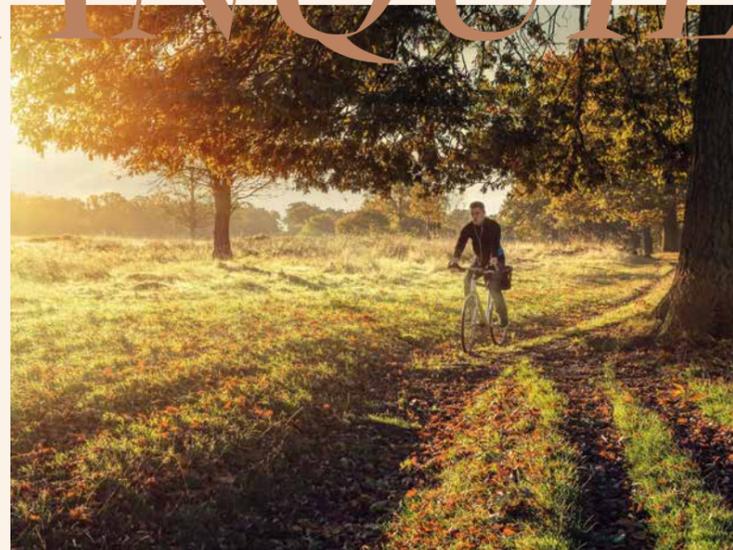




Award-winning developers of beautiful homes



LUXURY, MODERN LIVING IN AN IDYLLIC & TRANQUIL LOCATION.



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READY TO WELCOME YOU HOME.

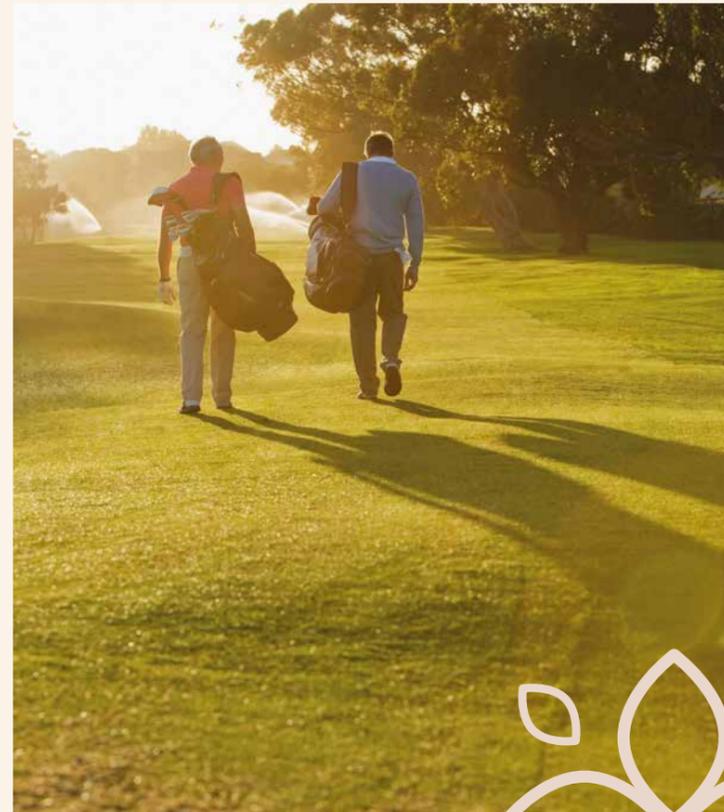
SITUATED IN A BEAUTIFUL, HIGHLY SOUGHT-AFTER AREA OF HERTFORDSHIRE, SQUIRES PARK OFFERS LUXURIOUS AND CONTEMPORARY LIVING IN A SERENE RURAL SETTING.



Set behind gates and surrounded by idyllic woodland, this brand-new development of stunning homes benefits from exciting local amenities and its close proximity to London.

Squires Park offers a selection of stunning two- and three-bedroom apartments and four- and five-bedroom properties, all of which have been designed and built to Heronslea's exceptionally high standards. This development is ideal for young families, professionals and anyone seeking a luxury modern home in a location with plenty to offer for all ages.

LOCATION.



There are also a number of excellent primary and secondary schools in the local area.

Bournehall Primary School, Bushey Heath Primary School and Merry Hill Infant School and Nursery are based in the town of Bushey and all currently hold an outstanding Ofsted rating. In nearby Watford, the towns Boys and Girls Grammar Schools both hold an outstanding rating and are considered two of the most esteemed secondary schools in Hertfordshire.

Watford also plays host to a number of exciting amenities and attractions. The impressive intu Shopping Centre features a number of high street stores and restaurants, while the stunning Edwardian Watford Palace Theatre runs a number of productions throughout the year. In addition, sports fans can pay a visit to Vicarage Road, home to Watford Football Club.

If you are looking to venture further afield, the M1 motorway is just a five-minute drive from Squires Park, while the two nearest train stations, Watford and Bushey, are within a 20-minute walk.

FROM THE QUIET, PICTURESQUE BUSHEY TO THE BRIGHT LIGHTS OF LONDON, THE LOCATION OF SQUIRES PARK OFFERS THE VERY BEST OF BOTH TOWN AND COUNTRY LIVING.

This exceptional development has been thoughtfully positioned close to a range of transport links, amenities and places of interest.

The Bushey Hall Golf Club and Bushey Rangers Youth & Football Club are just a short walk from Squires Park, while the Bushey Grove Leisure Centre and David Lloyd Gym are nearby and feature swimming pools, a spa, cafés and large event rooms to hire.

Bushey also has a number of beautiful parks and open spaces to wander through at your leisure, including King George Recreation Ground (featuring a splash park and café), Fishers Field Nature Reserve, Bushey Rose Garden and Hilfield Park Reservoir.

A range of highly regarded independent restaurants with a wide range of cuisines can be found in Bushey, including Chinese, Indian, Italian, Kosher, Turkish and more. The highly popular St. James Restaurant is a favourite with locals, while The Horse & Chains and The Kings Stag are two of the many gastro and old family pubs in the area.

Bushey also boasts a range of food stores including butchers, bakers and deli's, including Kanteen and Flax, a popular local kosher deli and a large Costco.

Additionally, Bushey Bupa, a private hospital, is located just a short distance from Squires Park.



CONNECTIONS.

04

**MINUTE DRIVE TO
DAVID LLOYD CLUB**

With everything under one roof in such a convenient location and a wonderful friendly, social atmosphere, David Lloyd Bushey offers a great choice of group exercise classes, facilities and wonderful swimming pools and a spa.

06

**MINUTE DRIVE TO
M1 MOTORWAY**

Perfect for those looking to commute to work or explore the surrounding areas, Squires Park is situated just a short drive to junction 5 of the M1 Motorway, which runs all the way from London to Leeds.

07

**MINUTE DRIVE TO
WATFORD HIGH STREET &
INTU SHOPPING CENTRE**

Squires Park is situated just a short distance from a number of amenities, including a variety of independent and chain supermarkets and the intu Watford shopping centre, an indoor mall with many smart high-street shops and department stores, plus eateries.

15

**MILES TO
CENTRAL LONDON**

Central London is only a 45 minute drive away for a wonderful choice of theatre, concert halls, restaurants, art galleries, department stores and shops. London Euston is under 20 minutes by train from Bushey overground and St. Pancras is just 30 minutes by train from Radlet Station.

18

**MILES TO
LUTON AIRPORT**

Whether a frequent business flyer or a keen holidaymaker, Squires Park is positioned just a short drive from Luton Airport. Now the U.K.'s fifth largest airport, over 1.5 million passengers arrived and departed the country from Luton last year.

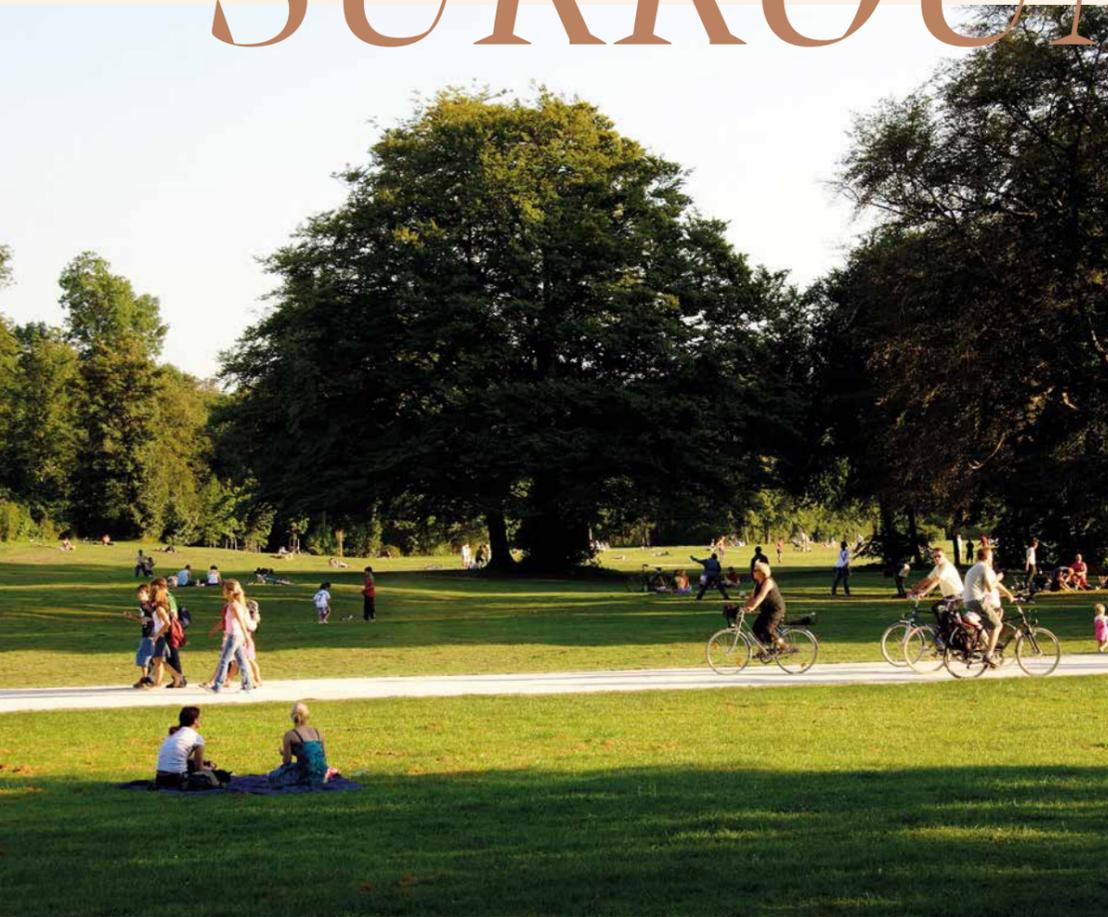
20

**MINUTE WALK TO
BUSHEY & WATFORD
HIGH STREET STATION**

Squires Park offers exceptional transport links, with Bushey & Watford High Street Train Stations located within a 20 minute walk away. Both stations offer direct routes to London Euston Station throughout the year.



SURROUNDINGS.



SQUIRES PARK IS LOCATED IN THE HIGHLY DESIRABLE HERTFORDSHIRE TOWN OF BUSHEY. DESPITE ITS PROXIMITY TO THE BUSTLING STREETS OF LONDON, BUSHEY RETAINS THE FEELING OF A QUINTESSENTIAL COUNTRYSIDE COMMUNITY.

The town plays host to the popular annual Bushey Festival. It also boasts a number of independent restaurants, cafés and bars, all of which are within walking distance from Squires Park.



Bushey has an excellent range of sports and leisure facilities as well as a wealth of parks and open, green areas to enjoy with the family.

The exciting town of Watford lies just a short distance to the west of Squires Park and is home to an extensive range of shops, theatres, cinemas, bars, clubs and more.

Both Bushey and Watford train stations run daily services into central London, allowing you to venture into the city in no more than 30 minutes.



STEP INSIDE YOUR NEW HOME.



CLEAN, CONTEMPORARY AND LIGHT, SQUIRES PARK OFFERS STYLISH, MODERN LIVING SPACES DESIGNED TO THE VERY HIGHEST STANDARDS.

The interiors of these stunning houses offer a bright, spacious feel whilst including a comprehensive range of modern conveniences.

The large, contemporary kitchen/family rooms feature a range of built-in appliances and plenty of space for dining and relaxing. A number of the properties include an orangery, which perfectly complements the bright, spacious aesthetic.



