



RICHFIELD PARK
BUSHEY



A BREATH OF FRESH AIR

An exclusive collection of 14 three and four-bedroom homes set amidst beautifully landscaped open parkland with green space in abundance.

In the heart of Bushey Heath, Richfield Park provides a little piece of countryside within in a lively commuter town teamed with the convenience of nearby London and Watford. Built with quality and sustainability in mind, this stunning development offers generous living space for modern families and couples. Step inside and discover your new home.







LOCATION

BUSHEY HEATH & BEYOND

Richfield Park is situated in Bushey Heath - a peaceful, leafy neighbourhood in Hertsmere. A short walk away is Bushey high street, home to a good range of local shops, delis, bakeries and restaurants. For the discerning shopper, Intu Watford, Brent Cross and Westfield White City are within easy reach.

There are many recreational facilities nearby including Bushey Country Club, David Lloyd Health Club, Hartsbourne Country Club and The Grove Hotel.

-  **Bushey to London Euston**
22 minutes train journey
-  **Bushey to Watford Junction**
3 minutes train journey
-  **Richfield Park to J4, M1**
5 minutes drive
-  **Richfield Park to J21, M25**
13 minutes drive

WATFORD JUNCTION

OXHEY ACTIVITY PARK

BUSHEY

BUSHEY HALL GOLF CLUB

LONGWOOD SCHOOL & NURSERY

FALCONER SCHOOL

BOURNEHALL PRIMARY SCHOOL

BUSHEY MEADS SCHOOL

BUSHEY

RICHFIELD PARK

ROUND HILL PARK

SACRED HEART CATHOLIC PRIMARY SCHOOL

BUSHEY ROSE GARDEN

BUSHEY COUNTRY CLUB

KING GEORGE RECREATION GROUND

ST HILDA'S PREP SCHOOL FOR GIRLS

IMMANUEL COLLEGE

ST MARGARET'S SCHOOL

ASHFIELD JUNIOR SCHOOL

WINDMILL PARK

BUSHEY HEATH PRIMARY SCHOOL

HARTSBOURNE PRIMARY SCHOOL

ST MERYL SCHOOL

HARTSBOURNE COUNTRY CLUB

AVANTI HOUSE PRIMARY SCHOOL



Zaza, Italian restaurant



Bushey Rose Garden




Convenient location for commuting




Hartsbourne Country Club

WELL-CONNECTED

Bushey station is just two miles away, offering rail links to Watford Junction, London Euston and Birmingham International, as well as Underground links to the Northern and Jubilee lines. The close proximity of the M1 and A41 means the M25 is also within easy reach.

 **Richfield Park to Stanmore**
Jubilee line
3 miles

 **Richfield Park to Edgware Road**
Northern line
4 miles

BRILLIANT BUSHEY

Bushey retains the feeling of a small town with a friendly and diverse community, despite its close proximity to London and Watford. Richfield Park is positioned perfectly for families and professionals to appreciate the many parks and green spaces that Hertsmere has to offer, as well as a number of leading leisure attractions.

In addition to several local junior schools, there are a number of well-renowned Independent schools within close proximity including St Hilda's, St Margaret's, Haberdashers Askes, Aldenham and Immanuel College.



Haydon Hill House



Intu Watford



Aldenham Country Park



Watford Colosseum



Immanuel College



Harry Potter Studio Tour London



Oxhey Activity Park



Nos. 1-5 are sold to Hightown Housing Association

SPACE IN ABUNDANCE

Thoughtfully designed and built to achieve Gade's high-end specifications, each of these three and four-bedroom homes benefit from the energy efficiency of a newbuild property. Features include modern kitchens with quartz worktops and integrated appliances, bathrooms with Roca sanitaryware, double showers in selected plots and fitted vanity units and master bedrooms with en-suite bathrooms and dressing areas.



