

KINGSVALE
WALTHAM ABBEY



THE BEST OF BOTH WORLDS

At Kingsvale you really can enjoy the best of both urban and country living. This contemporary collection of high quality 3 and 4 bedroom homes lies on the outskirts of the charming market town of Waltham Abbey, with miles of unspoilt countryside surrounding the town, giving you endless choices for open air pursuits. You'll also benefit from the convenience of excellent transport links, with quick and easy access to the City of London and beyond.



AT HOME IN ITS SETTING

Hill has brought all of its award-winning expertise to the design of Kingsvale. The 16 three and four bedroom houses are of bespoke design and cleverly combine traditional elements with contemporary details, allowing them to merge comfortably with their rural surroundings. Kingsvale is sensitively landscaped and includes a large area of recreational space for all to enjoy. A nursery and pre-school facility will also make Kingsvale a valued addition to its community.

ANCIENT AND MODERN



Waltham Abbey takes its name from the Abbey Church of Waltham Holy Cross, which dates back to the 7th Century and was prominent in the town's early history.



Today, Waltham Abbey keeps much of its old world charm, particularly along Sun Street, its main traffic-free thoroughfare of shops, restaurants, cafés, a small supermarket and a family butcher. Waltham Abbey is still a market town too, setting out the stalls twice a week on the market square. Pubs are plentiful, three of them dating from the 16th century, and there's a good range of restaurants including Indian at Le Spice.

Situated just a mile away from the Lee Valley Regional Park, Waltham Abbey benefits from its close proximity to glorious countryside. In the town centre, Abbey Gardens is ideal for a stroll, while Cornmill Meadows is perfect for nature lovers and features an impressive dragonfly sanctuary. Elsewhere in the Lee Valley's 10,000 acres, there's a diverse landscape of nature reserves, lakes, watercourses, open countryside and first class sports facilities.

EXPLORE YOUR NEIGHBOURHOOD



From shopping to leisure time and schools to local activities, you'll be spoilt for choice.



Waltham Abbey is perfectly located for shopping and leisure activities and is under three miles from the neighbouring town of Waltham Cross, where The Pavilions shopping centre includes branches of Sainsbury's and Boots, while quality furniture store, Fishpools, is located in the historic town centre.

The close proximity of the Lee Valley Regional Park means you'll have an amazing diversity of sports and outdoor activities on your doorstep. How about fishing, cycling, running, white water rafting, or exploring some of the 50 mile Lee Valley Walk?

Or why not visit Epping Forest, with its grasslands, woodlands and lakes, it covers an area of 2,400 hectares and is London's largest open space. Much of the forest is designated a Site of Special Scientific Interest and a Special Area of Conservation.

Waltham Abbey is also conveniently located for well-regarded local schools, including Upshire Primary Foundation School, Waltham Holy Cross Primary School and Hillhouse C of E Primary School, as well as King Harold Business and Enterprise Academy for older children.

TO THE CAPITAL AND BEYOND

		
28 MINS	2 MILES	30 MINS
LIVERPOOL STREET STATION	TO M25 JUNCTION 26	TO STANSTED AIRPORT



Kingsvale is ideal for commuters. Take the 10 minute drive to Waltham Cross station, where you can reach London Liverpool Street in just 28 minutes with an interchange en-route for the London Underground Victoria line at Tottenham Hale. Other destinations by rail from Waltham Cross include Stratford (21 minutes), Stansted Airport (48 minutes) and Cambridge (1 hour 2 minutes).

Road connections could not be better with just a six minute drive to M25 Junction 26, which is one junction from the interchange with the M11. The A10 is also easily accessed, while Stansted Airport can be reached by car in approximately 30 minutes.

London Liverpool Street is located in the heart of the City of London and offers onward travel links via the London Underground Central, Circle, Hammersmith & City and Metropolitan lines.



DEVELOPMENT LAYOUT

Accessed from a new roundabout on Pick Hill, Kingsvale is situated on a gently sloping site, providing many homes with far-reaching views of the surrounding countryside. The development includes an expansive recreational space, overlooked by a number of the private homes, and available for the enjoyment of all residents. Adding to the sense of community, families with younger children will appreciate the inclusion of a new nursery within the development.

- 3 bedroom house
- 4 bedroom house
- Nursery
- Shared ownership
- Affordable rent





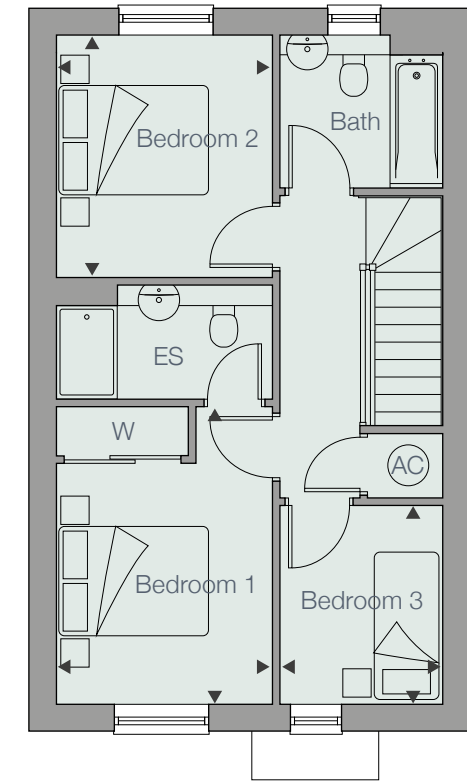
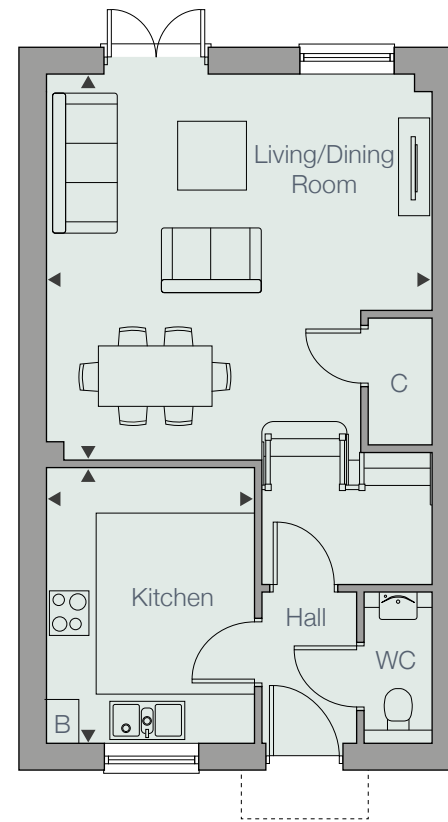
THE ELMDON

