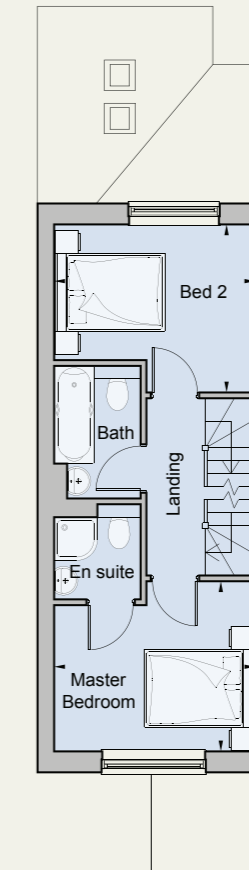
location plan

### Ground Floor



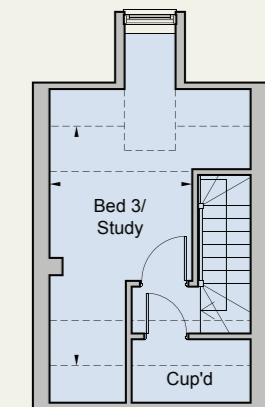
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.46m x 3.98m | 11'4" x 13'0"  |
| Kitchen/Dining | 3.46m x 6.04m | 11'4" x 19'10" |

### First Floor



|                |               |               |
|----------------|---------------|---------------|
| Master Bedroom | 3.46m x 2.93m | 11'4" x 9' 7" |
| Bedroom 2      | 3.46m x 2.89m | 11'4" x 9' 6" |

### Second Floor



|                   |                 |                     |
|-------------------|-----------------|---------------------|
| <b>Total Area</b> | <b>93.46 m2</b> | <b>1000.6 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"       |

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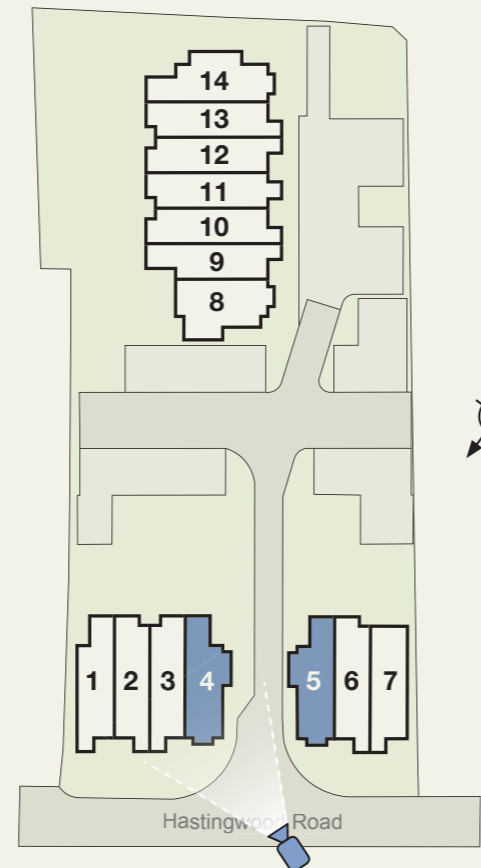


## Plots 4<sup>†</sup> & 5<sup>\*</sup>

You are welcomed into this superb three storey, 2/3 bedroom end of terrace house by the separate entrance hall leading to the living room and dual aspect generously sized kitchen/ dining room.

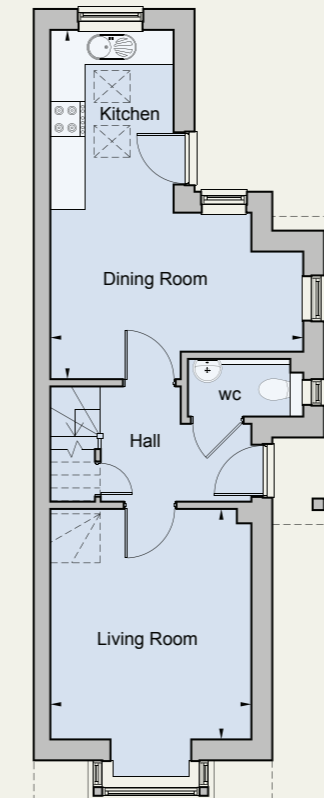
<sup>†</sup>Plot 4 includes car Port <sup>\*</sup>Plot 5 is a handed variant of depicted floor plan.