6 7 8 9 10

Total floor area: 105m²/1,130ft²

3 bed / 2 bath
Semi-detached

see p.10



11 13

Total floor area: 174m²/1,873ft²

4 bed / 3 bath / garage
Detached

see p.12



12 14

Total floor area: 188m²/2,023ft²

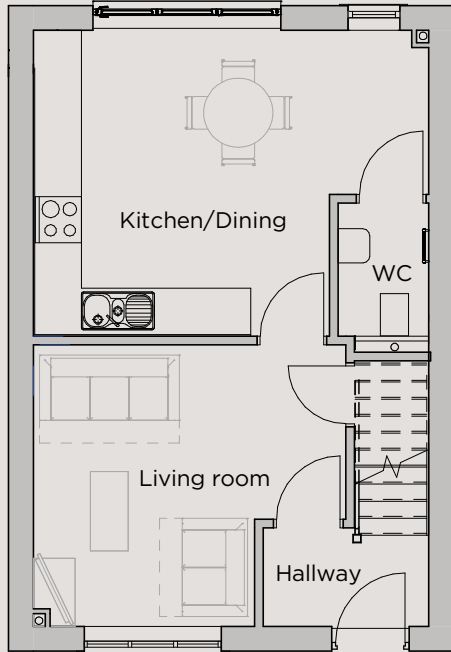
4 bed / 3 bath / garage
Detached

see p.14



Nos. 6-10

RICHFIELD PARK



Total floor area: 105m²/1,130ft²

GROUND FLOOR

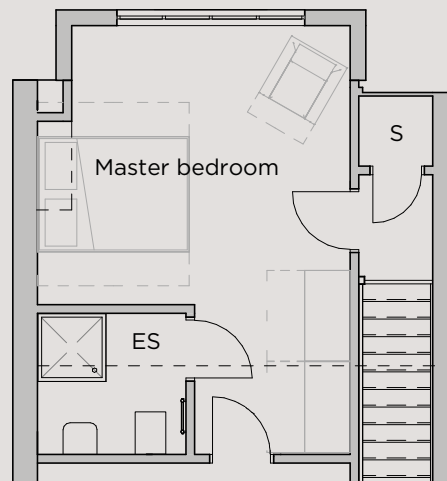
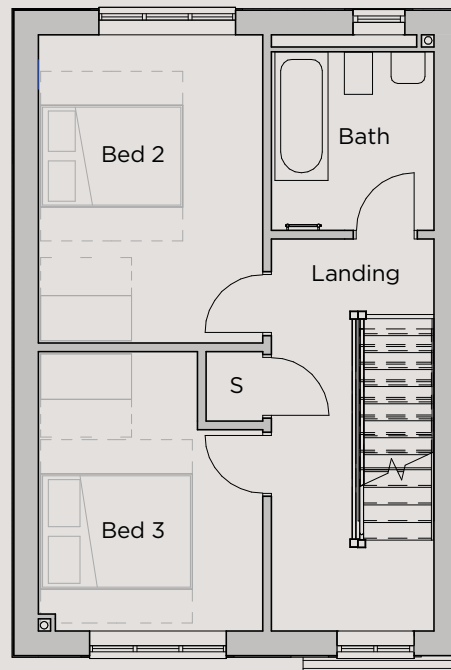
Hallway	1.3m x 2.2m
Cloakroom	1.2m x 1.7m
Kitchen/Dining	4.0m x 5.2m
Living room	4.1m x 3.7m