All bedrooms and living areas have been designed with sleek, modern touches for unmatched convenience and indulgent comfort.



Bathrooms, both upstairs and downstairs have been intricately designed to offer luxury, with fitted basins and baths, alongside contemporary finishes that flow effortlessly from one room to another.



HOMES.

COMBINING TRADITION AND MODERNITY, SQUIRES PARK IS READY TO WELCOME YOU HOME.

The thoughtful external design and construction of the Squires Park properties echo the historical importance of the site's original use.

The site is situated on what used to be the headquarters for the United States Army Eighth Air Force during World War II.



Squires Park has been influenced by the unique history and tradition of the site, creating a perfect juxtaposition to the modern interiors of each property.

These stunning homes are equipped with sizeable rooms and impressive garden spaces, terraces and balconies with plenty of privacy. Each property has been intricately designed to retain a sense of individuality, without losing the overall aesthetic of its surrounding community.

HOUSE TYPES

Anderson

A2, A3, A4, A5, A22, A23 Five Bedroom

Auton

B6, B7, B8, B9, B10, B11 Four Bedroom

Kepner

C16, C17, C18, C18, C19, C20, C21 Four Bedroom

Chickering Court

D1, D2, D3, D4, D5, D6, D9, D12 Three Bedroom

D7, D8, D10, D11, D13, D14 Two Bedroom

Russell Place

F1, F2 Two Bedroom





ANDERSON

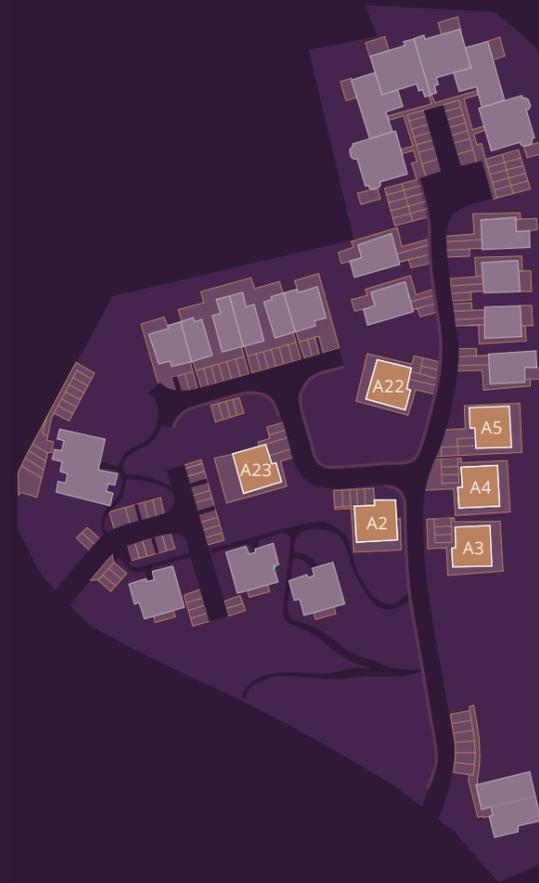
Five bedroom home
with garage

PLOTS A2, A3, A4, A5, A22, A23

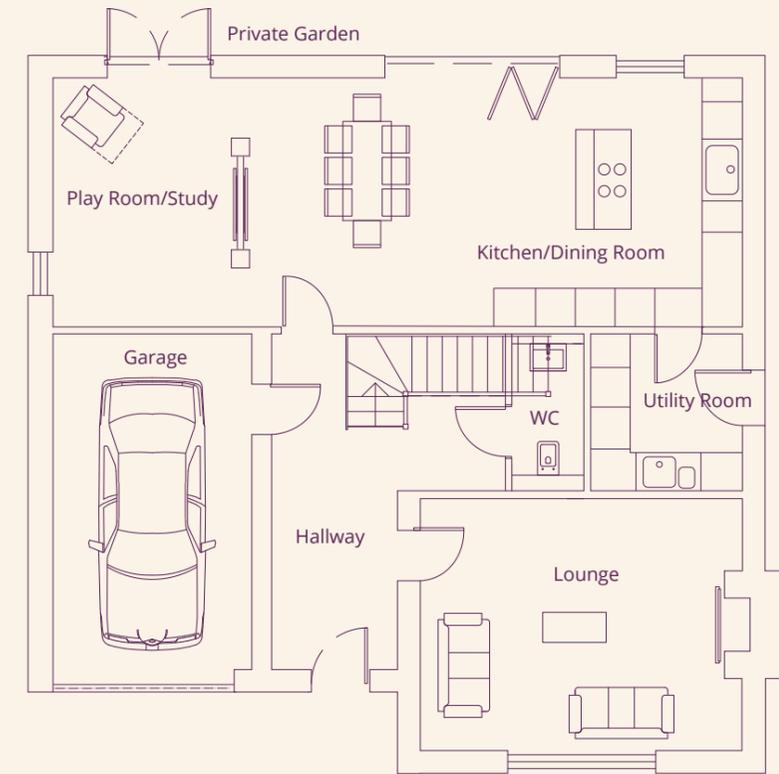
This detached five-bedroom property is the ideal home for a large family. Downstairs, the house is comprised of a garage for one car, WC, large utility room, spacious living room and an open plan space at the rear of the property which offers a beautiful kitchen, dining room and lounge area.

On the first floor, the large master bedroom offers a modern en-suite with bath and shower, as well as a walk-in dressing room. Three further double bedrooms, two of which have en-suites, and a single bedroom make up the rest of the upstairs space, alongside a luxurious family bathroom.

Site Reference



GROUND FLOOR



GROUND FLOOR

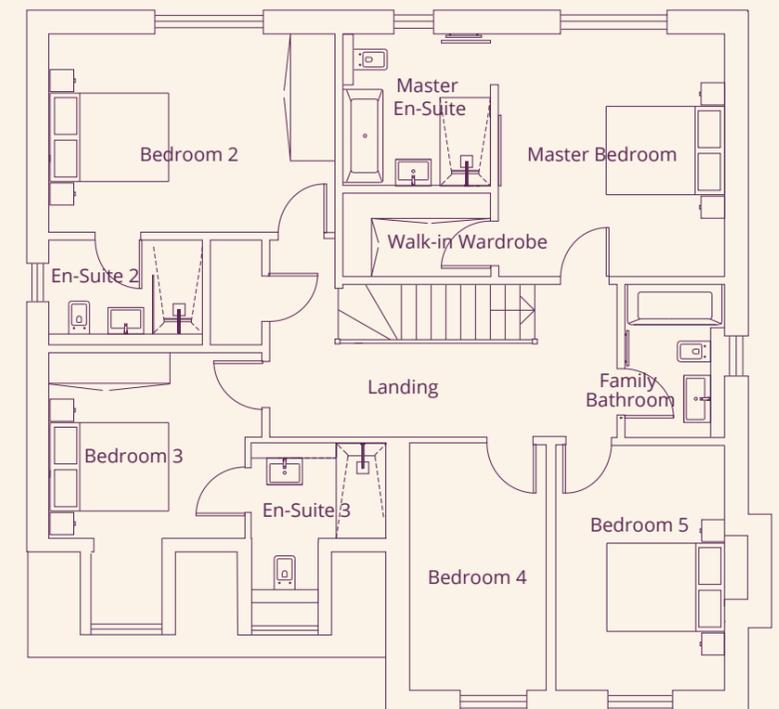
DESCRIPTION	METRES	FEET
Hallway	2.2x5.6	7.2x18.3
Garage	3.3x5.6	10.8x18.3
Lounge	4.2x5.3	13.7x17.3
WC	1.2x2.2	3.9x7.2
Kitchen/Dining Room	8.1x4.1	26.5x13.4
Play Room/Study	3x4	9.8x13.1
Utility Room	2.5x2.6	8.2x8.5

FIRST FLOOR

DESCRIPTION	METRES	FEET
Landing	5.9x1.6	19.3x5.2
Master Bedroom	3.8x4.1	12.4x13.4
Walk-in Wardrobe	2.5x1.4	8.2x4.5
Master En-Suite	2.5x2.6	8.2x8.5
Family Bathroom	1.7x2.6	5.5x8.5
Bedroom 2	4.8x3.4	15.7x11.1
En-Suite 2	2.6x1.8	8.5x5.9
Bedroom 3	3.3x3.2	10.8x10.4
En-Suite 3	2.3x1.6	7.5x5.2
Bedroom 4	2.3x4.2	7.5x13.7
Bedroom 5	2.9x4.2	9.5x13.7

TOTAL AREA - 229m² | 2462ft²

FIRST FLOOR





AUTON

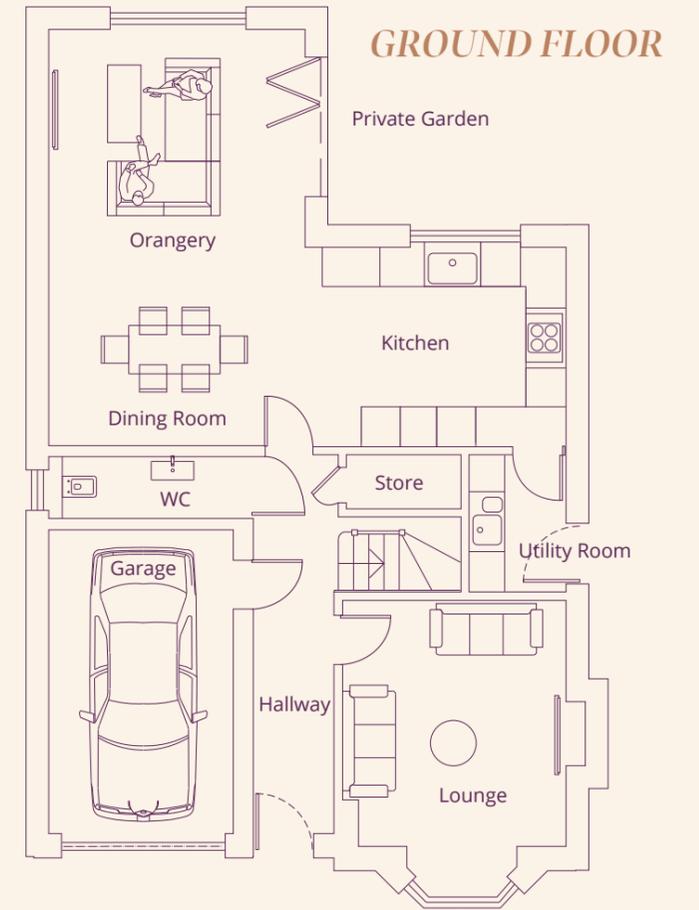
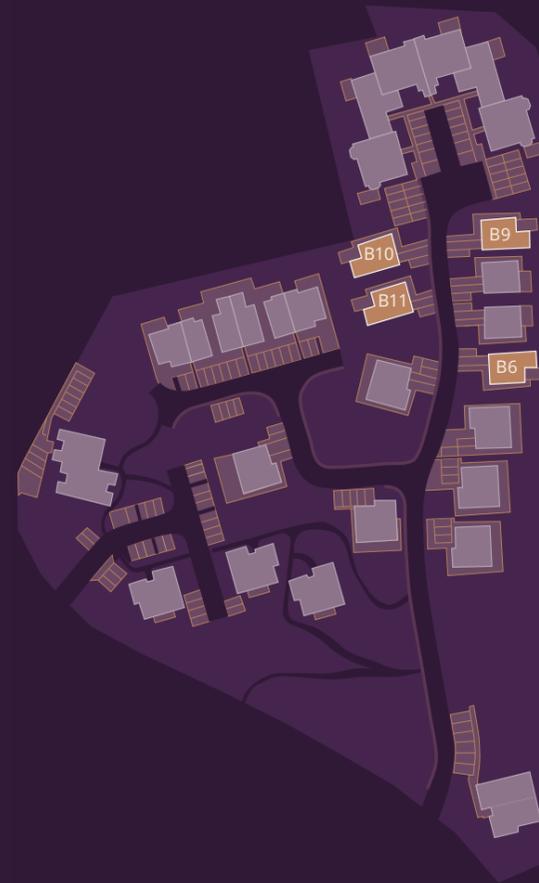
Four bedroom home with garage

PLOTS B6, B9, B10, B11

This stunning four-bedroom detached property features an impeccably designed open-plan living area featuring a spacious kitchen, dining space and unique orangery. The ground floor also features a good-sized lounge, WC, handy utility room, a large storage cupboard and a garage for one car.