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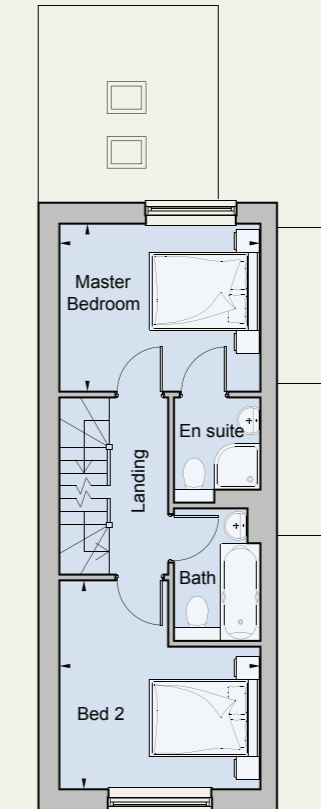
location plan

### Ground Floor



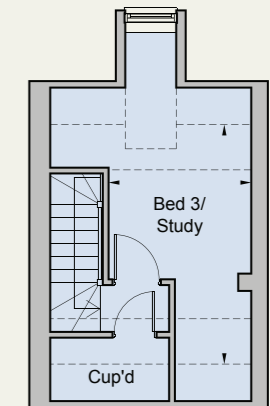
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.46m x 3.98m | 11'4" x 13'0"  |
| Kitchen/Dining | 4.36m x 6.04m | 14'4" x 19'10" |

### First Floor



|                |               |                 |
|----------------|---------------|-----------------|
| Master Bedroom | 3.46m x 2.89m | 11'4" x 9' 6"   |
| Bedroom 2      | 3.46m x 3.60m | 11'4" x 11' 10" |

### Second Floor



|                   |                 |                     |
|-------------------|-----------------|---------------------|
| <b>Total Area</b> | <b>96.42 m2</b> | <b>1037.9 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"       |

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## Plot 7

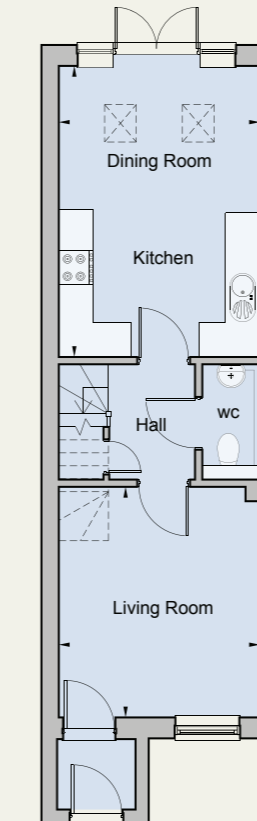
A delightful three storey, 2/3 bedroom end of terrace home siding onto attractive open countryside. The good sized kitchen/dining room benefits from French style doors leading onto the garden. This property has the advantage of a single car port and parking bay.

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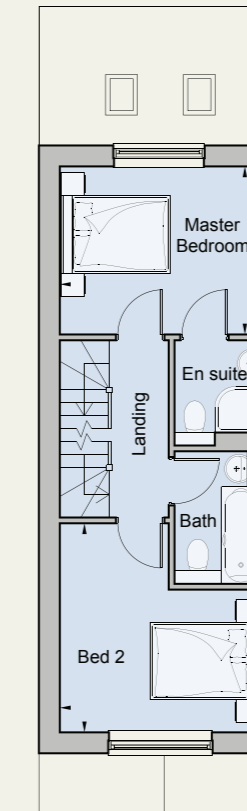
location plan

### Ground Floor



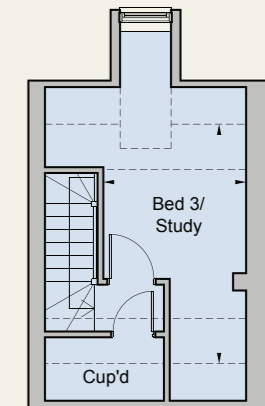
|                |               |               |
|----------------|---------------|---------------|
| Living Room    | 3.46m x 3.98m | 11'4" x 13'0" |
| Kitchen/Dining | 3.46m x 5.02m | 11'4" x 16'6" |

### First Floor



|                |               |                 |
|----------------|---------------|-----------------|
| Master Bedroom | 3.46m x 2.89m | 11'4" x 9' 6"   |
| Bedroom 2      | 3.46m x 3.60m | 11'4" x 11' 10" |

### Second Floor



|                   |                 |                     |
|-------------------|-----------------|---------------------|
| <b>Total Area</b> | <b>93.64 m2</b> | <b>1007.9 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"       |