PLOTS 43 & 45

These well-designed, semi-detached 3 bedroom homes, are ideal for couples or young families. Steps down from the hall into the living room provide the benefit of a 3 metre ceiling height while French doors give access to the rear garden. The master bedroom has the benefit of a mirror-fronted fitted wardrobe and an en-suite shower room.



Computer generated illustrations indicative only



GROUND FLOOR

Living/Dining Room	5.10m x 5.10m	16'9" x 16'9"
Kitchen	3.65m x 2.75m	12'0" x 9'0"

FIRST FLOOR

Bedroom 1	3.90m x 2.85m	12'9" x 9'4"
Bedroom 2	3.20m x 2.85m	10'6" x 9'4"
Bedroom 3	2.60m x 2.15m	8'6" x 7'0"

ES = En-suite C = Cupboard W = Wardrobe AC = Airing Cupboard B = Boiler

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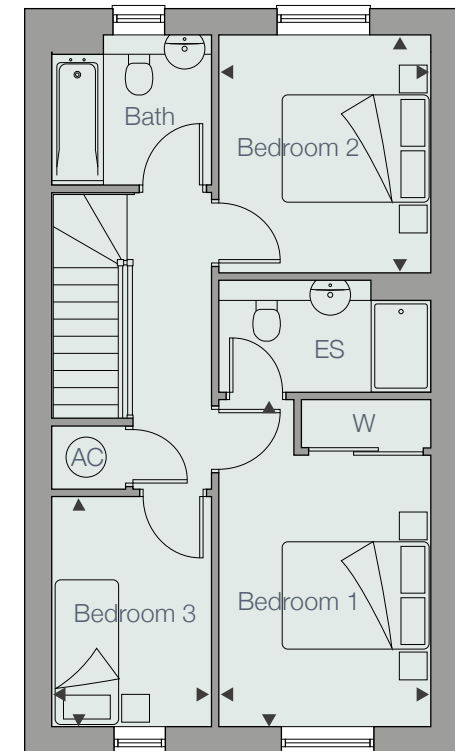
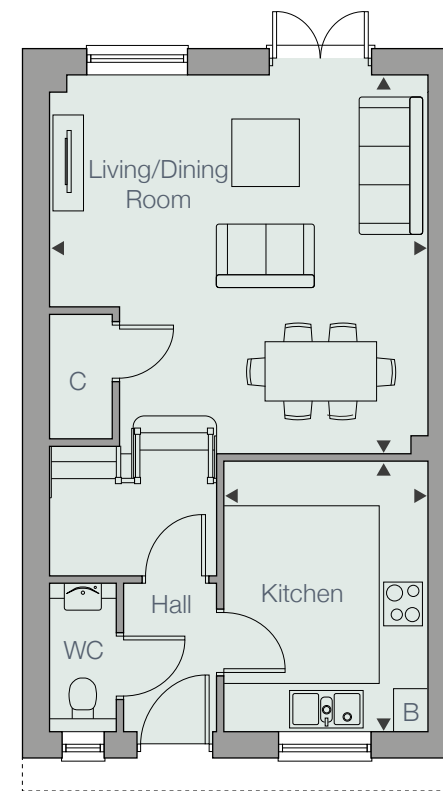
THE ASHDON

PLOT 44

A traditionally styled semi-detached 3 bedroom home with split-level ground floor providing an increased height living room with French doors onto the rear garden. This home also benefits from the luxury of a stylish en-suite shower room to the master bedroom.



Computer generated illustrations indicative only



GROUND FLOOR

Living/Dining Room	5.10m x 5.10m	16'9" x 16'9"
Kitchen	3.65m x 2.75m	12'0" x 9'0"

FIRST FLOOR

Bedroom 1	4.35m x 2.85m	14'3" x 9'4"
Bedroom 2	3.20m x 2.85m	10'6" x 9'4"
Bedroom 3	3.05m x 2.15m	10'0" x 7'1"

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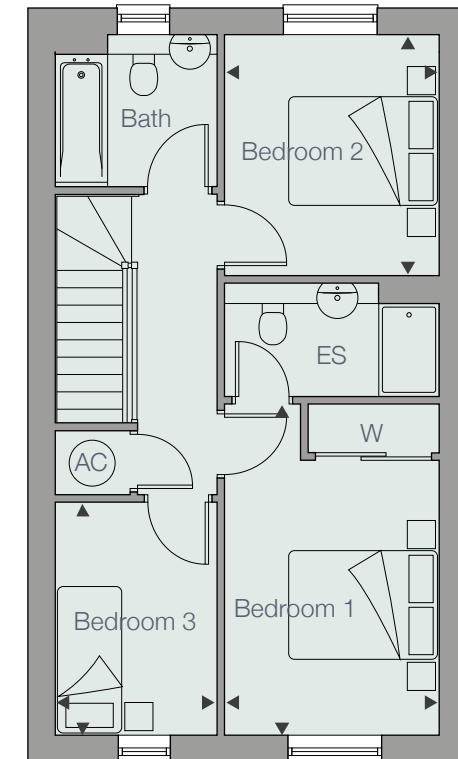
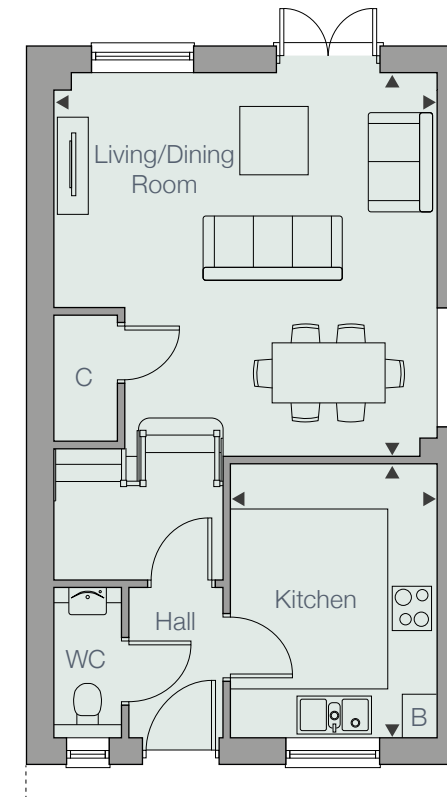
THE LANGFORD