FIRST FLOOR

Bedroom 2	2.9m x 4.0m
Bedroom 3	2.9m x 3.6m
Bathroom	2.1m x 2.3m

SECOND FLOOR

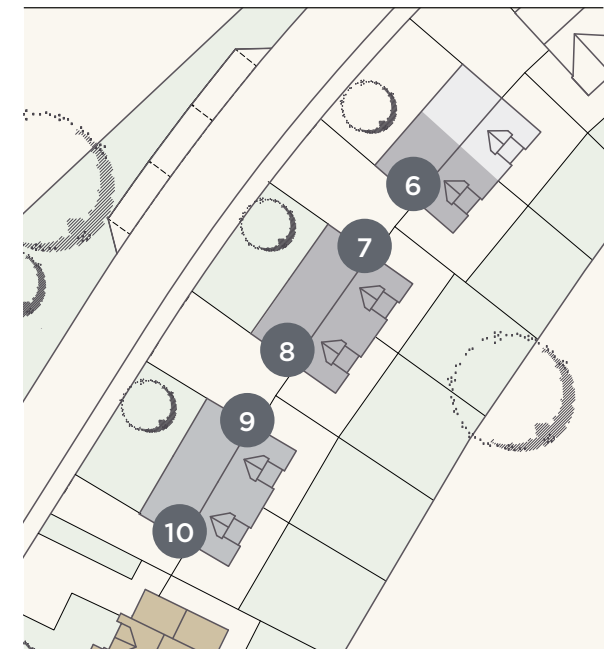
Master bedroom	4.1m x 5.6m
Master en-suite	1.9m x 1.8m



These semi-detached townhouses boast two-and-a-half storeys, three bedrooms and two bathrooms. Approached via a pretty front garden and pitched porch, they benefit from two private parking spaces and views onto the green.

Downstairs offers open-plan kitchen and dining with separate living room, perfect for modern family living.

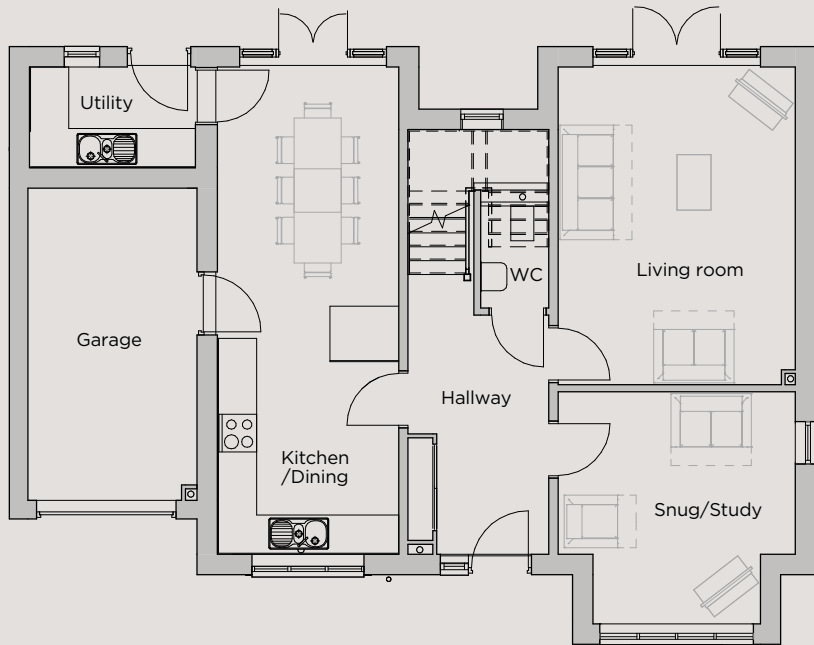
The first floor offers two generous bedrooms and a family bathroom. The master suite occupies the top floor, with a dressing area and large en-suite.