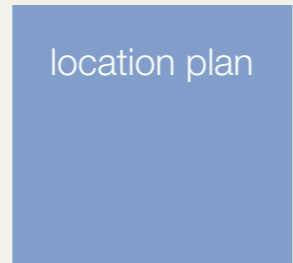
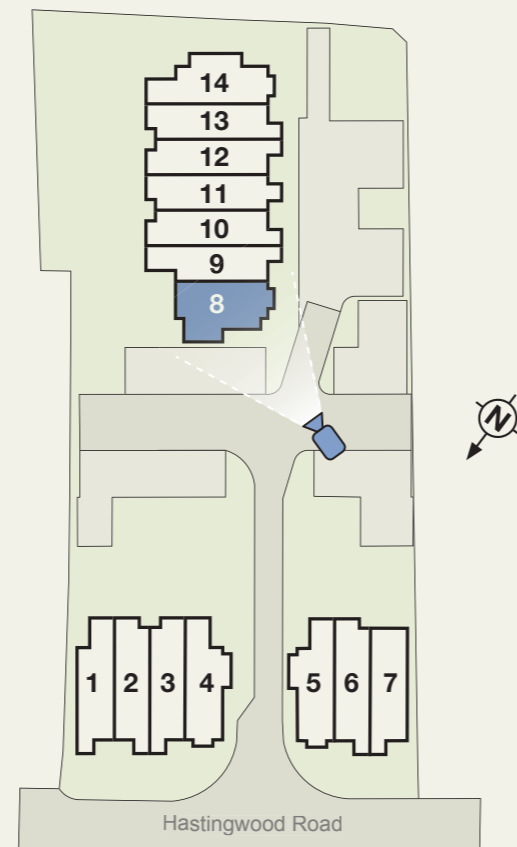
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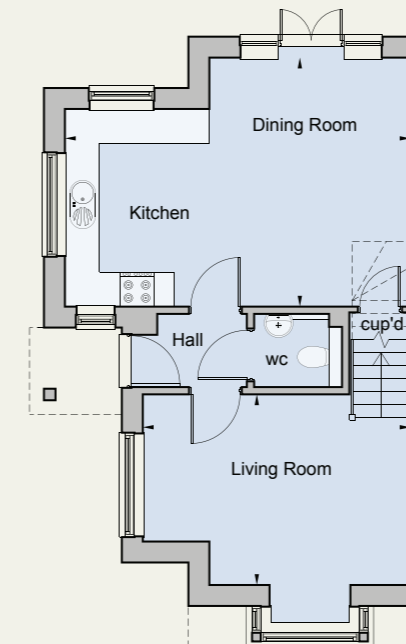


## Plot 8

A stunning two storey, 2/3 bedroom end of terrace property boasts a well sized open kitchen/ dining room. Both the kitchen/dining room and the living room have the luxury of dual aspect views, allowing natural light to shower these rooms.

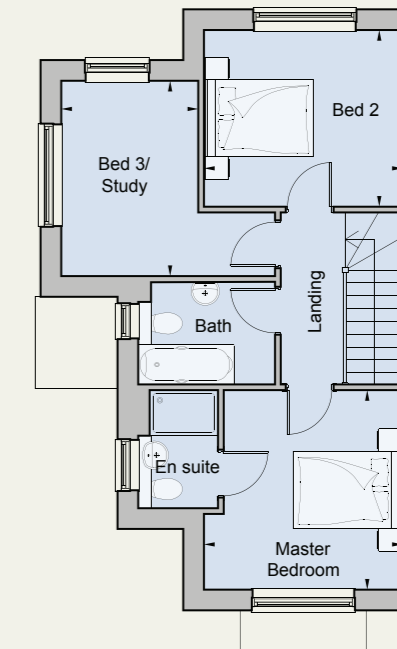


## Ground Floor



|                |               |                 |
|----------------|---------------|-----------------|
| Living Room    | 4.62m x 3.28m | 15' 2" x 10' 9" |
| Kitchen/Dining | 5.97m x 4.29m | 19' 7" x 14' 1" |

## First Floor



|                   |                 |                     |
|-------------------|-----------------|---------------------|
| <b>Total Area</b> | <b>93.61 m2</b> | <b>1007.6 sq ft</b> |
| Master Bedroom    | 3.46m x 3.48m   | 11' 4" x 11' 5"     |
| Bedroom 2         | 3.46m x 3.07m   | 11' 4" x 10' 1"     |
| Bedroom 3 / Study | 2.38m x 3.40m   | 7' 10" x 11' 2"     |