The first floor of the property features four spacious double bedrooms, two of which have en-suites, and a modern family bathroom. The master bedroom also includes a walk-in wardrobe space.

Site Reference



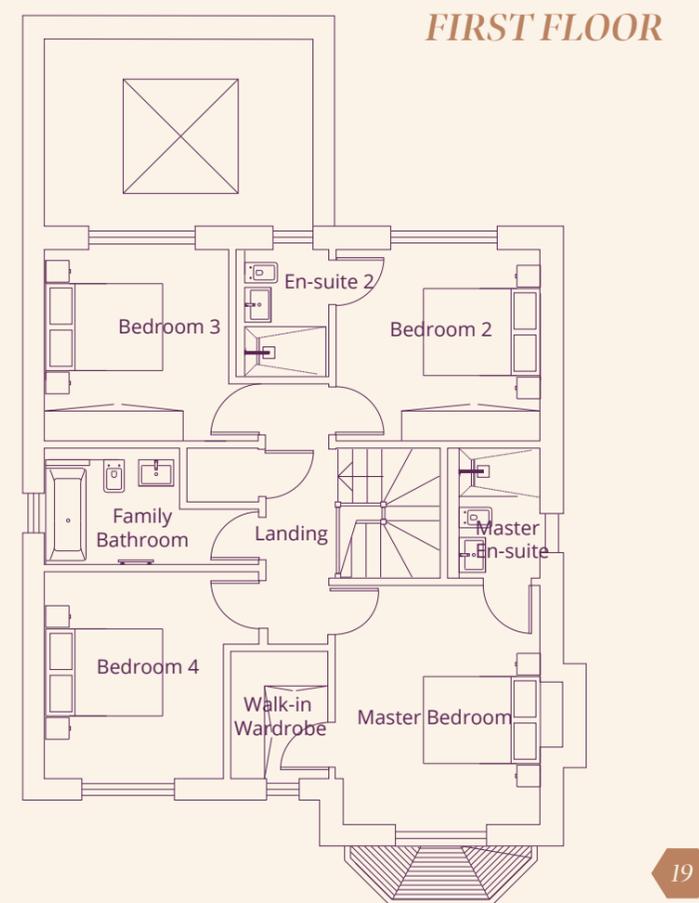
GROUND FLOOR

DESCRIPTION	METRES	FEET
Hallway	1.3x6.3	4.2x20.6
Garage	3x5	9.8x16.4
Lounge	3.7x4	12.1x13.1
WC	2.8x1	9.1x3.2
Kitchen	4.3x3.3	14.1x10.8
Dining Room	4.2x3.3	13.7x10.8
Orangery	4.2x3.6	13.7x11.8
Utility Room	1.6x2.3	5.2x7.5
Store	1.9x1	6.2x3.2

FIRST FLOOR

DESCRIPTION	METRES	FEET
Landing	1.1x4.5	3.6x14.7
Master Bedroom	3.5x4.1	11.4x13.4
Walk-in Wardrobe	1.7x2.2	5.5x7.2
Master En-Suite	1.4x2.2	4.5x7.2
Family Bathroom	2.3x1.8	7.5x5.9
Bedroom 2	3.5x3.3	11.4x10.8
En-Suite 2	1.4x2.2	4.5x7.2
Bedroom 3	3.1x3.3	10.1x10.8
Bedroom 4	3x3.6	9.8x11.8

TOTAL AREA - 175m² | 1884ft²





AUTON

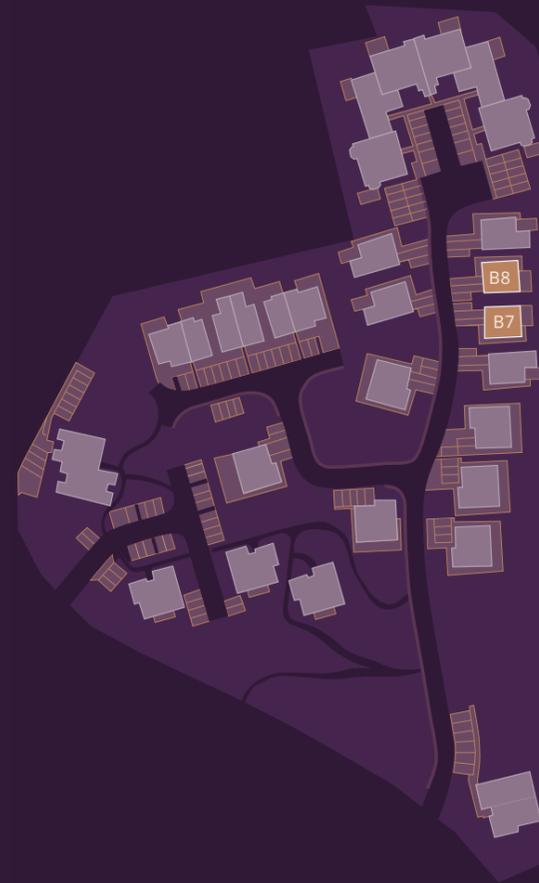
Four bedroom home
with garage

PLOTS B7, B8

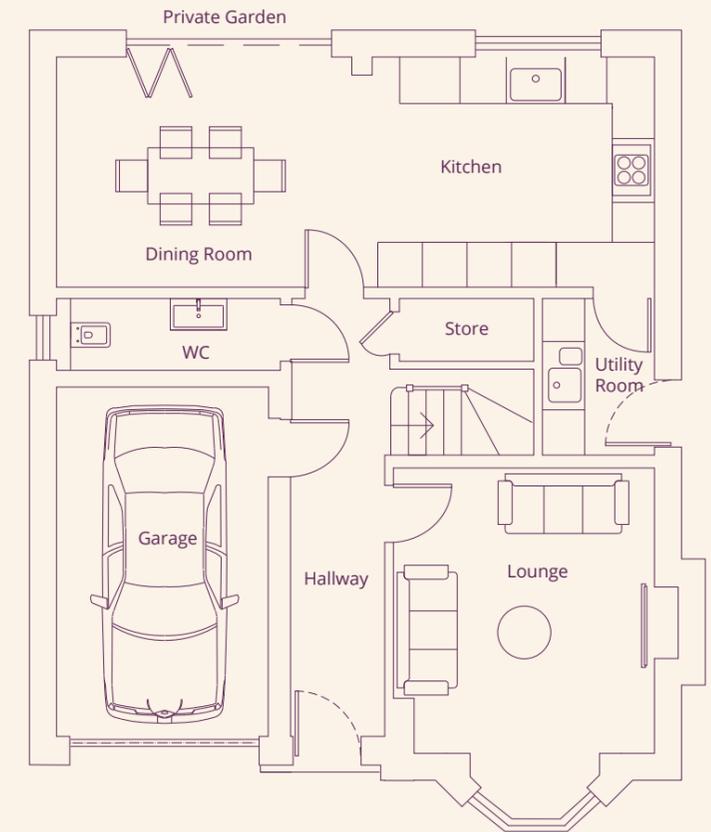
This spacious four-bedroom home offers a stunning lounge, as well as an open plan kitchen/dining area to the rear of the property, with bi-fold doors opening out onto the garden. A good-sized WC, utility room, storage space and garage make up the rest of the downstairs.

The first floor of the property features four large double bedrooms. The master bedroom includes a contemporary en-suite and walk-in wardrobe. A spacious family bathroom is also featured upstairs.

Site Reference



GROUND FLOOR



GROUND FLOOR

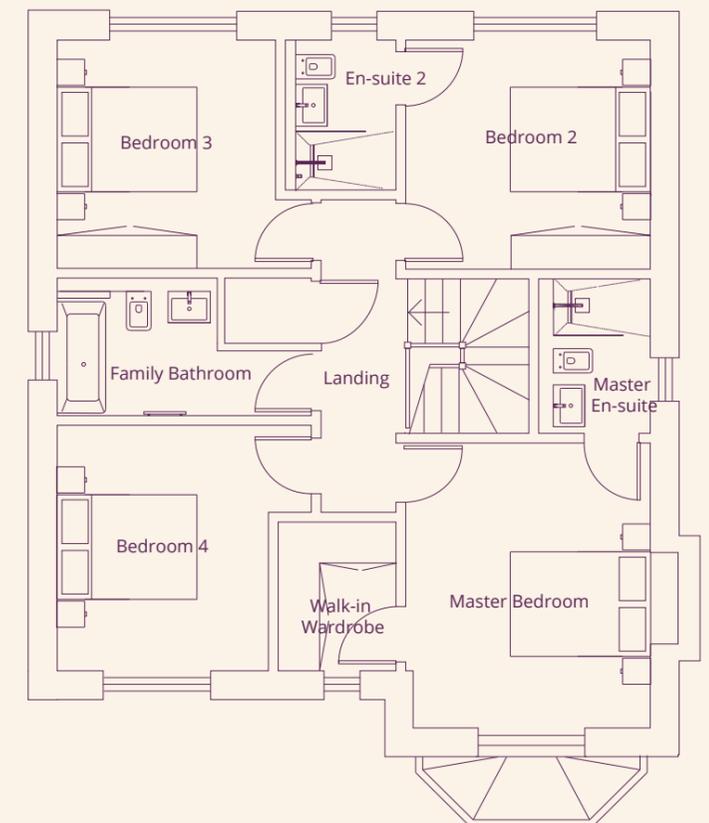
DESCRIPTION	METRES	FEET
Hallway	1.3x6.3	4.2x20.6
Garage	3x5	9.8x16.4
Lounge	3.7x4	12.1x13.1
WC	2.8x1	9.1x3.2
Kitchen	4.3x3.3	14.1x10.8
Dining Room	4.2x3.3	13.7x10.8
Utility Room	1.6x2.3	5.2x7.5
Store	1.9x1	6.2x3.2

FIRST FLOOR

DESCRIPTION	METRES	FEET
Landing	1.1x4.5	3.6x14.7
Master Bedroom	3.5x4.1	11.4x13.4
Walk-in Wardrobe	1.7x2.2	5.5x7.2
Master En-Suite	1.4x2.2	4.5x7.2
Family Bathroom	2.3x1.8	7.5x5.9
Bedroom 2	3.5x3.3	11.4x10.8
En-Suite 2	1.4x2.2	4.5x7.2
Bedroom 3	3.1x3.3	10.1x10.8
Bedroom 4	3x3.6	9.8x11.8

TOTAL AREA - 159m² | 1711ft²

FIRST FLOOR





KEPNER

Four bedroom home with garage

PLOTS C16, C21

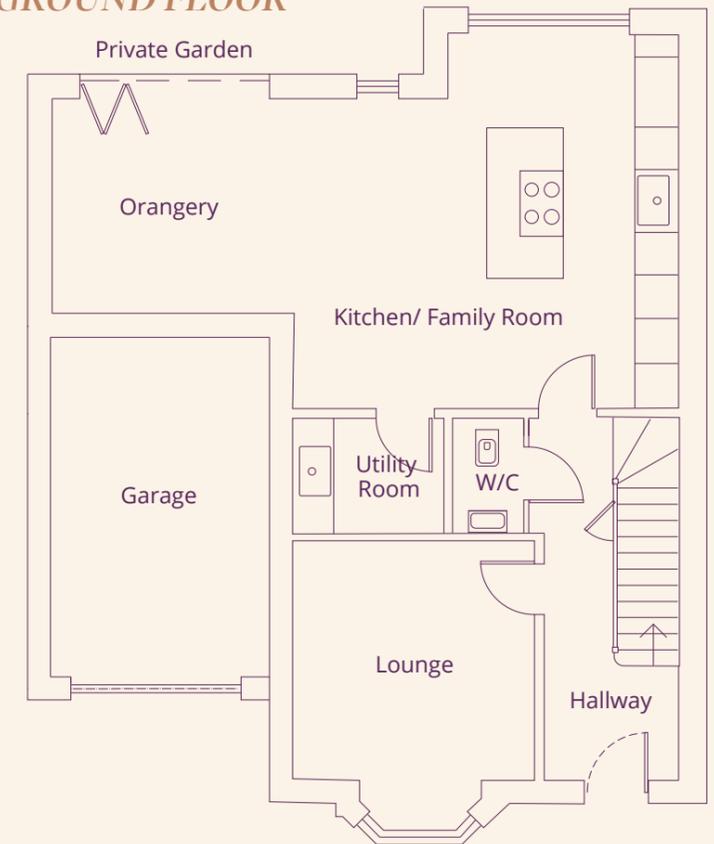
These semi-detached four-bedroom properties feature a large entrance hall leading to a sizeable living room and an open plan kitchen/family room and orangery. A WC and one-car garage make up the rest of the downstairs space.