PLOT 42

This attractively styled semi-detached 3 bedroom home has been thoughtfully designed to offer spacious living accommodation. Steps down to the living room provide a 3 metre ceiling height and French doors open onto the rear patio, while upstairs, the master bedroom has the benefit of an en-suite



Computer generated illustrations indicative only



GROUND FLOOR

Living/Dining Room	5.10m x 5.10m	16'9" x 16'9"
Kitchen	3.65m x 2.75m	12'0" x 9'0"

FIRST FLOOR

Bedroom 1	4.35m x 2.85m	14'3" x 9'4"
Bedroom 2	3.20m x 2.85m	10'6" x 9'4"
Bedroom 3	3.05m x 2.15m	10'0" x 7'1"

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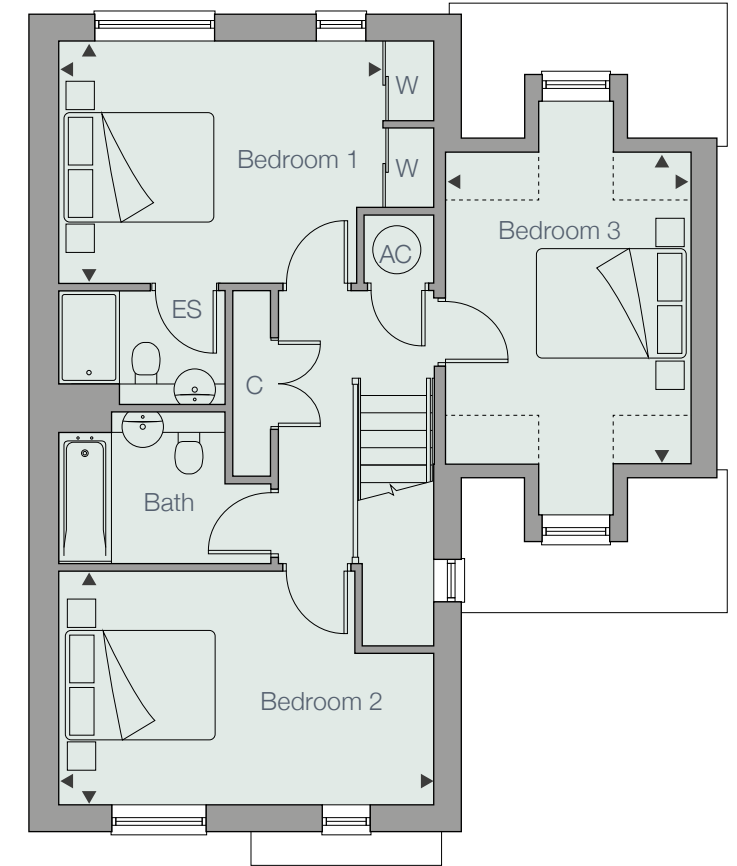
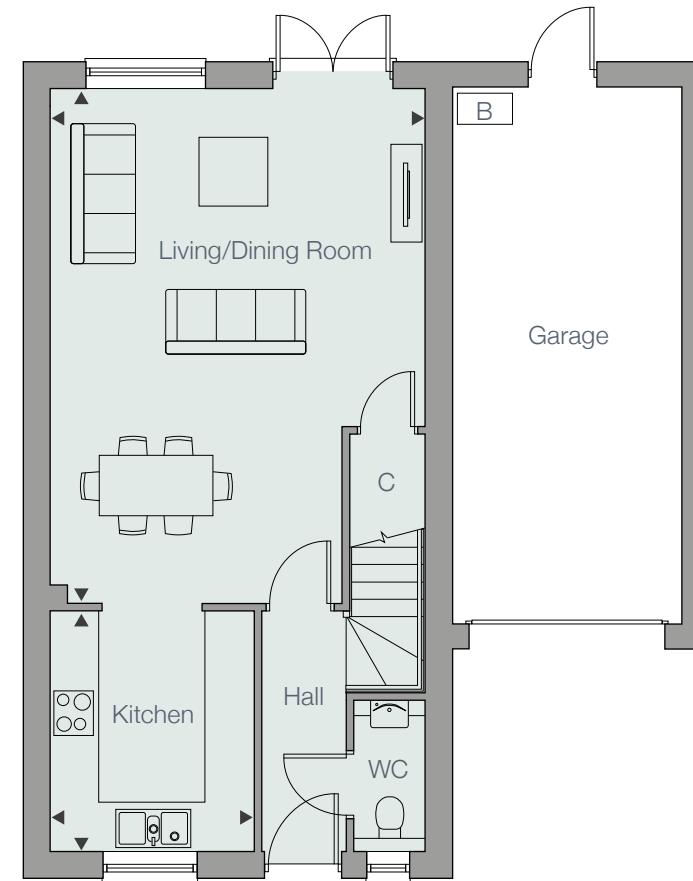
THE PURLEIGH

PLOTS 48 & 50

These spacious semi-detached houses with 3 bedrooms and an integral garage benefit from a stylish kitchen/living/dining room which opens out to the rear garden. The master bedroom has the luxury of an en-suite shower room.