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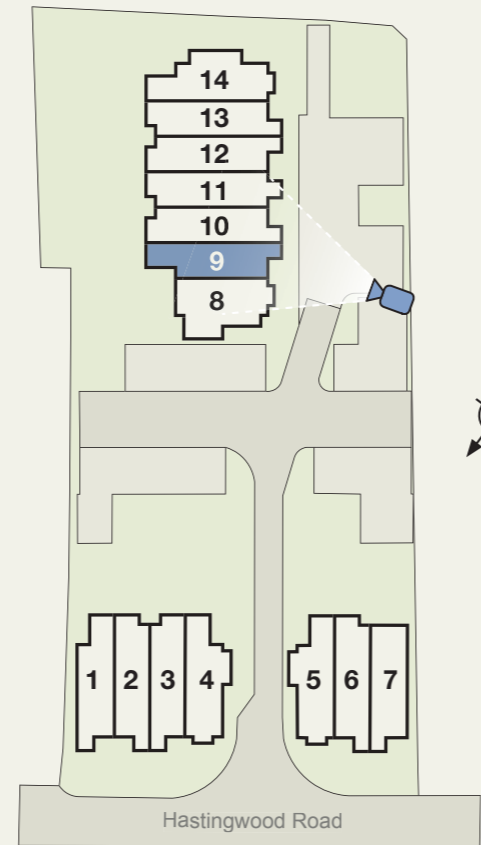




## Plot 9

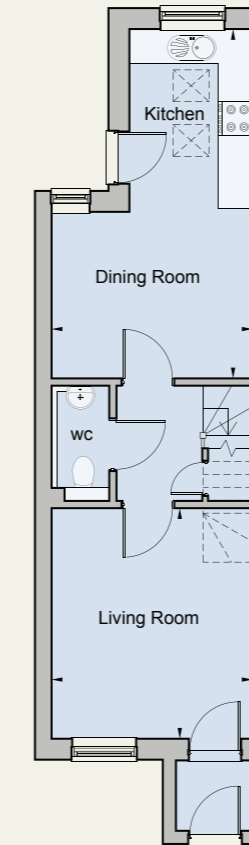
A charming three storey, 2/3 bedroom terrace house faces open countryside to the front aspect and is home to an open plan kitchen/dining room which provides access to the approximately 34ft/10.5m long rear garden. The master bedroom is coupled with a stylish en suite shower room.

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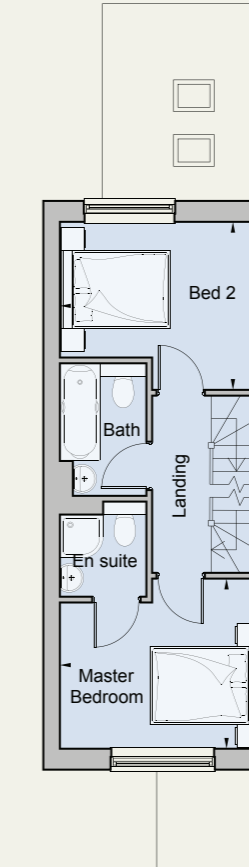
location plan

### Ground Floor



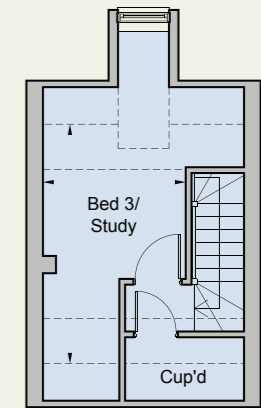
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.46m x 3.97m | 11'4" x 13'0"  |
| Kitchen/Dining | 3.46m x 6.04m | 11'4" x 19'10" |

### First Floor



|                |               |               |
|----------------|---------------|---------------|
| Master Bedroom | 3.46m x 2.93m | 11'4" x 9' 7" |
| Bedroom 2      | 3.46m x 2.89m | 11'4" x 9' 6" |

### Second Floor



|                   |                 |                    |
|-------------------|-----------------|--------------------|
| <b>Total Area</b> | <b>90.54 m2</b> | <b>974.6 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"      |