The first floor offers a spacious master bedroom with modern en-suite, alongside a further double bedroom, two single bedrooms, and a luxury family bathroom.

Site Reference



GROUND FLOOR



GROUND FLOOR

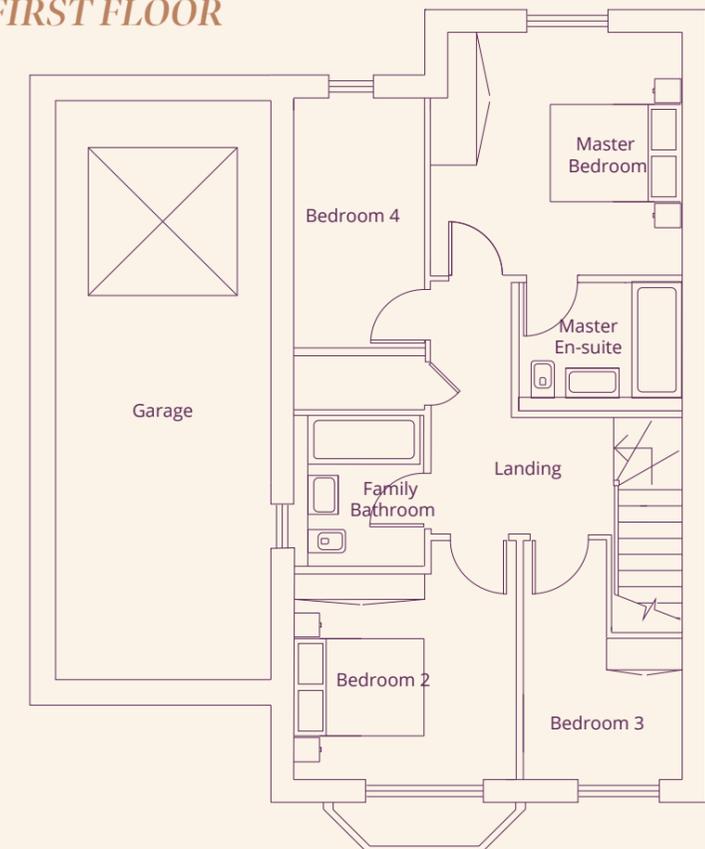
DESCRIPTION	METRES	FEET
Hallway	2.0x5.6	6.6x18.3
Garage	3.4x5.2	11.1x17
Lounge	3.7x3.7	12.1x12.1
WC	1.1x1.6	3.6x5.2
Kitchen/Family Room	5.9x4.8	19.3x15.7
Orangery	3.7x3.3	12.1x10.8
Utility Room	2.3x1.8	7.5x5.9

FIRST FLOOR

DESCRIPTION	METRES	FEET
Landing	1.8x2.7	5.1x9.1
Master Bedroom	3.8x3.7	12.4x12
Master En-Suite	2.5x1.8	8.2x5.9
Family Bathroom	1.8x2.3	5.9x7.5
Bedroom 2	3.7x3.1	12.1x10
Bedroom 3	2.4x2.2	7.9x7.2
Bedroom 4	2x3.8	6.5x12.4

TOTAL AREA - 145m² | 1559ft²

FIRST FLOOR





KEPNER

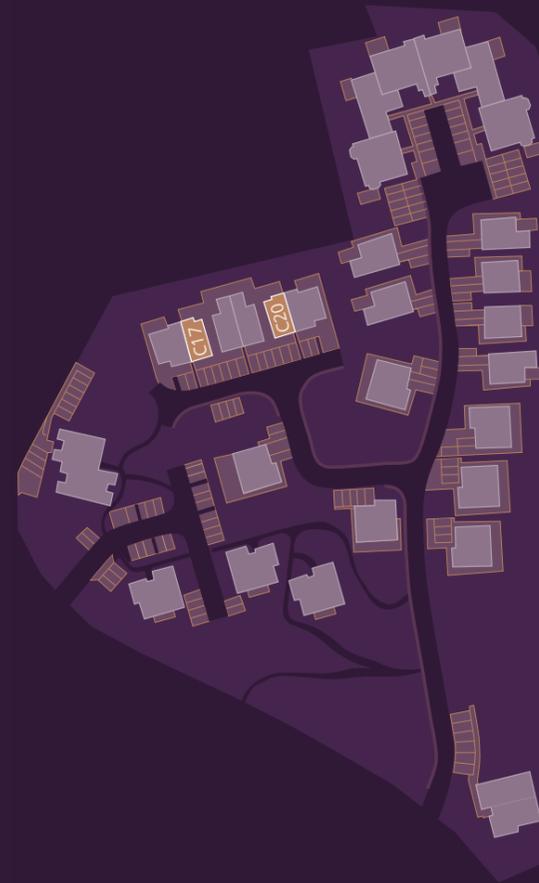
Four bedroom home

PLOTS C17, C20

These semi-detached four-bedroom properties radiate modernity and luxury in every space. The ground floors consist of a living room and spacious, open-plan kitchen/family area that leads out to the back garden. A handy utility room, entrance hall and WC make up the rest of the downstairs.

The first floors offer two double bedrooms, the larger of which features a contemporary en-suite, two single bedrooms, a family bathroom and a large hallway space.

Site Reference



GROUND FLOOR



GROUND FLOOR

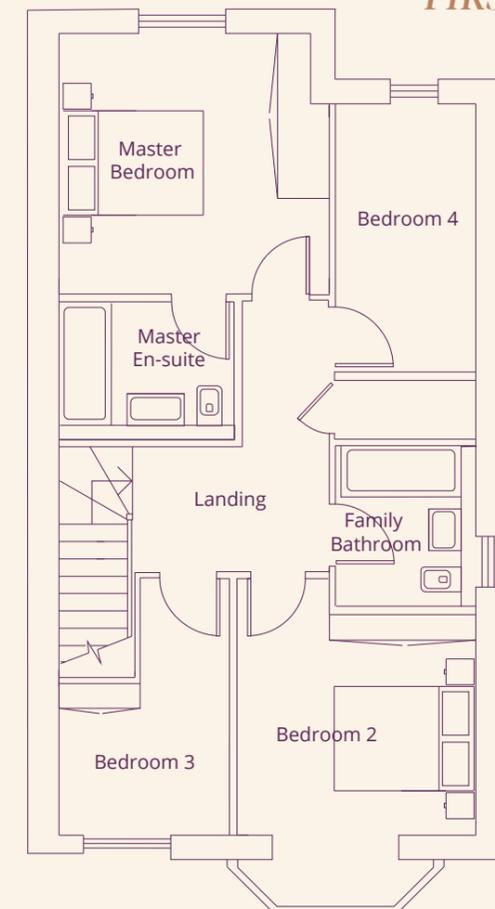
DESCRIPTION	METRES	FEET
Hallway	2.0x6.5	3.9x18.3
Lounge	3.7x3.7	12.1x12.1
WC	1.1x1.6	3.6x5.2
Kitchen/Family Room	5.9x5.8	19.3x19
Utility Room	2.3x1.8	7.5x5.9

FIRST FLOOR

DESCRIPTION	METRES	FEET
Landing	1.8x2.7	5.1x9.1
Master Bedroom	3.8x3.7	12.4x12.1
Master En-Suite	2.5x1.8	8.2x5.9
Family Bathroom	1.8x2.3	5.9x7.5
Bedroom 2	3.7x3.1	12.1x10.1
Bedroom 3	2.4x2.2	7.8x7.2
Bedroom 4	2.0x3.8	6.5x12.4

TOTAL AREA - 132m² | 1426ft²

FIRST FLOOR





KEPNER

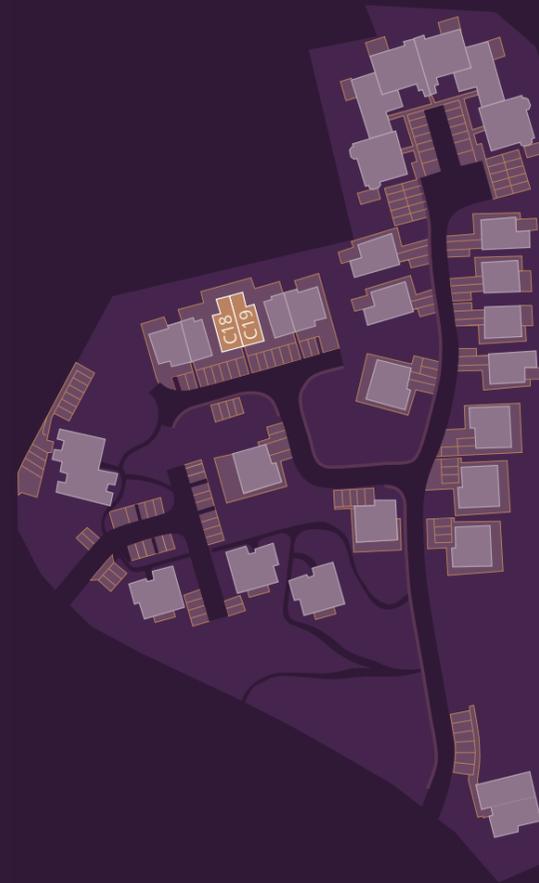
Four bedroom home

PLOTS C18, C19

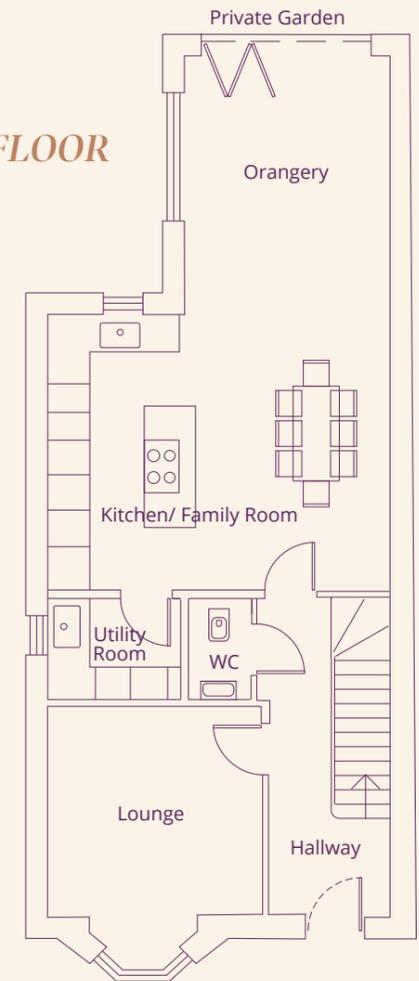
These semi-detached four-bedroom properties offer a wealth of bright living space. The ground floor features a comfortable living room, WC and utility room. At the rear of the house, there is a large, open plan kitchen/family room, as well as a unique orangery that benefits from an abundance of natural light.

The first floor contains a master bedroom with a contemporary en-suite, a double bedroom, two single bedrooms and a beautifully designed family bathroom.

Site Reference



GROUND FLOOR



GROUND FLOOR

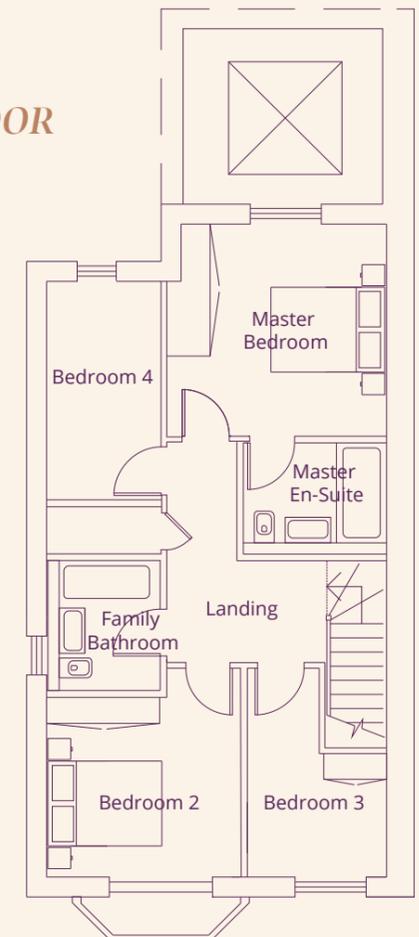
DESCRIPTION	METRES	FEET
Hallway	2.0x6.5	3.9x18
Lounge	3.7x3.7	12.1x12.1
WC	1x1.6	3.2x5.2
Kitchen/Family Room	5.9x4.8	19.3x15.7
Orangery	3.5x4.5	11.4x14.7
Utility Room	1.8x2.3	5.9x7.5

FIRST FLOOR

DESCRIPTION	METRES	FEET
Landing	1.8x2.7	5.1x9.1
Master Bedroom	3.8x3.7	12.4x12.1
Master En-Suite	2.5x1.8	8.2x5.9
Family Bathroom	1.8x2.3	5.9x7.5
Bedroom 2	3.7x3.1	12.1x10.1
Bedroom 3	2.4x2.2	7.8x7.2
Bedroom 4	2.0x3.8	6.5x12.4

TOTAL AREA - 145m² | 1559ft²

FIRST FLOOR





CHICKERING COURT

Three bedroom home

PLOTS D1, D6

These luxury three-bedroom apartments are perfect for young families or downsizers looking for a bright, modern space across a single floor.