Nos. 11 & 13

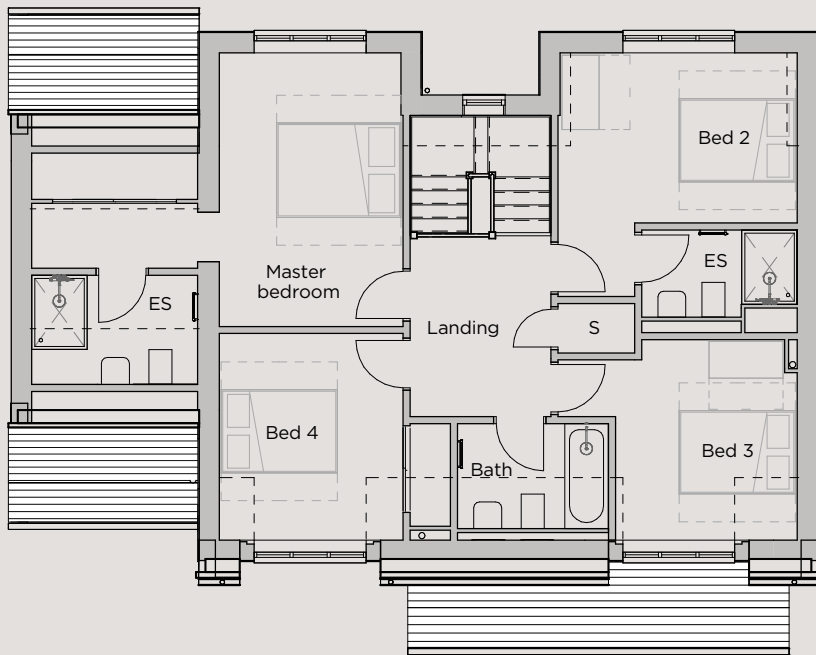
RICHFIELD PARK



Total floor area: 174m²/1,873ft²

GROUND FLOOR

Hallway	2.2m x 3.9m
Cloakroom	1.1m x 1.6m
Kitchen/Dining	2.9m x 7.8m
Living room	3.8m x 5.1m
Snug/Study	3.8m x 3.7m
Utility	2.7m x 1.6m
Garage	2.7m x 5.0m



FIRST FLOOR

Master bedroom	2.9m x 4.4m
Master en-suite	2.6m x 1.7m
Bedroom 2	3.8m x 2.7m
Bedroom 2 en-suite	2.5m x 1.4m
Bedroom 3	2.9m x 3.2m
Bedroom 4	2.9m x 3.3m
Bathroom	2.4m x 1.7m

With plenty of space and light, these detached, double-fronted homes offer four double bedrooms, three bathrooms, integral garage and three private parking spaces.

Enter into a generous hallway which leads off to an open-plan kitchen/dining area, large living room and dual-aspect snug/study. The rear garden is accessed via two sets of French doors, plus a separate door from the utility room and a back gate.

Upstairs comprises the master bedroom with dressing area and en-suite, plus three further bedrooms, one en-suite and a family bathroom.

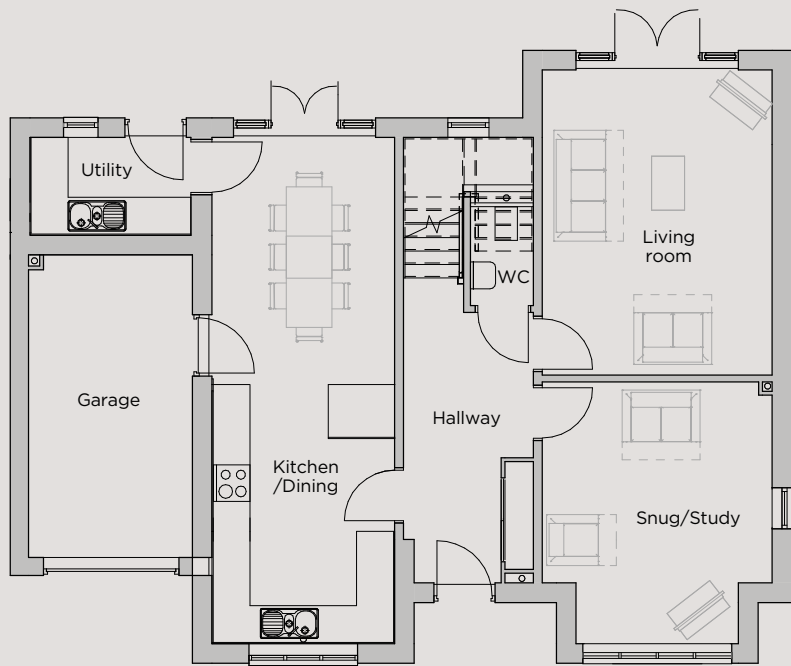


Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite.