Computer generated illustrations indicative only



GROUND FLOOR

Living/Dining Room	6.80m x 4.95m	22'4" x 16'3"
Kitchen	3.15m x 2.70m	10'4" x 8'10"

FIRST FLOOR

Bedroom 1	4.25m x 3.20m	13'9" x 10'6"
Bedroom 2	4.95m x 3.10m	16'3" x 10'2"
Bedroom 3	3.00m x 4.95m	9'10" x 16'3"

ES = En-suite C = Cupboard W = Wardrobe AC = Airing Cupboard B = Boiler - - - = Reduced ceiling height

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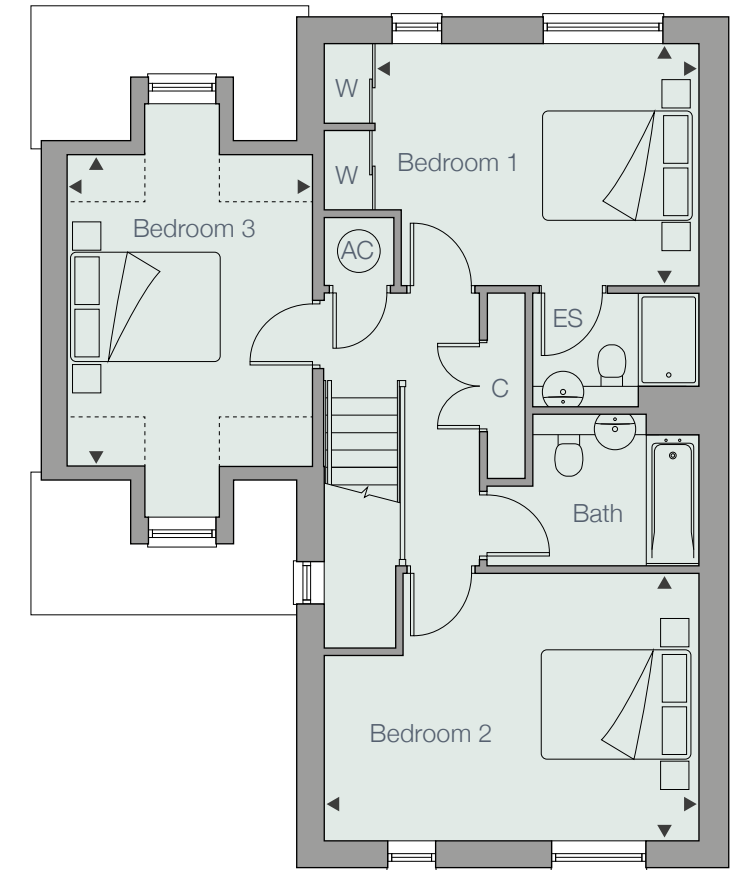
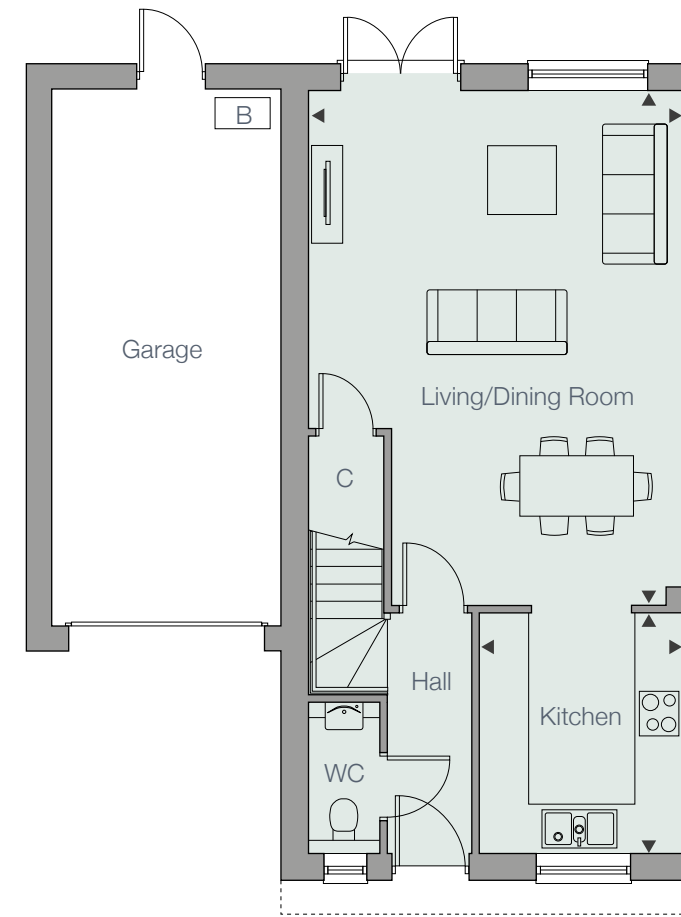
THE LAWFORD

PLOTS 47 & 49

These charming family homes offer 3 double bedrooms while contemporary open plan living is assured, thanks to the large kitchen/dining/living room with French doors out to the garden. The master bedroom features an en-suite shower room.