At the front of the properties sits an inviting open plan living, dining and kitchen space. The apartments also boast two spacious double bedrooms, both of which feature modern en-suites. The master bedroom also includes a dressing room for added indulgence.

A further bedroom, that could also be utilised as an office space sits next to the state-of-the art family bathroom, while the apartment offers a number of handy storage spaces throughout.

GROUND FLOOR

DESCRIPTION	METRES	FEET
Hallway	2.6x3.1	8.5x10.2
Lounge	4.7x4.8	15.4x15.7
Dining	4.7x3.5	15.4x11.5
Kitchen	3.4x4.3	11.1x14.1
Utility Room	1.9x4.2	6.2x13.7
Family Bathroom	2.4x1.8	7.9x5.9
Master Bedroom	3.9x4.6	12.8x15.1

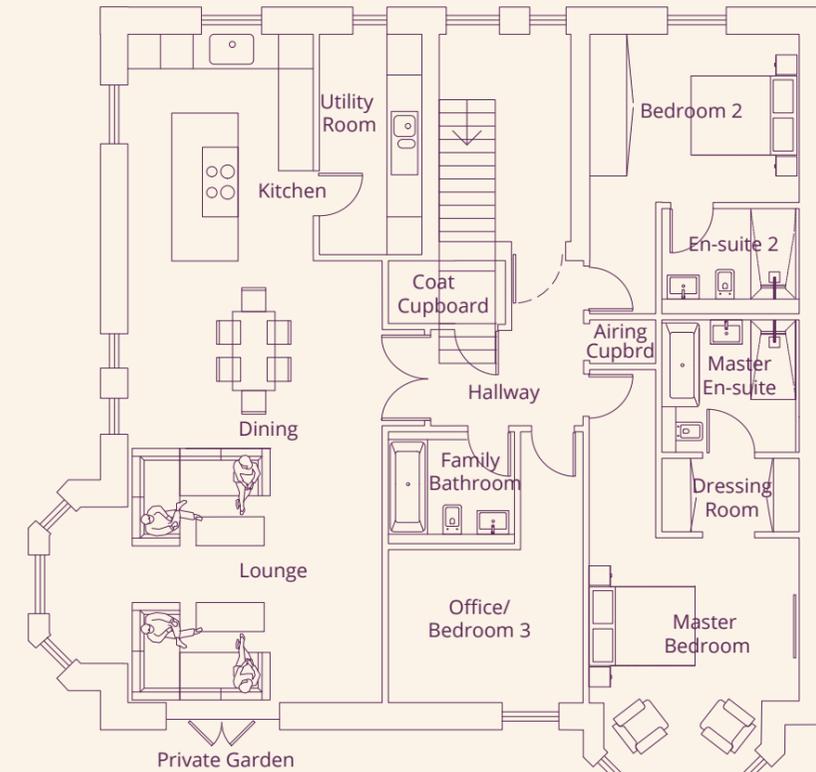
DESCRIPTION	METRES	FEET
Dressing Room	2.6x1.4	8.5x4.6
Master En-Suite	2.3x2.5	7.5x8.2
Bedroom 2	3.9x3.2	12.8x10.5
Office/Bedroom 3	3.7x2.8	12.2x9.2
Airing Cupboard	1.3x0.8	4.3x2.6
Coat Cupboard	2.2x1.2	7.2x3.9

TOTAL AREA – 154m² | 1662ft²

Site Reference



GROUND FLOOR





CHICKERING COURT

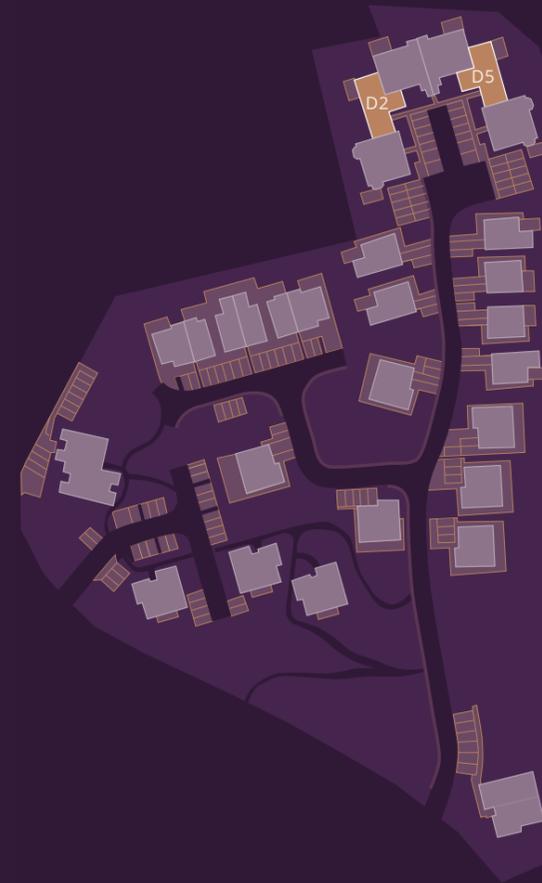
Three bedroom home

PLOTS D2, D5

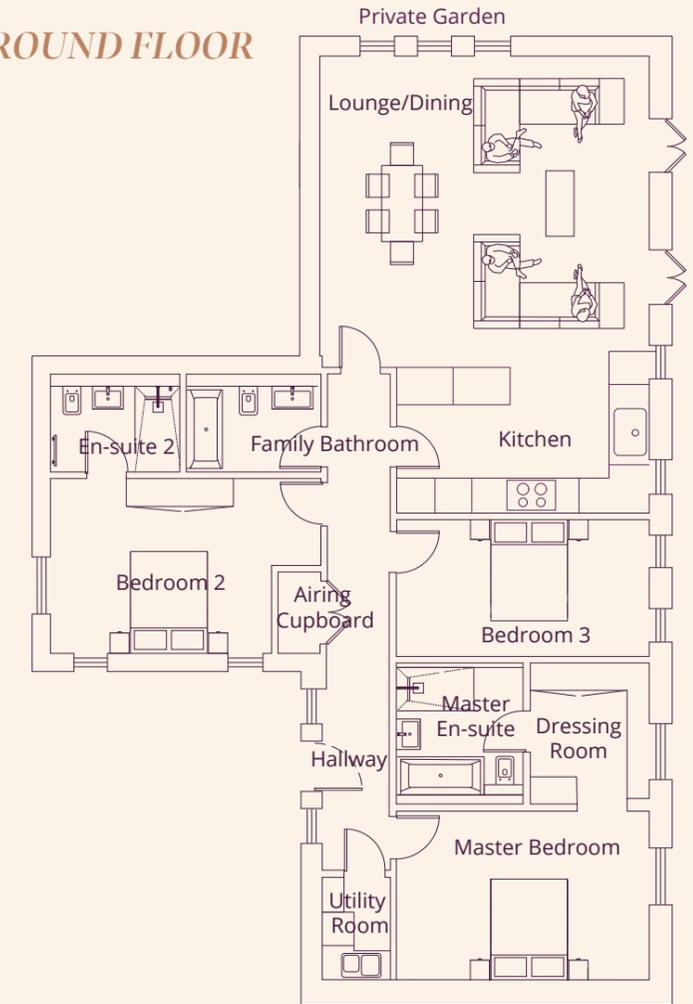
These stunning three-bedroom ground floor apartments have been thoughtfully designed to offer modern living spaces whilst retaining the warmth and comfort of an ideal family home.

The properties, perfect for young families or downsizers, consist of three spacious double bedrooms, two of which have luxury en-suites, a modern family bathroom and a stunning open plan lounge, dining and kitchen area. The apartments also include a number of convenient storage spaces throughout.

Site Reference



GROUND FLOOR



GROUND FLOOR

DESCRIPTION	METRES	FEET	DESCRIPTION	METRES	FEET
Hallway	9.8x1.2	32.1x3.9	Dressing Room	2.7x2.4	8.8x7.8
Lounge/Dining	6x6.3	19.6x20.6	Master En-Suite	2.3x2.5	7.5x8
Kitchen	2.8x4.9	9.1x16	Bedroom 2	3.4x5.2	11.1x17
Utility Room	2x1.3	6.5x4.2	En-Suite 2	1.7x2.5	5.5x8.2
Family Bathroom	1.7x2.7	5.5x8.8	Bedroom 3	2.7x4.9	8.8x16
Master Bedroom	3.3x5	10.8x16.4	Airing Cupboard	1.6x0.8	5.2x2.6

TOTAL AREA - 146m² | 1576ft²





CHICKERING COURT

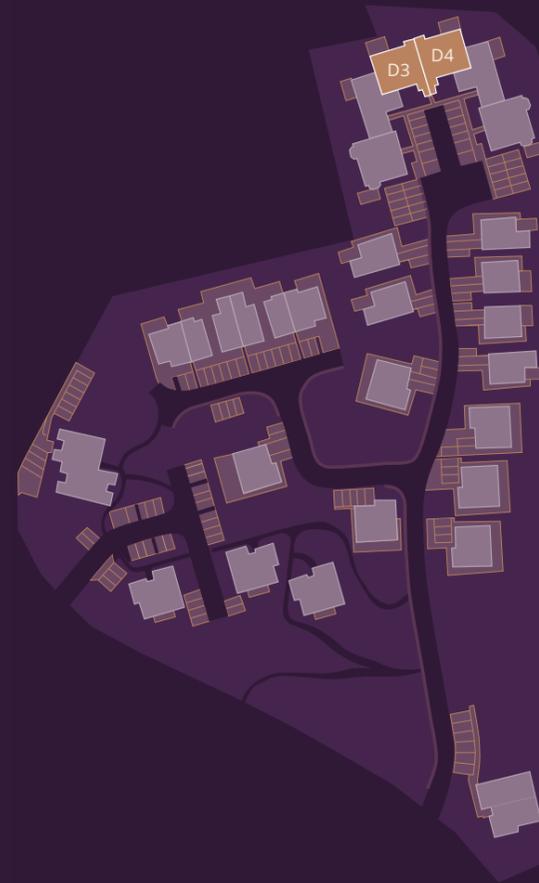
Three bedroom home

PLOTS D3, D4

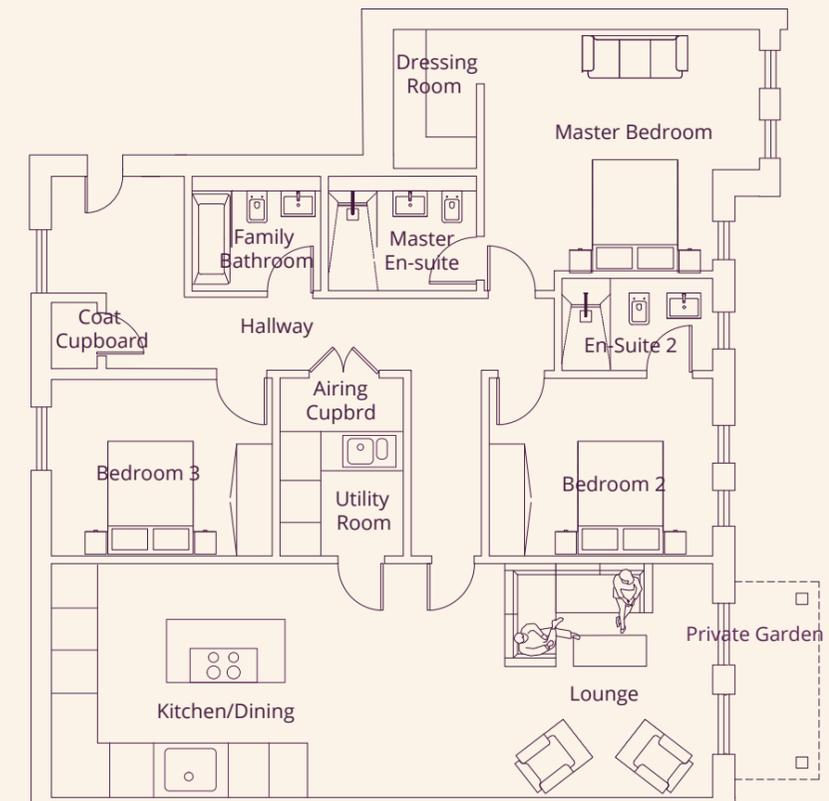
These stunning three-bedroom ground floor apartments have been thoughtfully designed to offer modern living spaces whilst retaining the warmth and comfort of an ideal family home.