Nos. 12 & 14

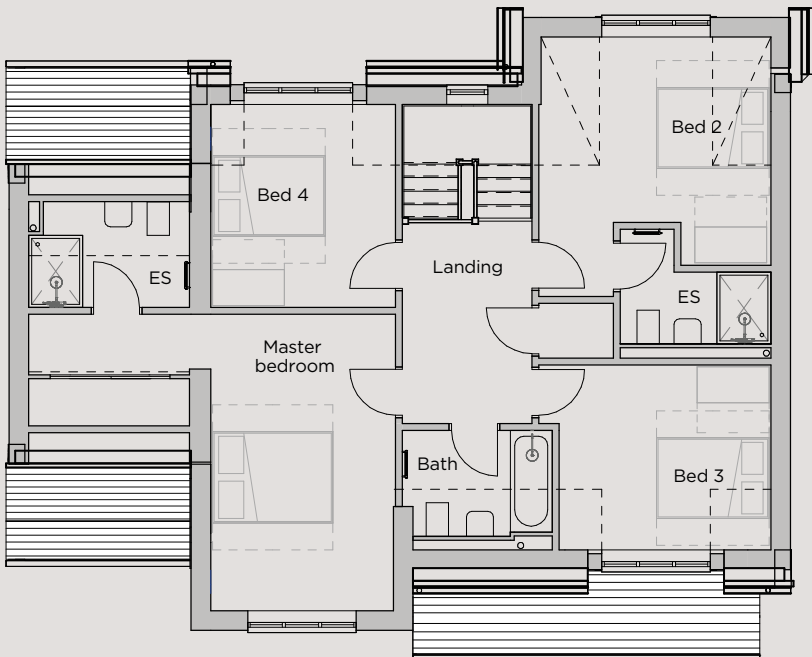
RICHFIELD PARK



Total floor area: 188m²/2,023ft²

GROUND FLOOR

Hallway	2.1m x 4.5m
Cloakroom	1.0m x 1.6m
Kitchen/Dining	3.0m x 8.4m
Living room	3.8m x 5.0m
Snug/Study	3.8m x 4.3m
Utility	2.7m x 1.6m
Garage	2.7m x 5.0m



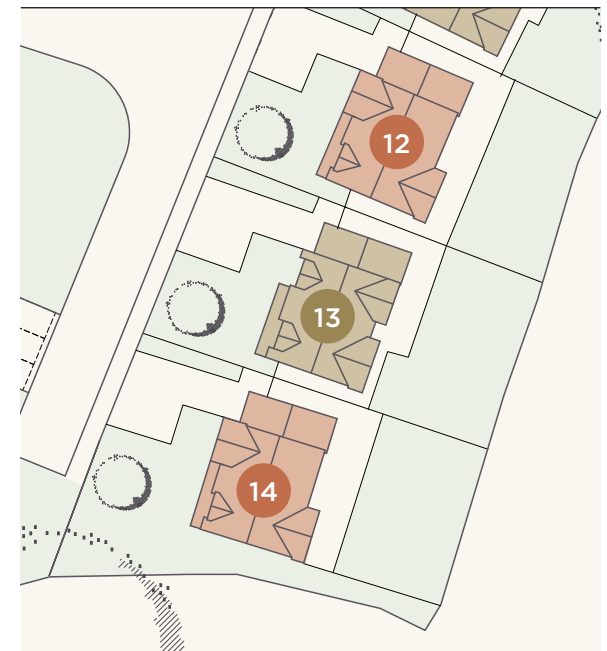
FIRST FLOOR

Master bedroom	3.0m x 4.9m
Master en-suite	2.6m x 1.7m
Bedroom 2	3.8m x 3.0m
Bedroom 2 en-suite	2.5m x 1.4m
Bedroom 3	3.5m x 3.0m
Bedroom 4	3.0m x 3.3m
Bathroom	2.5m x 1.7m

The largest of this development, these detached double-fronted homes, each have four double bedrooms, three bathrooms, an integral garage, three private parking spaces and views onto the green.