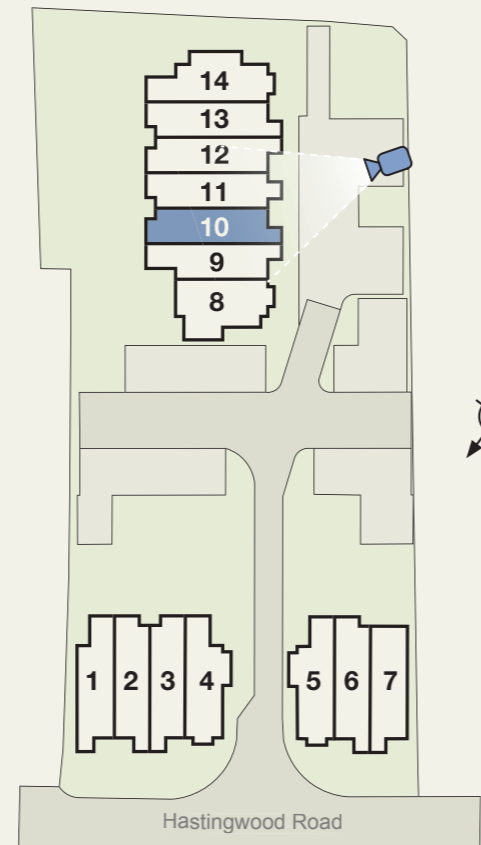
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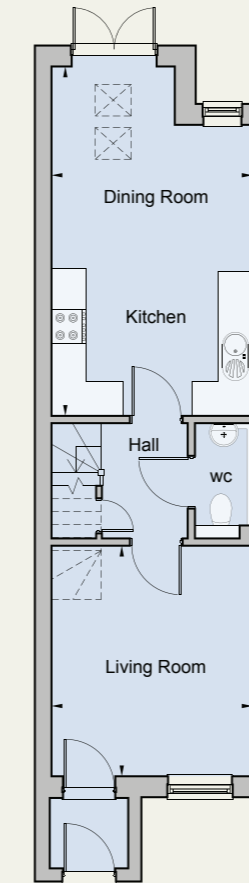
## Plot 10

This spectacular individually designed three storey, 2/3 bedroom terraced house benefits from a generous sized kitchen/dining room with French style doors on to the garden. Located on the first floor are two bedrooms, one complete with en suite. The second floor offers a further third bedroom/study, with the luxury of a separate good sized storage cupboard.



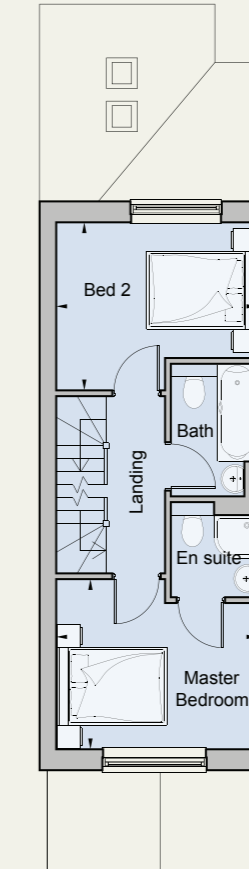
location plan

### Ground Floor



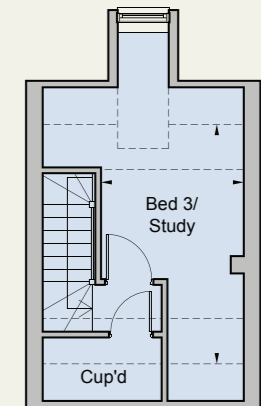
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.46m x 3.97m | 11'4" x 13'0"  |
| Kitchen/Dining | 3.46m x 6.04m | 11'4" x 19'10" |

### First Floor



|                |               |               |
|----------------|---------------|---------------|
| Master Bedroom | 3.46m x 2.93m | 11'4" x 9' 7" |
| Bedroom 2      | 3.46m x 2.89m | 11'4" x 9' 6" |

### Second Floor



|                   |                 |                     |
|-------------------|-----------------|---------------------|
| <b>Total Area</b> | <b>93.45 m2</b> | <b>1005.9 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"       |

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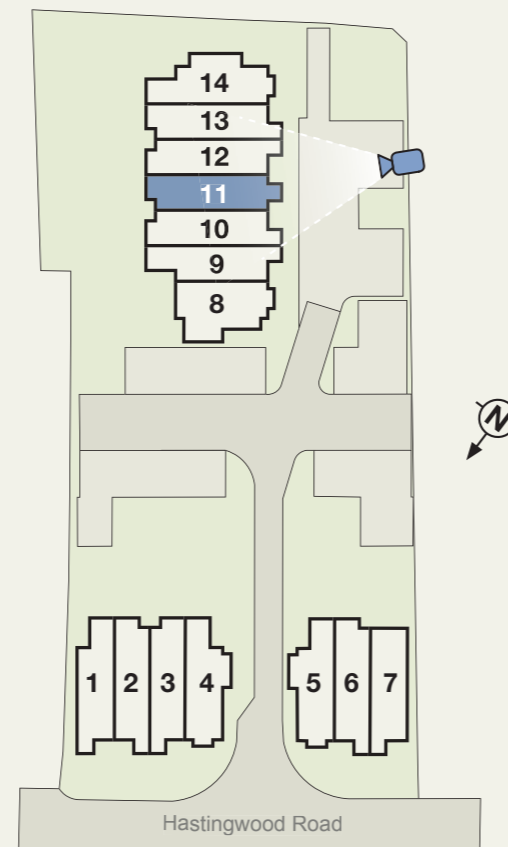