The properties consist of three spacious double bedrooms, two of which have luxury en-suites, as well as a modern family bathroom and a stunning open plan lounge, dining and kitchen area. The apartments also include external patio areas and a number of convenient storage spaces throughout.

Site Reference



GROUND FLOOR



GROUND FLOOR

DESCRIPTION	METRES	FEET	DESCRIPTION	METRES	FEET
Hallway	8.7x1.3	28.5x4.2	Master En-Suite	2.6x1.8	8.5x5.9
Lounge	4.7x4.2	15.4x13.7	Bedroom 2	3.8x3.2	12.4x10.4
Kitchen/Dining	6.8x4.2	22.3x13.7	En-Suite 2	2.7x1.4	8.8x4.5
Utility Room	2.2x2.3	7.2x7.5	Bedroom 3	3.8x3.2	12.4x10.4
Family Bathroom	2.3x1.8	7.5x5.9	Airing Cupboard	2.2x0.8	7.2x2.6
Master Bedroom	4.8x4.3	15.7x14.1	Coat Cupboard	0.8x2.0	2.6x6.5
Dressing Room	1.5x2.5	4.9x8.2			

TOTAL AREA - 145m² | 1561ft²





CHICKERING COURT

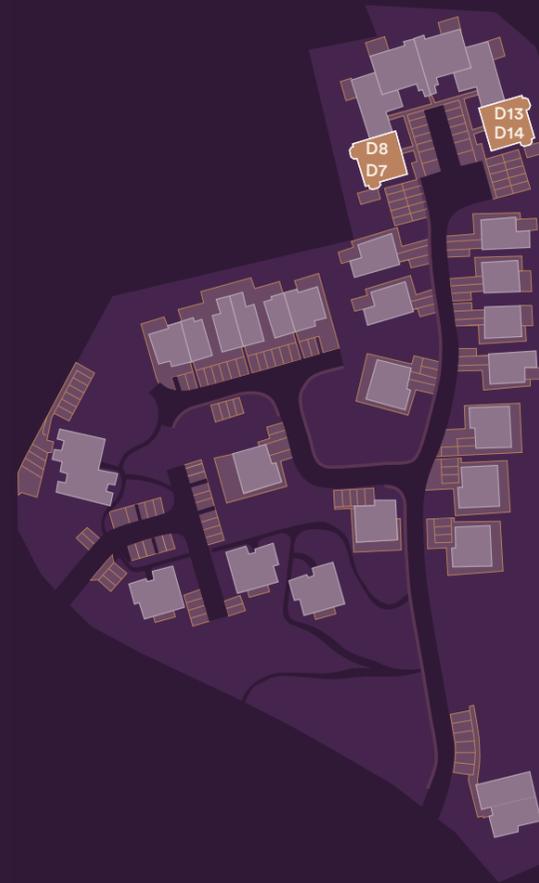
Two bedroom home

PLOTS D7, D8, D13, D14
(Variation to position of terrace)

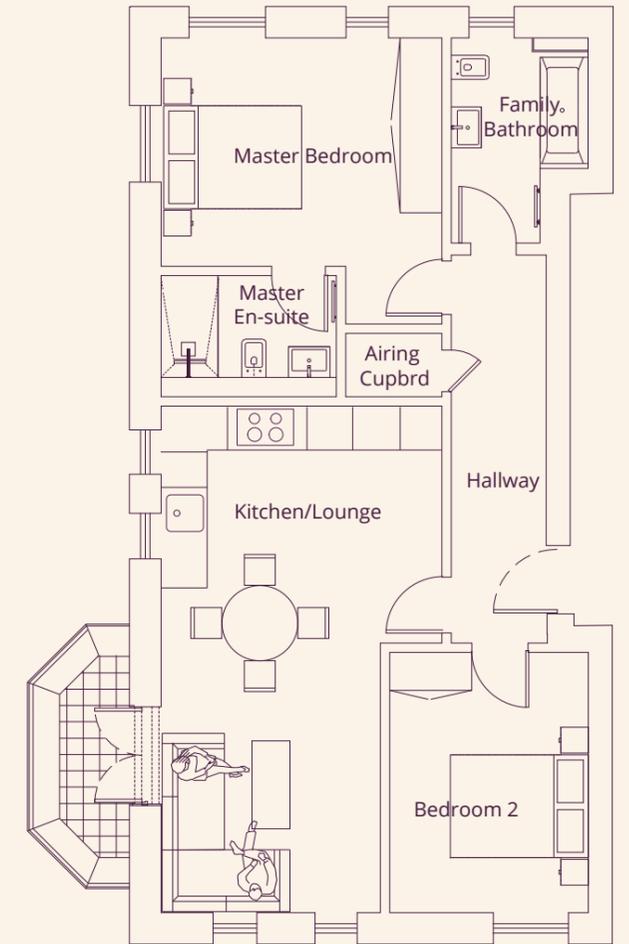
Ideal for first-time buyers looking for a modern living space in a sought-after area, these stunning two-bedroom first floor apartments feature two spacious double bedrooms, one of which includes a modern en-suite, a luxurious family bathroom and a stunning open plan living, dining and kitchen space.

Additionally, these apartments benefit from a terrace accessed through the lounge area and plenty of storage space throughout.

Site Reference



FIRST FLOOR



FIRST FLOOR

DESCRIPTION	METRES	FEET
Hallway	1.4x5.7	4.5x18.7
Kitchen/Lounge	4.1x7.4	13.5x24.2
Family Bathroom	2.0x3.0	6.5x9.8
Master Bedroom	4.2x3.3	13.7x10.8

DESCRIPTION	METRES	FEET
Master En-Suite	2.5x1.5	8.2x4.9
Bedroom 2	2.9x3.8	9.5x12.4
Airing Cupboard	1.4x1	4.5x3.2

TOTAL AREA - 73m² | 789ft²





CHICKERING COURT

Three bedroom home

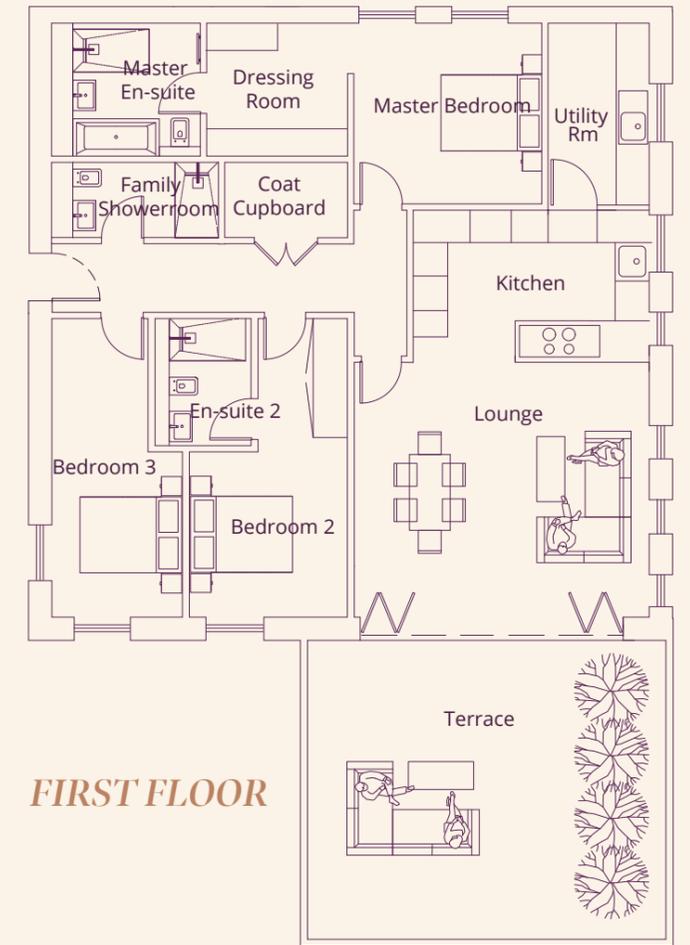
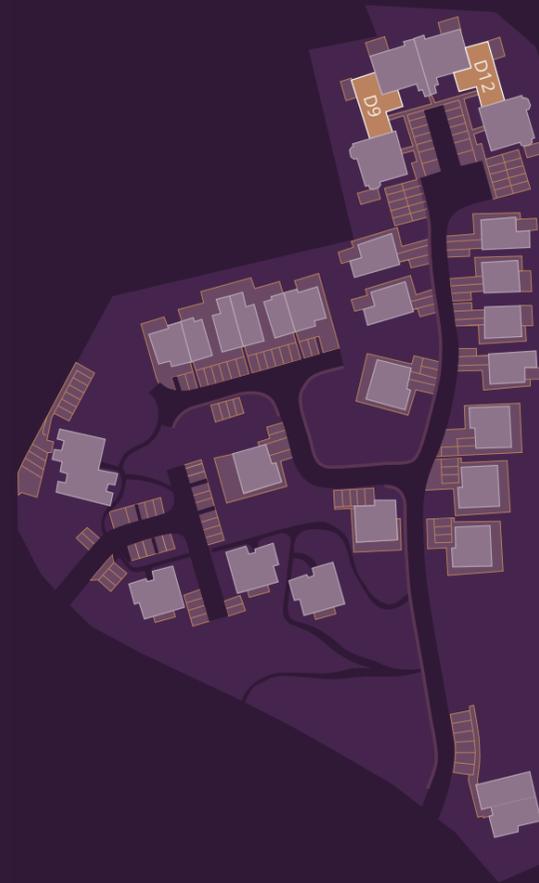
PLOTS D9, D12

A perfect balance of modernity and warmth, these stunning first-floor three-bedroom apartments are ideal for young families and or downsizers.

The properties consist of three generously sized double bedrooms, two of which boast luxury en-suites. The master bedroom also includes a spacious dressing room.

An exceptionally designed family bathroom is also included, whilst a bright and modern open-plan living, kitchen and dining area features at the rear of the property. The kitchen benefits from the addition of a connected utility room, whilst a large terrace area is accessible through stunning bi-fold doors, that fill the living spaces with natural light.

Site Reference



FIRST FLOOR

DESCRIPTION	METRES	FEET
Hallway	1.4x9.1	4.5x29.8
Kitchen	2.9x4.7	9.5x15.4
Lounge	5.1x5.8	16.7x19
Utility Room	3.6x2	11.8x6.5
Family Showerroom	1.5x3.3	4.9x10.8
Master Bedroom	3.6x3.7	11.8x12.1
Terrace	5.9x6.4	19.5x21.5

DESCRIPTION	METRES	FEET
Dressing Room	2.6x2.8	8.5x9.1
Master En-Suite	2.6x2.5	8.5x8.2
Bedroom 2	5.9x3.1	19.3x10.1
En-Suite 2	2.5x1.6	8.2x5.2
Bedroom 3	5.9x2.6	19.3x8.5
Coat Cupboard	1.5x2.4	4.9x7.8

TOTAL AREA - 139m² | 1494 ft²





CHICKERING COURT

Two bedroom home

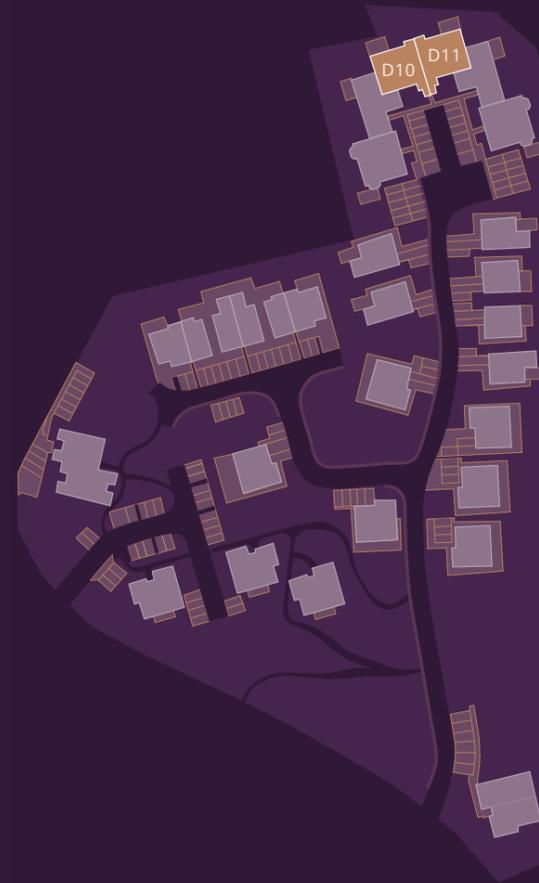
PLOTS D10, D11

These elegantly designed two-bedroom apartments are ideal for buyers who want a spacious, luxurious home that retains a sense of warmth and comfort.