Computer generated illustrations indicative only



GROUND FLOOR

Living/Dining Room	6.80m x 4.95m	22'4" x 16'3"
Kitchen	3.15m x 2.70m	10'4" x 8'10"

FIRST FLOOR

Bedroom 1	4.25m x 3.20m	13'9" x 10'6"
Bedroom 2	4.95m x 3.50m	16'3" x 11'6"
Bedroom 3	3.00m x 4.75m	9'10" x 15'7"

ES = En-suite C = Cupboard W = Wardrobe AC = Airing Cupboard B = Boiler - - - = Reduced ceiling height

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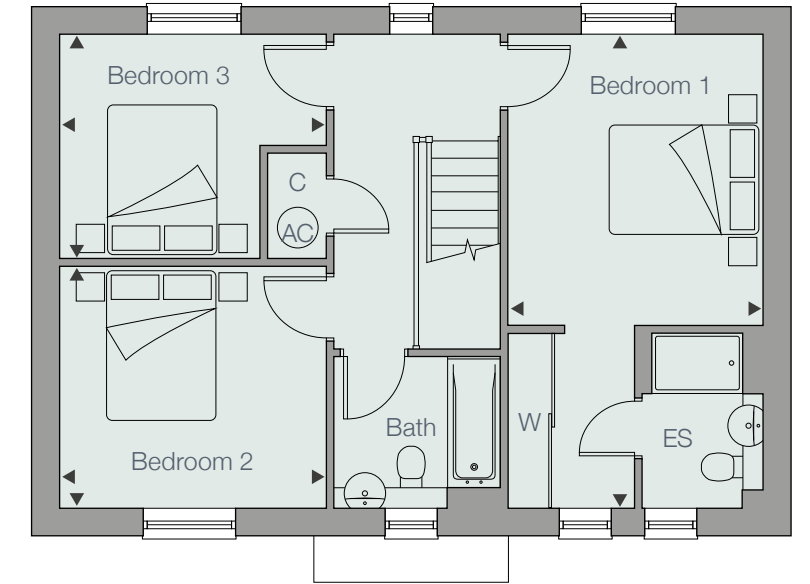
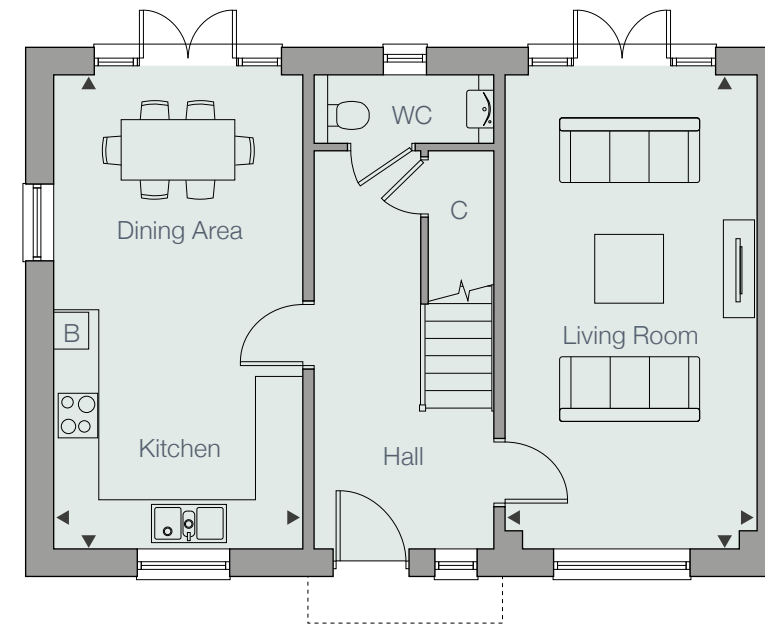
THE SHALFORD

PLOT 52

This spacious 3 bedroom detached home with separate single garage offers a kitchen/dining room with French doors leading out to the garden, as well as a separate living room with its own set of French doors. The three bedrooms are spacious doubles, with the master bedroom benefitting from a fitted wardrobe and an en-suite shower room.



Computer generated illustrations indicative only



GROUND FLOOR

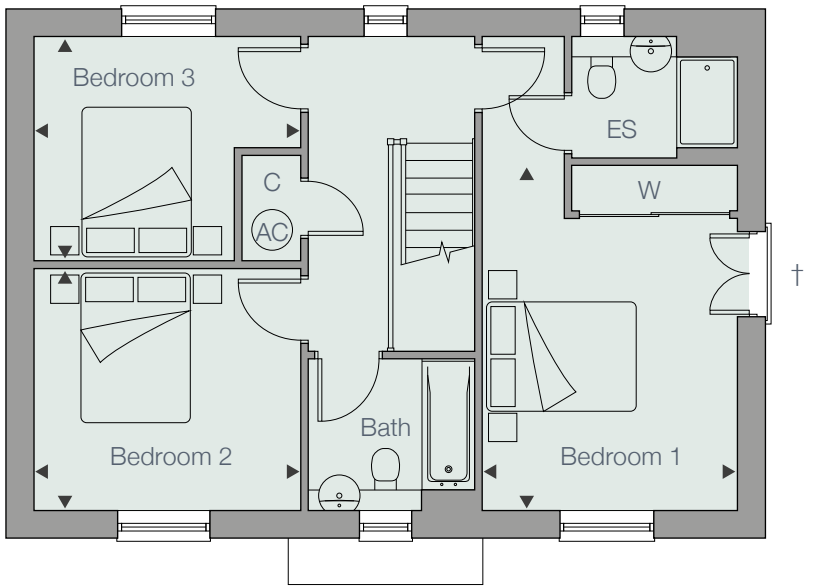
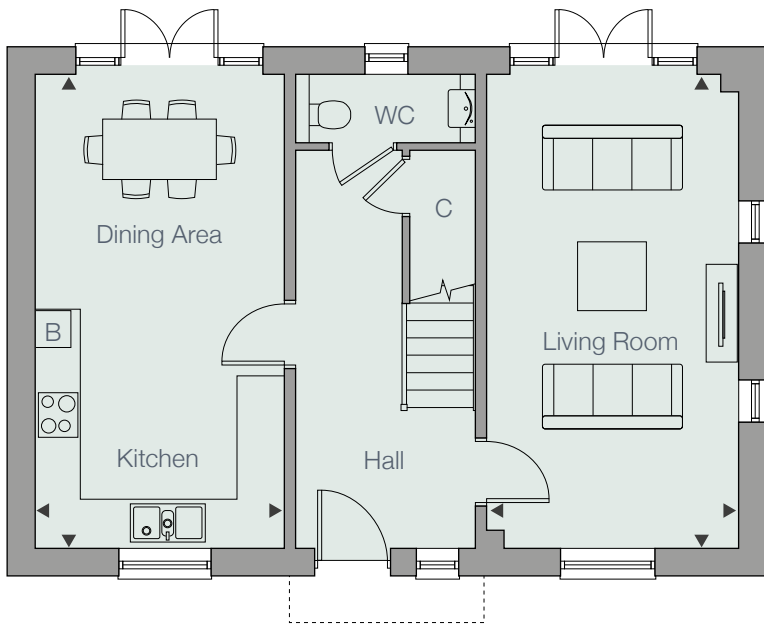
Living Room	6.25m x 3.30m	20'6" x 10'10"
Kitchen/Dining	6.25m x 3.30m	20'6" x 10'10"