## Plot 11

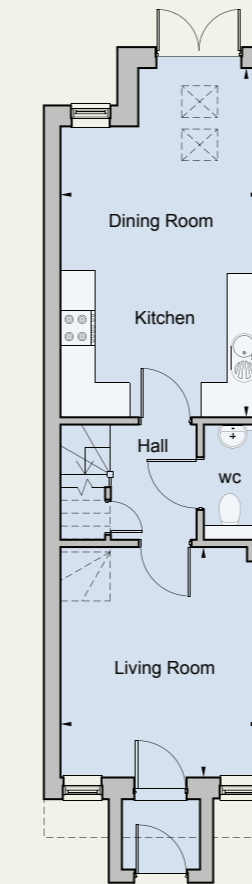
Discover the three storey, 2/3 bedroom terraced home offering modern style living. With an open plan kitchen/dining room and additional natural light provided by the double roof lights and French style doors. Bedroom 3/study will be a luxury for those who work from home, young families or just a spare room for visitors.

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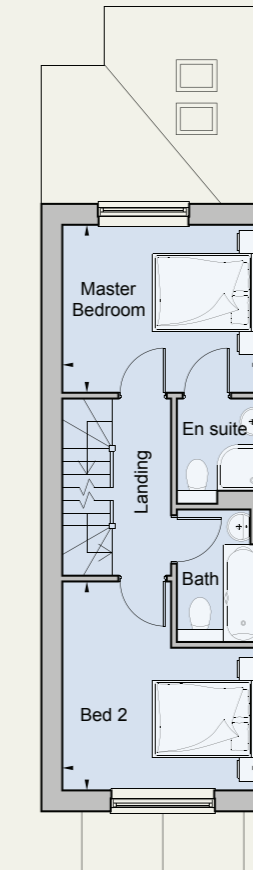
location plan

### Ground Floor



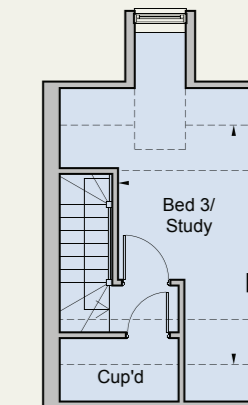
|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 3.46m x 3.97m | 11'4" x 13'0"  |
| Kitchen/Dining | 3.46m x 6.04m | 11'4" x 19'10" |

### First Floor



|                |               |                 |
|----------------|---------------|-----------------|
| Master Bedroom | 3.46m x 2.89m | 11'4" x 9' 6"   |
| Bedroom 2      | 3.46m x 3.60m | 11'4" x 11' 10" |

### Second Floor



|                   |                 |                     |
|-------------------|-----------------|---------------------|
| <b>Total Area</b> | <b>95.80 m2</b> | <b>1031.2 sq ft</b> |
| Study             | 2.45m x 4.16m   | 8'1" x 13' 8"       |

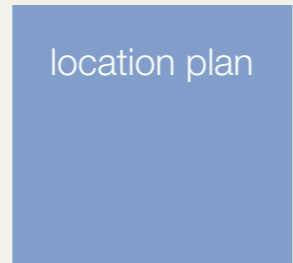
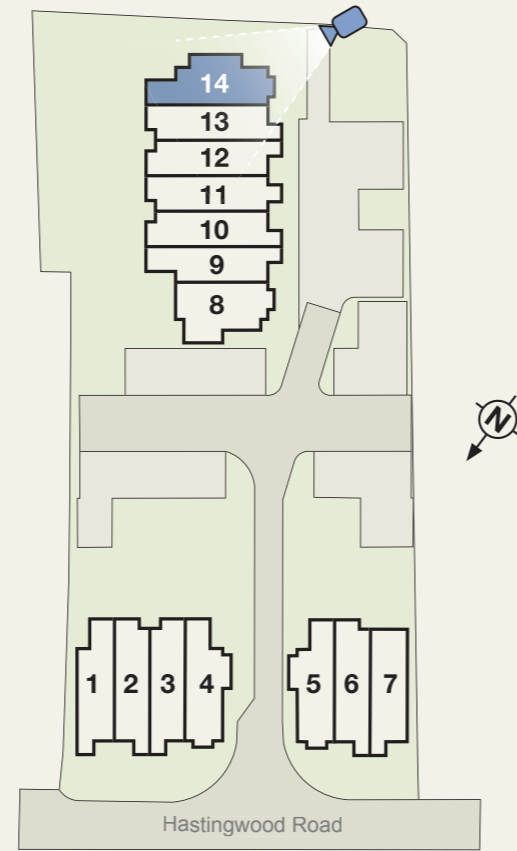
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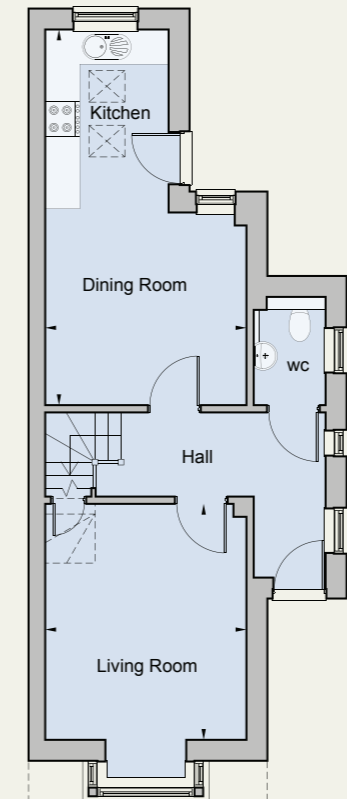