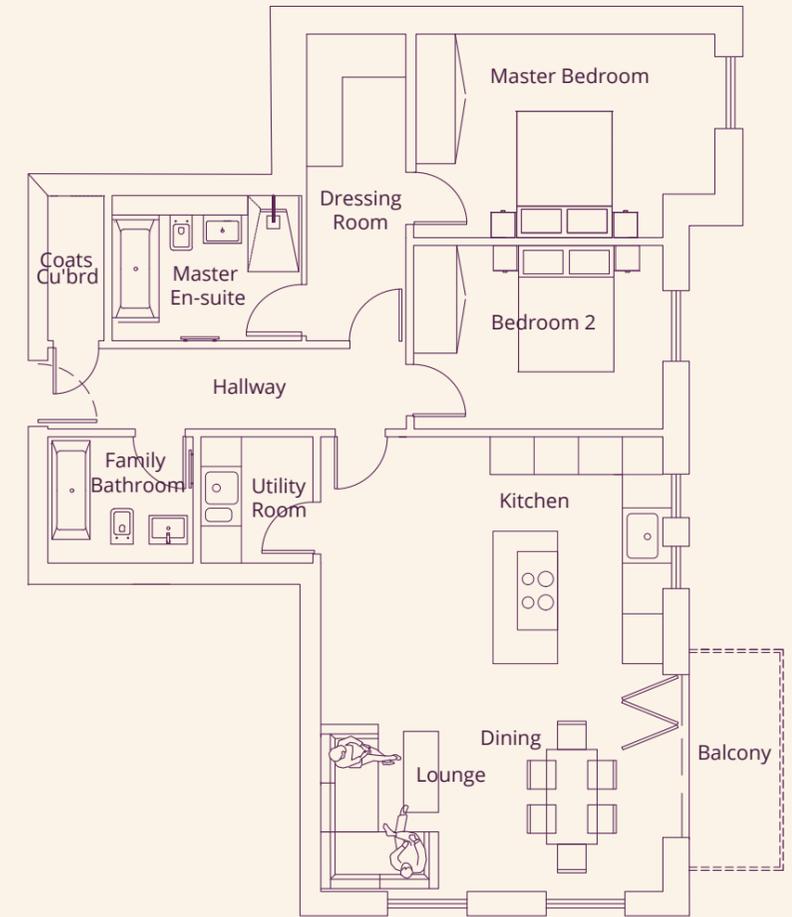
The properties consist of a generously sized master bedroom, complete with a dressing room and stunning en-suite with shower and bath. A large second double bedroom and a luxury family bathroom also feature.

At the front of the properties sit an inviting open-plan living, dining and kitchen area. A handy utility room has also been included, whilst a balcony is accessible through bi-fold doors, which effortlessly flow natural light into the living spaces.

Site Reference



FIRST FLOOR



FIRST FLOOR

DESCRIPTION	METRES	FEET	DESCRIPTION	METRES	FEET
Hallway	5.6x1.3	18.3x4.2	Master Bedroom	4.7x3.3	15.4x10.8
Kitchen	3.9x3.0	12.7x9.8	Dressing Room	1.6x2.6	5.2x8.5
Lounge	5.4x4.2	17.7x13.7	Master En-Suite	2.9x2	9.5x6.5
Utility Room	1.8x2	5.9x6.5	Bedroom 2	3.9x2.9	12.7x9.5
Family Bathroom	2.3x1.7	7.5x9.8	Coat Cupboard	1.0x2.0	3.2x6.5

TOTAL AREA - 101m² | 1089ft²





RUSSELL PLACE

Two bedroom home

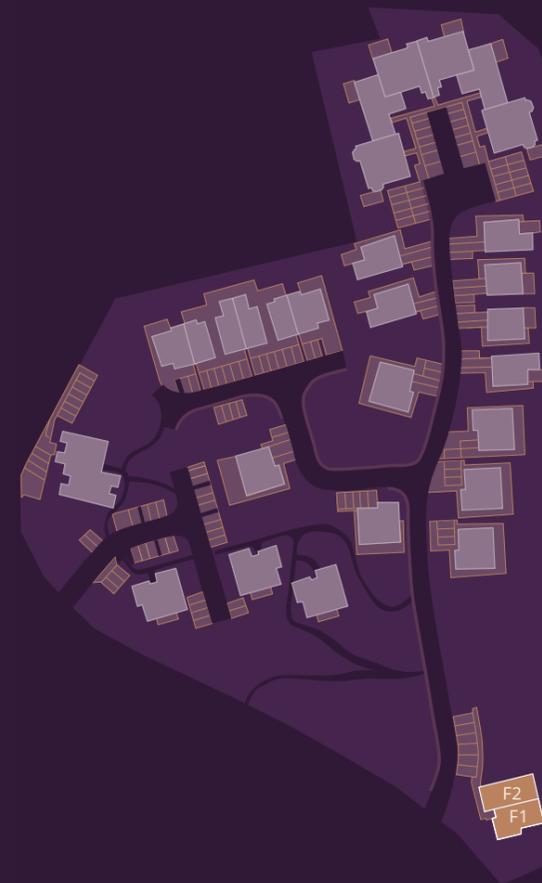
PLOTS F1, F2

These luxury two-bedroom apartments surrounded by opulent landscaped gardens, combine modernity with comfortable living.

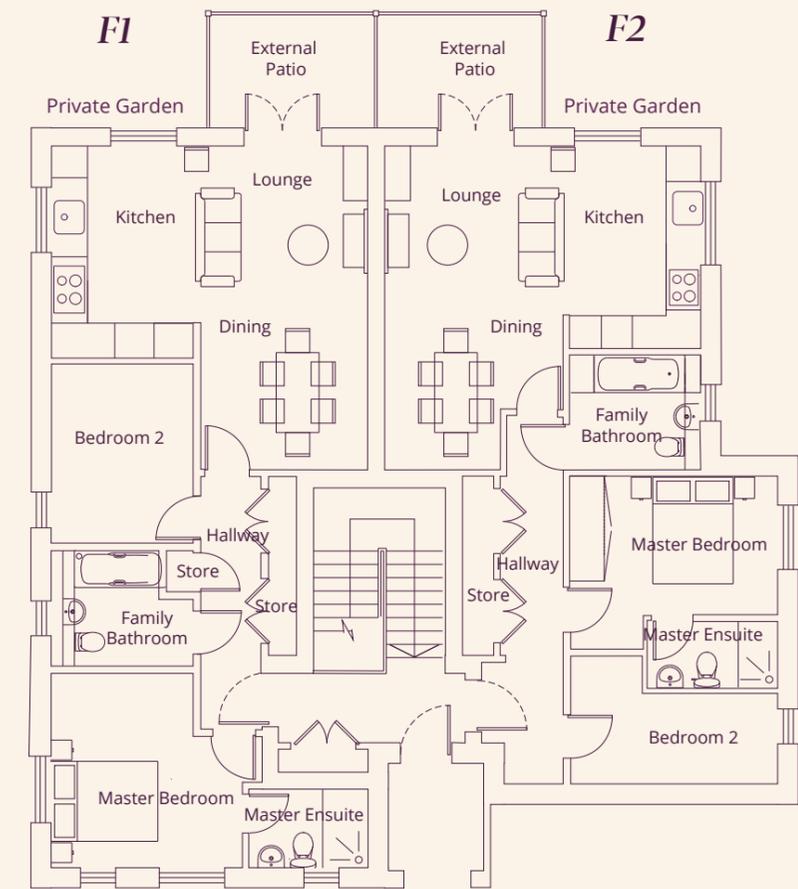
A bright and spacious open plan kitchen, living and dining area leads out to a private outdoor space. The master bedroom features a beautifully designed en-suite with shower, while the second bedroom can also be utilised as a home office space.

The apartments also feature a family bathroom designed with a wealth of modern conveniences, echoing the high-quality aesthetic throughout the properties.

Site Reference



GROUND FLOOR



F1

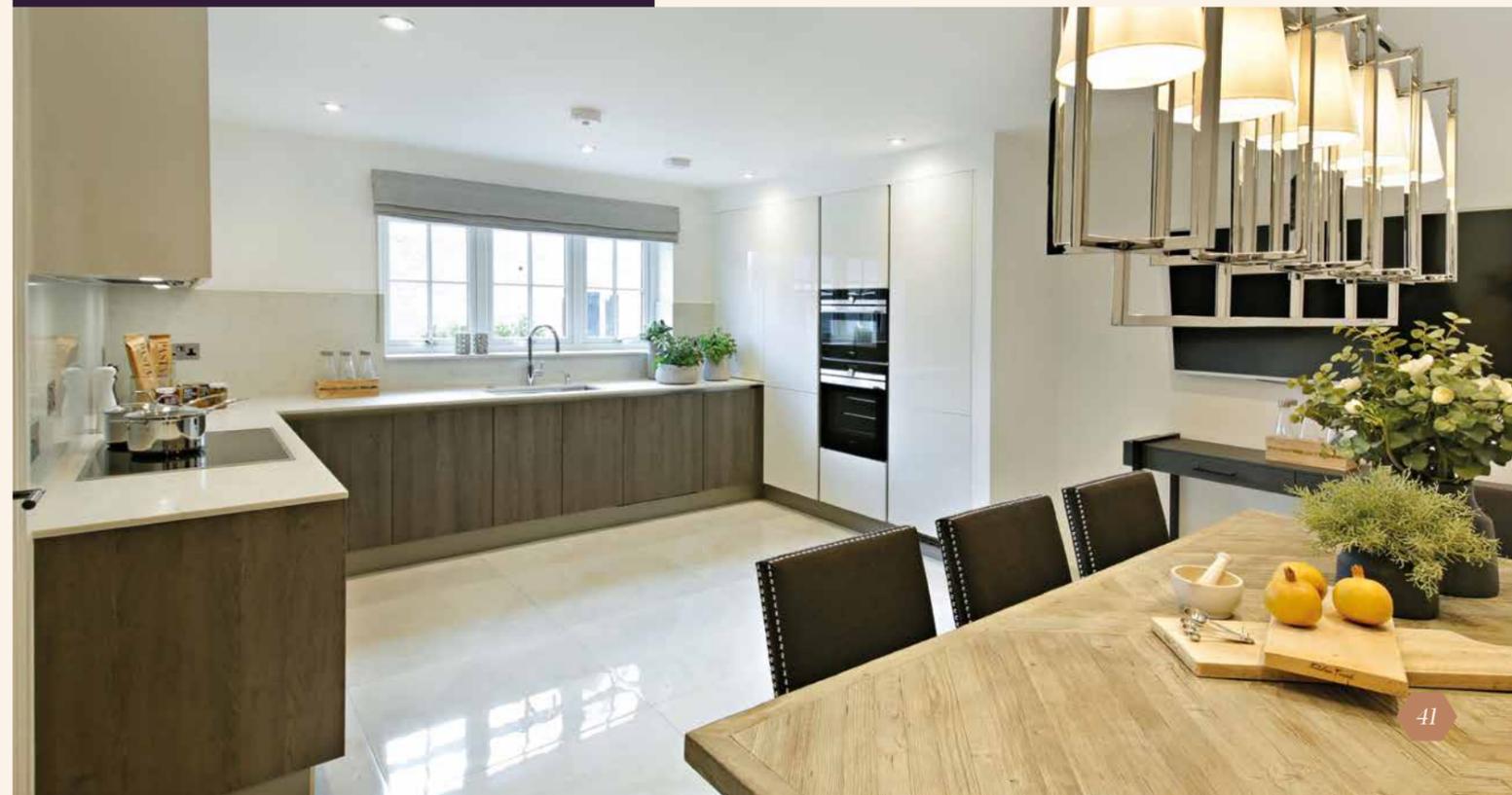
DESCRIPTION	METRES	FEET
Hallway	1.2x4.8	3.9x15.7
Kitchen	2.6x3.9	8.5x12.7
Dining	3.1x2.7	10.1x8.8
Lounge	3.3x3.3	10.8x10.8
Family Bathroom	2.6x2.2	8.5x7.2
Master Bedroom	3.6x3.7	11.8x12.1
Master En-Suite	2.2x1.5	7.2x4.9
Bedroom 2	2.6x3.4	8.5x11.2
Store	0.5x3.4	1.6x11.1
Store	0.5x0.8	1.6x2.6