FIRST FLOOR

Bedroom 1	6.25m x 3.35m	20'6" x 11'0"
Bedroom 2	3.50m x 3.15m	11'6" x 10'4"
Bedroom 3	3.50m x 2.95m	11'6" x 9'8"

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THE ROWHEDGE

PLOTS 37 & 41

These spacious 3 bedroom detached homes with separate single garages offer a kitchen/dining room with French doors leading out to the garden, as well as a separate living room with its own set of French doors. The three bedrooms are spacious doubles, with the master bedroom benefitting from a fitted wardrobe and



GROUND FLOOR

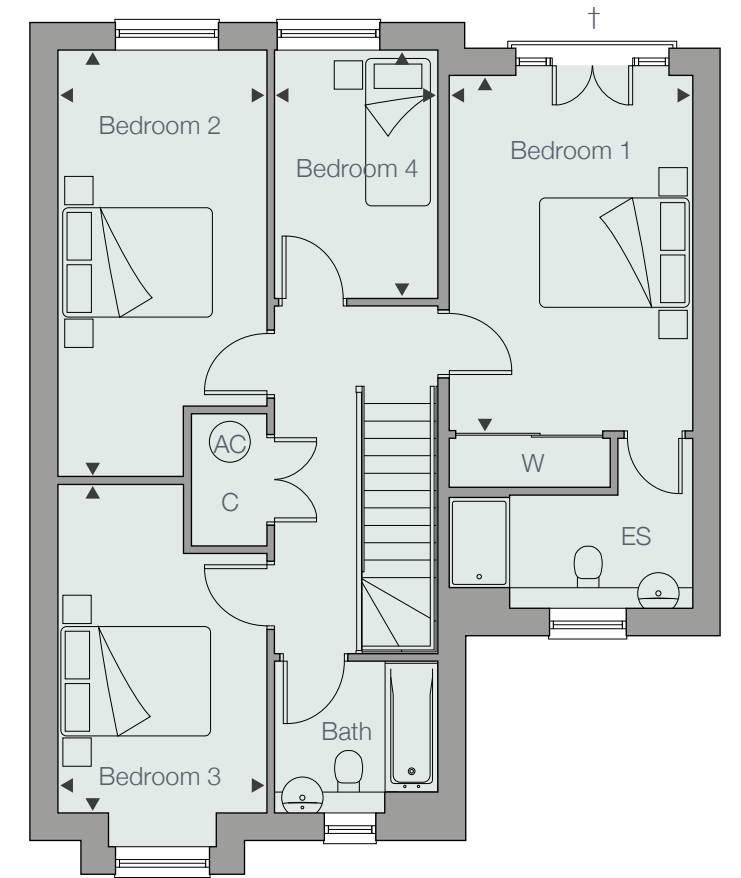
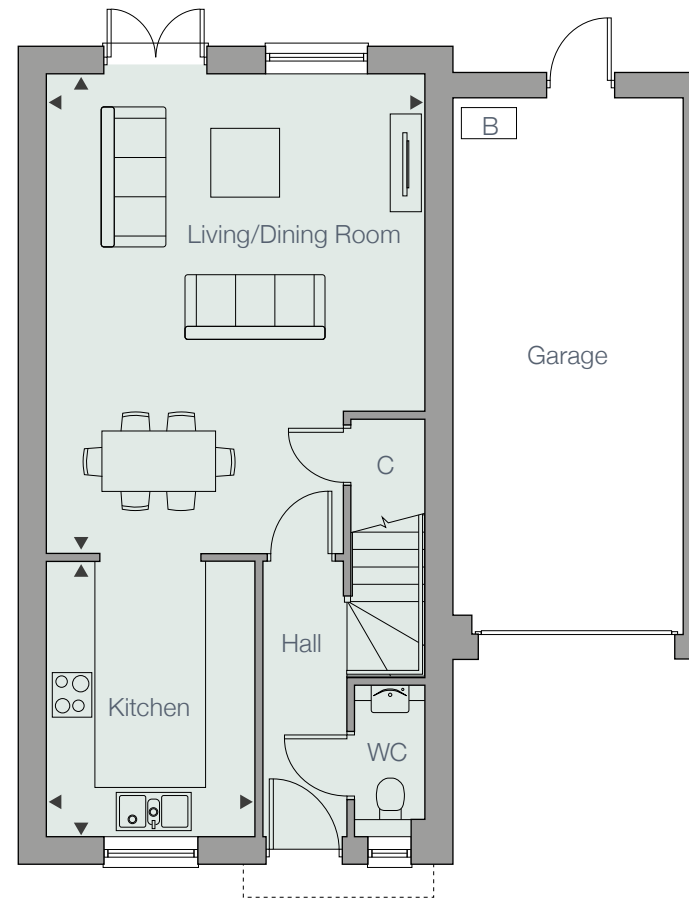
Living Room	6.25m x 3.30m	20'6" x 10'10"
Kitchen/Dining	6.25m x 3.30m	20'6" x 10'10"

FIRST FLOOR

Bedroom 1	4.55m x 3.35m	14'11" x 11'0"
Bedroom 2	3.50m x 3.15m	11'6" x 10'6"
Bedroom 3	3.50m x 2.95m	11'6" x 9'8"

ES = En-suite C = Cupboard W = Wardrobe AC = Airing Cupboard B = Boiler † = Juliet Balcony

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THE RAMSEY

PLOT 46

This 4 bedroom detached property attractively blends traditional and contemporary elements in its exterior design. Internally, the generous living space includes an open plan kitchen/ living/dining room with French doors leading out to the garden. The master bedroom benefits from a fitted wardrobe and an en-suite shower room.