## Plot 14

This enviable two storey, 2/3 bedroom end of terrace home features two elevations fronting open countryside, offering stunning views. This house is home to an open plan kitchen/dining room with access to the private rear garden. The Master Bedroom is complete with an en suite shower room.

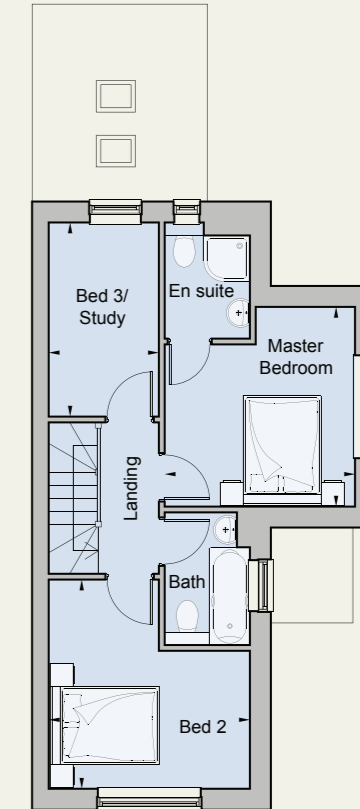


## Ground Floor



|                |               |                 |
|----------------|---------------|-----------------|
| Living Room    | 3.46m x 4.07m | 11' 4" x 13' 4" |
| Kitchen/Dining | 3.46m x 6.49m | 11' 4" x 21' 3" |

## First Floor



| Total Area        | 86.84 m <sup>2</sup> | 934.7 sq ft      |
|-------------------|----------------------|------------------|
| Master Bedroom    | 3.28m x 3.44m        | 10' 9" x 11' 3"  |
| Bedroom 2         | 3.46m x 3.60m        | 11' 4" x 11' 10" |
| Bedroom 3 / Study | 1.89m x 3.34m        | 6' 2" x 11' 0"   |

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Woodlands development; a previous Biminster Homes & William Thompson Homes development.



Images of previous Biminster Homes developments.

## William Thompson Homes together with Biminster Homes

William Thompson Homes selected Biminster Homes to project manage and design Hazelewood for a host of reasons. These include a reputation for creative styling, over twenty years of building properties of distinction, their extensive portfolio of impressive properties, excellent building quality and a professional service from start to finish.

Each development embraces unique styling characteristics, ensuring that every new home is as individual externally as it is internally. We are proud to create homes which incorporate today's modern technology.

William Thompson Homes and Biminster Homes are committed to building each home to the highest possible standards combining modern innovative styling with the utmost attention to detail.

We have a dedicated team who look after our client's needs from initial reservation through to after sales care, ensuring that our purchasers are able to enjoy all the comforts of their new home.







## Connected to the heart of the capital

Hazelwood Park is home to excellent commuter links. Epping is connected to the London Underground, and you can reach Liverpool Street on the Central Line in just over 30 minutes. There are also excellent bus services, and you'll be only a short distance from the M25 and a 15 minute drive from Stansted Airport.



### Hazelwood to the airports

| Stansted Airport   | Luton Airport      | Heathrow Airport   | Gatwick Airport         |
|--------------------|--------------------|--------------------|-------------------------|
| 13 miles / 15 mins | 42 miles / 45 mins | 52 miles / 60 mins | 61 miles / 1 hr 10 mins |

### By car from Hazelwood Park

| M11 (J7) / A414    | Harlow Mainline Station | Epping Underground | M25               |
|--------------------|-------------------------|--------------------|-------------------|
| 0.7 miles / 2 mins | 4.7 miles / 10 mins     | 5 miles / 13 mins  | 6 miles / 10 mins |

### By Underground from Epping

| Stratford                | Liverpool Street         | Oxford Circus            | Westminster             |
|--------------------------|--------------------------|--------------------------|-------------------------|
| 0 line changes / 28 mins | 0 line changes / 38 mins | 0 line changes / 48 mins | 1 line change / 52 mins |

Distances are approximate and taken from [www.google.co.uk/maps](http://www.google.co.uk/maps)  
 Train times taken from [www.thetrainline.com](http://www.thetrainline.com) and are approximate.