TOTAL AREA - 68.8m² | 741 ft²

F2

DESCRIPTION	METRES	FEET
Hallway	1.2x6.9	3.9x22.6
Kitchen	2.4x3.8	7.8x12.4
Dining	3.3x2.9	10.8x9.5
Lounge	3.4x3.2	11.1x10.4
Family Bathroom	2.2x2.2	7.2x7.2
Master Bedroom	3.9x2.6	12.7x8.5
Master En-Suite	2.4x1.2	7.8x3.9
Bedroom 2	3.9x1.8	12.7x5.9
Store	0.6x3.4	1.9x11.1

TOTAL AREA - 68.7m² | 739 ft²



SPECIFICATION

Form, function & beauty

GENERAL

- Gas fired, underfloor heating throughout with individual room thermostats.
- High-quality timber grain UPVC windows.
- 10-Year Premier Warranty.
- Beautifully landscaped communal areas and grounds.
- Allocated parking spaces.

DECORATION

- Interior walls painted to highest standard.
- Bespoke designed architrave and skirtings in eggshell white.
- White matte painted ceilings.
- Feature LED cornice throughout Hallways (*Anderson, Auton, Kepner, Chickering Court* and *Russell Place*).
- Feature LED cornice (*Auton* and *Chickering Court* lounges).
- Bespoke Coffered Ceiling (*Anderson*).
- Feature LED cornice to the Master Bedroom and Kitchen Gallery wall (*Anderson*).

INTERNAL DOORS

- Oversized internal doors with brushed stainless-steel ironmongery.
- Glazed doors to Kitchen and Lounge.

FLOORING

- Tiled flooring to Hallway, Kitchen/Dining Room, Utilities, Cloakroom, Bathrooms and En-Suites (*Anderson*).
- Tiled flooring to Cloakroom, Bathrooms and En-Suites (*Auton, Chickering Court, Kepner* and *Russell Place*).
- Wood effect herringbone flooring to Hallway, Kitchen, Dining Room, Utilities and Cupboard (*Auton, Chickering Court, Kepner* and *Russell Place*).
- Carpets to all Bedrooms and separate Living Rooms (*Auton, Chickering Court, Kepner* and *Russell Place*).

ELECTRICAL

- Brushed stainless steel socket and light switch covers.
- LED downlights to all rooms.
- CAT6 and coax cabling to AV sockets.

- Data network cabling installed adjacent to telephone locations.
- Telephone connections – BT Master located in AV cupboards with points to all Bedrooms, Living Room and Kitchen.
- Full TV/Sky plus multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels.
- NACOSS approved alarm system.
- Smoke, heat and carbon monoxide alarms.
- Multi-room audio via discreet in-ceiling speakers to principal rooms (*Anderson*).
- Wiring for future speaker installation to all other rooms.

KITCHEN / UTILITY ROOM / HALLWAY CUPBOARD

- Induction Hob, Single Oven, Combi Microwave, Washing Machine, Miele Tumble Dryer (*Anderson*).
- Integrated Fridge, Integrated Freezer, Integrated Dishwasher Siemens (*Anderson*).
- Composite Stone Worktop and full height splashback (*Anderson* and *Auton*).
- Quooker Flex Hot tap, oversized sinks, waste disposal, under cupboard lighting.

- Induction Hob, Single Oven, Combi Microwave, Integrated Fridge/Freezer, Washing Machine and Siemens Tumble Dryer (*Auton, Kepner* and *Chickering Court* exc Plots D7, D8, D13 and D14).
- Induction Hob, Single Oven, Combi Microwave, Integrated Fridge/Freezer, Siemens Washer/ Dryer (*Chickering Court* Plots D7, D8, D13 and D14 and *Russell Place*).
- Composite Stone Worktop, full height splash back behind Hob and 100mm Upstand (*Kepner, Chickering Court* Plots D7, D8, D13, D14 and *Russell Place*).
- Hallway cupboard housing hot water cylinder with shelving for linen.

BEDROOMS

- Wardrobes fully fitted with driftwood carcasses and matt spray lacquer door fronts (where indicated on floorplan).
- Open Carcasses to Dressing Areas.

BATHROOM, EN-SUITE, CLOAKROOMS

- Beautifully designed contemporary bathrooms and En-Suites.
- Luxury wall mounted Italian bespoke Corian basin with drawer unit and Hansgrohe mixer tap.
- Recessed LED mirror cabinet to master En-Suites (*Anderson*).
- Fitted bath with exofil and handheld shower, overhead shower and bath screen.
- Walk in wet room style showers with fixed glass screen, wall mounted shower head and handheld shower in all *Anderson*, Master En-Suite only in *Auton, Kepner* C16 & C21, *Chickering Court* (exc Plots D7, D8, D13 and D14) Shower trays in all *Kepner* (excluding Master En-suite in Plots 16 & 21) *Chickering Court* in D7, D8, D13 & D14 and *Russell Place* F1 & F2.
- Feature cantilevered shelves with sit on bowls in Guest WC (*Anderson* and *Kepner*).
- Thermostatically controlled shower valves.
- Duravit wall hung WC with soft close seat.
- Feature niches with LED lighting.
- Thermostatically controlled electric towel rails.
- Fully tiled Bathroom walls & floors, half tiled Ground Floor Guest WC.

PRIVATE GARDENS

- Landscaped gardens (where indicated on floor plan).
- External power sockets to garden.

* Specification applies to certain plots only. Please contact us for details.



Beautiful interiors, paired
with cutting edge technology
and quality craftsmanship

SERVICES

For peace of mind

AS MULTI AWARD-WINNING LEADING DEVELOPERS OF PRESTIGIOUS, BEAUTIFUL NEW HOMES IN NORTH LONDON, NORTH WEST LONDON AND THE HOME COUNTIES, HERONSLEA ARE EXTREMELY PROUD OF THE LUXURY DEVELOPMENTS THAT WE HAVE BUILT OVER THE LAST EIGHTEEN YEARS.

We have gained a reputation for maintaining the highest standards of quality, attention to detail and for providing excellent personal client service.

Our professional expertise in all aspects of building bespoke new homes is unrivalled; from buying land and working with planning authorities to gaining the necessary permissions, to designing and building bespoke homes with today's lifestyle in mind for discerning clients.



CUSTOMER SERVICE

Our experienced Sales Consultants will take you through the reservation process having first advised you all about the home. They will be your point of contact throughout the buying process, giving you updates on the progress of your home's construction.

Once your new home is ready, you will be invited to a demonstration and induction – a helping hand to settle in and understand your new home's features.

At the handover meeting on the day of completion, you'll receive a Home Information Pack with information and advice for your home.

You can rest assured Heronslea continue to be there to support you through the first two years, handling all agreed remedials, no matter how small, as quickly as possible.

PREMIER GUARANTEE

Unlike buying a second hand home, with Heronslea, your new home at 'Squires Park' is protected by a 10 year new home warranty by Premier Guarantee, an insurance policy which protects you against specific risks.

The warranty cover is in two stages. You are protected for the full 10 years against serious defects occurring, for example foundations, roof and other structural areas.

For the first two years, Heronslea, together with Premier Guarantee, cover you against physical damage to your home should this be caused by a defect which results from failure to meet Premier Guarantee standards.

ESTATE CHARGE

'Squires Park' has a number of communal areas for the use and enjoyment of all residents, such as landscaped grounds. These areas will be maintained by a management company who will initially be appointed by Heronslea.

ABOUT

Why a Heronslea Home



OUR HERITAGE

Founded in 2002, Heronslea Group is a family business established by Jason Rishover operating from its Head Office in Bushey, Hertfordshire.

With over 50 years combined experience in the property sector, they specialise in building prestigious new homes of distinction in prime areas including 'super suburbs'. Heronslea Group takes pride in each of its homes and developments, the hallmarks of which are quality, fine design and attention to detail.

Our homes appeal to a wide range of buyers from families, professionals and empty nesters, whether its downsizing or up-sizing or just wanting to move into a stunning Heronslea home.

OUR ETHOS

The Group builds in prime locations and its success and reputation have grown by being involved with the local area and community. Each scheme has been individually designed to seamlessly blend with its surroundings with its own style and design.

Green living and a genuine respect for the environment is at the heart of all our projects. We are committed to reducing energy, water and waste on our construction sites.

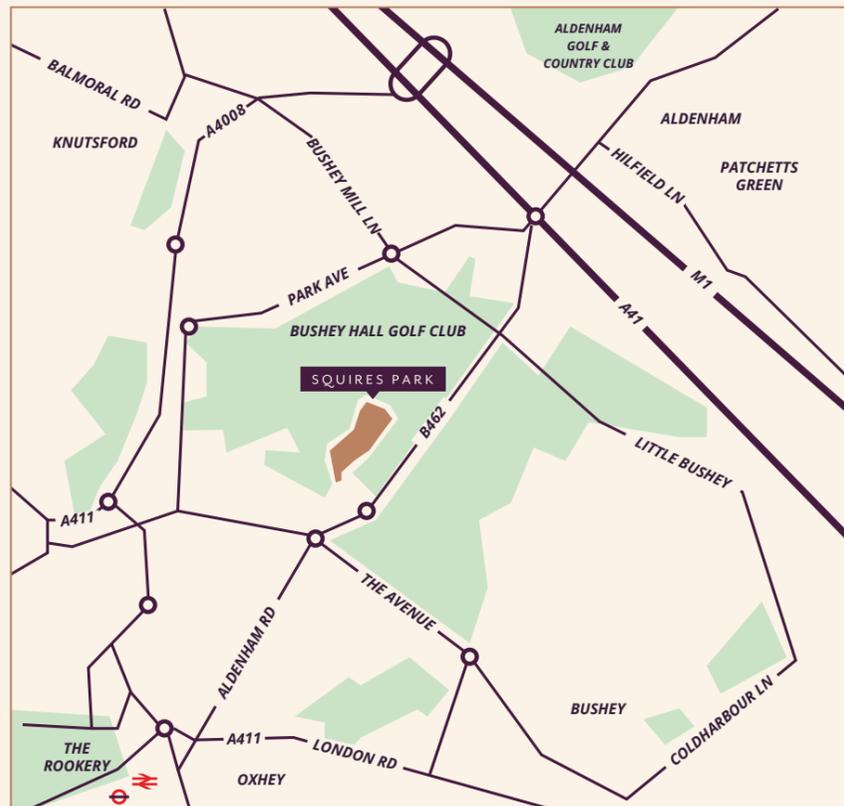
Sustainable living such as dual flush WC's, recycling bins and energy efficient white goods are all of paramount importance.



Multi award-winning developers of prestigious and beautiful homes

For further information contact:

020 8181 4000 WWW.IMAGINE-GROUP.CO.UK



*We are always looking
for more land to build
beautiful homes*

Please contact us:

T: +44 (0)20 8421 9102

E: HELLO@HERONSLEA-GROUP.CO.UK

W: HERONSLEA.NET

All details are correct at time of going to press in September 2020. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the homes available. Floor plans, layouts, photographs and illustrations are for example only and do not represent exact final designs. Room dimensions and areas are approximate only. There may be material differences between depictions, literature and final developments as products and services are continually developed. Distances and travel times are approximate only, maps are not to scale. Computer generated images are indicative only and may be subject to change. Squires Park is a marketing name and not the postal address.





Heronlea House, High St, Bushey WD23 3HH