GROUND FLOOR

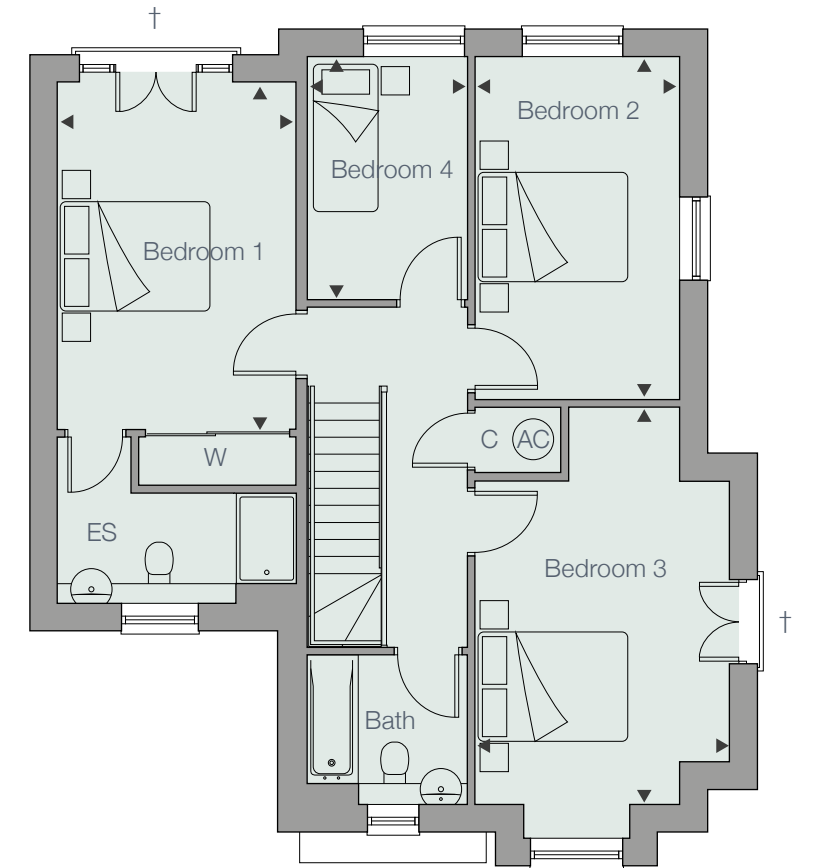
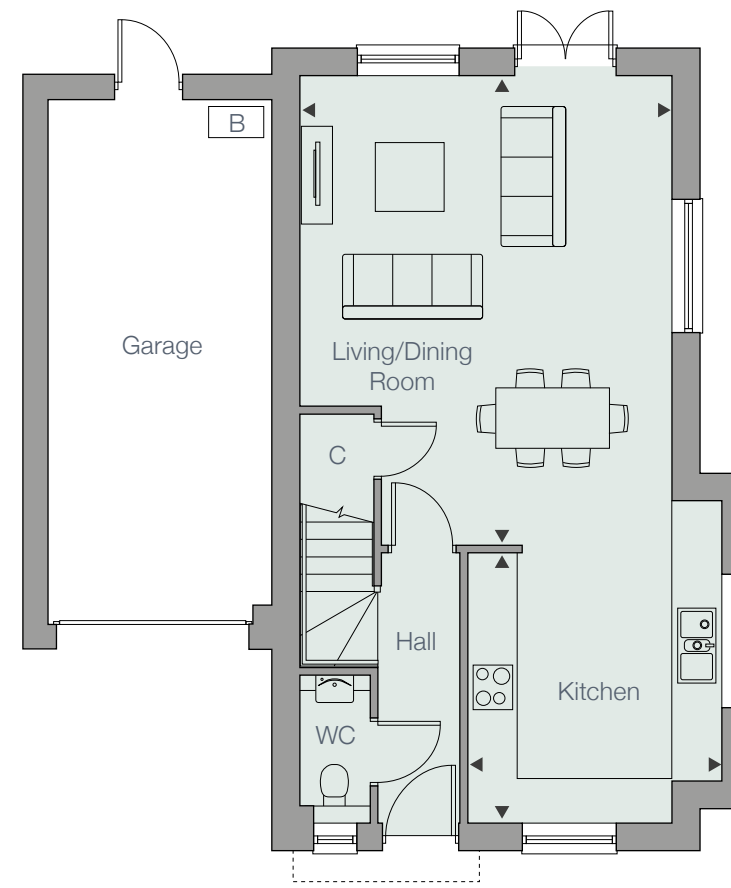
Living/Dining Room	5.00m x 6.30m	16'5" x 20'8"
Kitchen	3.60m x 2.75m	11'10" x 9'0"

FIRST FLOOR

Bedroom 1	4.70m x 3.20m	15'4" x 10'6"
Bedroom 2	5.65m x 2.75m	18'6" x 9'0"
Bedroom 3	4.30m x 2.75m	14'1" x 9'0"
Bedroom 4	3.25m x 2.15m	10'8" x 7'0"

ES = En-suite C = Cupboard W = Wardrobe AC = Airing Cupboard B = Boiler † = Juliet Balcony

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THE ALTHORPE

PLOT 51

An innovative exterior elevation gives this 4 bedroom detached home a distinctive look. It offers spacious family living, including a large open plan kitchen/living/dining room with direct garden access via French doors, and an en-suite shower room and Juliet balcony to the master bedroom. The house also benefits from