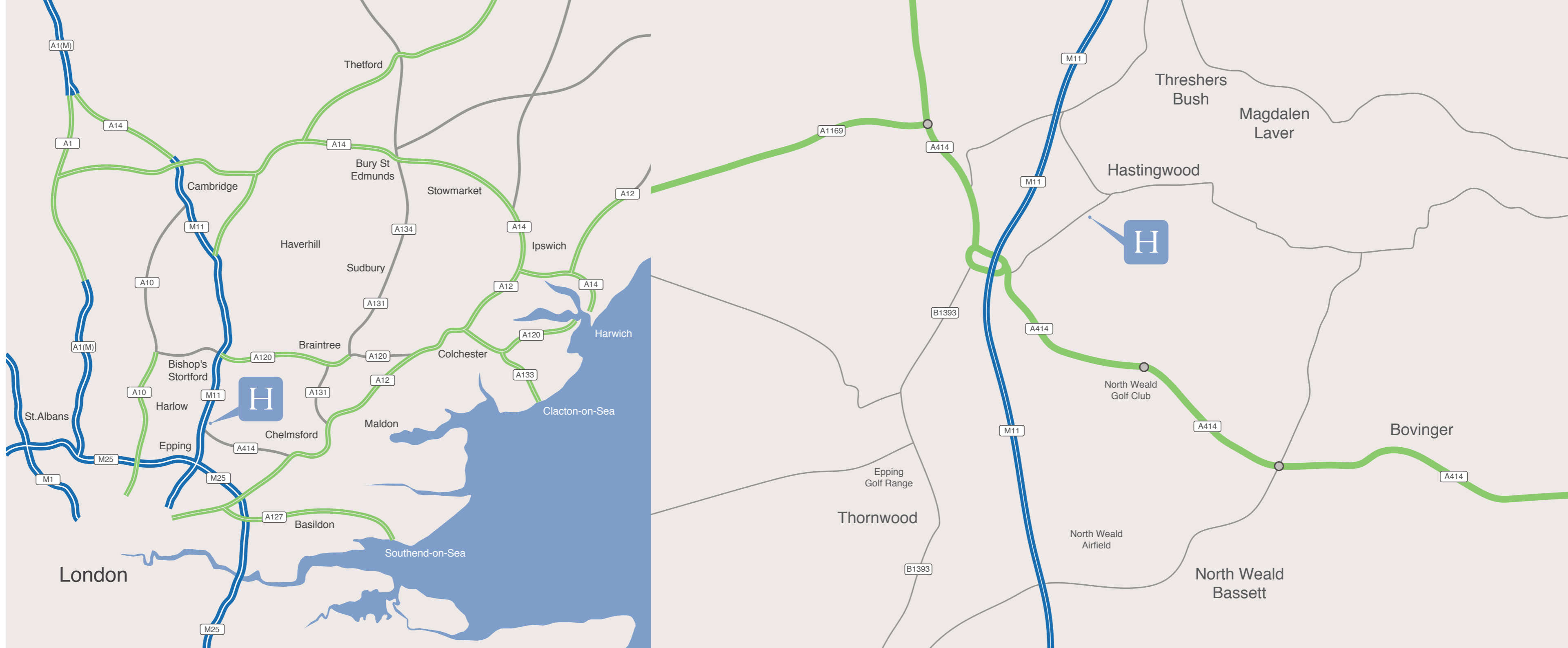




### Getting here

Hazelwood Park is situated east of the M11, junction 7. You can also approach from the west via the A414.

**Sat Nav: CM17 9JT**





## Selling Agents

**Beresfords**

**Chelmsford:** 01245 397499

**[www.beresfords.co.uk](http://www.beresfords.co.uk)**

### **Misrepresentation Act 1967**

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

### **Consumer Protection from Unfair Trading Regulations 2008 (replaced PMA in Oct 2013)**

The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being available & unsold. Development names are for marketing purposes only and may not be adopted by the local authority. These measurements have been taken from the architect's plans, when the houses are constructed, the rooms will be measured and purchasers will be advised of any alterations. Kitchen layouts, sanitaryware, etc. shown on the plan are for guidance only.

### **Estate Agents Act 1979**

An interest is declared in that a director of Biminster Homes Ltd is also a director of Beresfords Residential Ltd. All property details are correct at the time of going to press November 2016.



A joint venture development