Computer generated illustrations indicative only

GROUND FLOOR

Living/Dining Room	6.30m x 5.00m	20'8" x 16'5"
Kitchen	3.60m x 3.40m	11'10" x 11'2"

FIRST FLOOR

Bedroom 1	4.70m x 3.00m	15'4" x 9'11"
Bedroom 2	4.60m x 2.75m	15'1" x 9'0"
Bedroom 3	5.35m x 3.40m	17'7" x 11'2"
Bedroom 4	3.25m x 2.15m	10'8" x 7'1"

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THE FORDHAM

PLOTS 38, 39 & 40 (HANDED)

These generously proportioned 4 bedroom detached homes have the benefit of an integral garage. From the kitchen/dining room, a short flight of steps leads to the increased height living room, with French doors to the garden. The master bedroom, located over the garage, has an en-suite shower room, and a Juliet balcony



Computer generated illustrations indicative only



GROUND FLOOR

Living Room	5.60m x 5.00m	18'4" x 16'5"
Dining Area	3.00m x 2.80m	9'10" x 9'2"
Kitchen	3.60m x 2.75m	11'10" x 9'0"

FIRST FLOOR

Bedroom 1	5.45m x 3.20m	17'11" x 10'6"
Bedroom 2	5.45m x 2.70m	17'11" x 8'10"
Bedroom 3	3.90m x 2.70m	12'9" x 8'10"
Bedroom 4	2.20m x 2.15m	7'3" x 7'1"

Plots 38 & 39 shown, plot 40 is handed

ES = En-suite C = Cupboard W = Wardrobe AC = Airing Cupboard B = Boiler † = Juliet Balcony * = Window to plot 38 only

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CONTEMPORARY ELEGANCE IN EVERY DETAIL



KITCHEN

- Stylish and modern kitchen with gloss soft close doors and laminate worktops
- Stainless steel Blanco sink with contemporary Blanco mixer tap
- Stainless steel splashback behind hob
- Zanussi ceramic hob
- Zanussi integrated oven
- Integrated Zanussi fridge/freezer
- Integrated Zanussi dishwasher
- Integrated Zanussi washer/dryer
- Zanussi extractor hood
- Integrated pull out waste bin with recycling facility

BATHROOM & EN-SUITE

- Contemporary white Ideal Standard sanitary ware
- Hansgrohe mixer tap and showers
- Bath with shower above and glass screen (to bathroom)
- Low profile shower tray with glass shower door (to en-suite)
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Electric heated chrome towel rail with thermostatic control

FLOORING

- Amtico Spacia to ground floor
- Neutral coloured carpet to upper floor and stairs
- Porcelain floor tiles to bathroom and en-suite



INTERNAL FINISHES

- Square edged skirting boards and architraves finished in white satin
- Walls painted in white emulsion
- Ceilings finished in white emulsion
- Fitted mirror fronted wardrobe to master bedroom

DOORS & WINDOWS

- White UPVC double glazed windows
- Insulated front doors fitted with multi-point locking system and security chain
- White interior doors featuring satin stainless steel ironmongery

HEATING & WATER

- Individual boiler to each home
- Thermostatically controlled radiators
- Chrome heated towel rail to bathrooms and en-suites

ELECTRICAL

- Recessed LED downlights to kitchen, WC, bathroom and en-suite
- Low energy pendant fittings to living room, dining area and bedroom
- White electrical sockets and switches
- TV points to living room and all bedrooms. The Fordham, The Rowhedge and The Shalford have an additional TV point to the dining area
- BT points to living room, kitchen and bedrooms
- Wiring installed to the living room for

customer's own connection to Sky Plus

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Specifications may vary, please ask our Sales Advisor for further information. Photographs depict previous Hill

DISTINCTIVE NEW HOMES

Hill, the What House? Housebuilder of the Year 2015, is one of the country's top housebuilders, specialising in developing distinctive new homes across London and the South East.

We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality, as well as remaining sympathetic to each individual location. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes. Throughout every Hill development there is a flawless attention to detail. This, along with proven design and building expertise, ensures we continue to be one of the most innovative private house builders in the UK.



HOUSEBUILDER OF THE YEAR



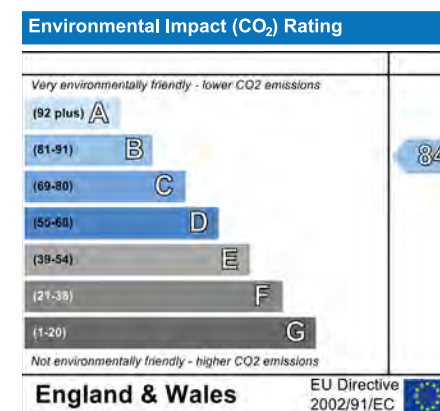
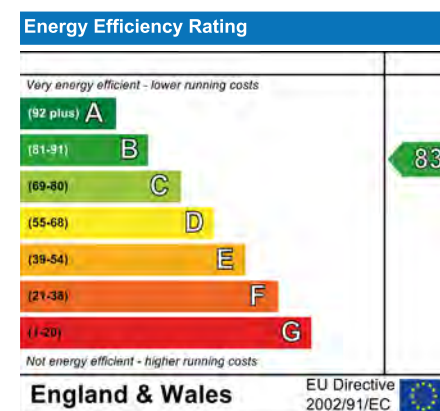
Photographs depict previous Hill developments at Alchester Park and Gilwell Hill



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Disclaimer: This brochure and the description and measurements herein, do not form any part of contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from plans which were correct at the time of print. All plans contained within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric measures. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown; measured to include items such as kitchen units, wardrobes, bay/dormer windows and are measured to the maximum height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of a contract or warranty. Images of the properties at Kingsvale are computer generated on which landscaping may have been enhanced. Designed and produced by www.kbamarketing.co.uk

PREDICTED ENERGY ASSESSMENT CHARTS





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