A light and airy hallway welcomes you into a spacious family home, leading off to a modern open-plan kitchen/dining area with breakfast bar, separate living room and dual-aspect snug/study. The rear garden is accessed via two sets of French doors, plus a separate door from the utility room and a back gate.

Upstairs comprises the master bedroom with dressing area and en-suite, plus three further bedrooms, one en-suite and a family bathroom.



Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite.

SPECIFICATION

KITCHEN

- Individually designed C&C kitchens with a generous drawers and units
- Quartz work surfaces
- Built-in stainless steel Bosch single and combi oven (Nos. 6-10)
- Built-in stainless steel Siemens single and combi oven (Nos. 11-14)
- Integrated cooker hood
- 70cm black glass gas four burner hob (Nos. 6-10) or 90cm black glass gas five burner hob (Nos. 11-14)
- Integrated fridge/freezer
- Integrated washer/dryer (Nos. 6-10)
- Stainless steel one and a half bowl sink, under mounted with mixer tap
- LED downlights
- A+++ to B-rated kitchen appliances
- Amtico flooring (Nos. 6-10) and ceramic flooring (Nos. 11-14)

BATHROOMS & EN-SUITES

- Contemporary white Roca sanitary ware with chrome fittings
- Roca vanity unit with countertop basin to family bathroom
- Heated chrome towel rail
- LED downlights
- Ceramic tiling to selected areas
- Shaver point
- Extractor fan
- Amtico flooring (Nos. 6-10) and ceramic flooring (Nos. 11-14)

SECURITY, HEATING & ENERGY EFFICIENCY

- Fused spur for future wireless alarm systems option to upgrade
- Gas central heating with thermostatic radiator valves
- Underfloor heating to ground floor (Nos. 11-14)
- Dual-flush toilet mechanism to reduce water usage
- High insulation levels within roof spaces
- Low energy lighting
- Mains-operated smoke detectors with battery backup to hall and landing
- Multi-point mortice locking front door
- Double glazed UPVC windows with multi-point locking handles
- French doors to patio area

UTILITY ROOM (Nos. 11-14)

- Stone work surfaces
- Stainless steel single bowl sink and mixer tap
- Space for washing machine and tumble dryer
- Contemporary wall and base unit
- Ceramic flooring

EXTERNAL

- Landscaping to front and rear gardens
- Patio area
- External water tap
- External lighting to front and rear doors
- Bike store (Nos. 6-10)
- Provision for electric vehicle charging

INTERNAL FINISHES

- White vertical five-panel internal doors with contemporary chrome handles
- Fitted wardrobe to master bedroom
- Featured skirting and matching architrave
- Multiplate TV, Sky and FM point in lounge
- Walls and ceilings painted in white matt emulsion finish
- All woodwork painted in white satinwood finish

YOUR NEW HOME

Tailor the design of your new home with the following upgrades*:

- Kitchen and utility quartz worktop pattern options
- Additional fitted wardrobes in predetermined areas
- Additional tiling options
- Ceramic flooring (Nos. 6-10)
- Amtico flooring in carpeted areas
- Electrical fixtures
- Wireless alarms
- Automated garage doors (Nos. 11-14)

*Subject to construction stage and additional costs.

Kitchen/Dining artist's impression



BUILDING HOUSES, MAKING HOMES

Gade Homes, part of Gade Group, have been developing residential properties in urban and rural locations for over 65 years.

Known for our design and build excellence and for creating properties which both respect and enhance the local environment, we have established an excellent reputation built through honesty and integrity.





PEACE OF MIND

Prior to completion of contracts on your new home, you will have the opportunity to inspect your property in detail. This allows complete peace of mind and transparency from the day of purchase, so that items in need of attention can be addressed and resolved.

WARRANTIES

On completion of the development, warranties, use and care guides will be provided by the manufacturers of consumer products and other items in your home. Appliances, including kitchen appliances, other white goods, hot water cylinder and boilers are covered by manufacturer's warranty.

Q Assure 10-year warranty and our guarantee to you:

All homes will be independently surveyed by Q Assure during the construction and a 10-year warranty certificate will be issued on completion. This stays with the property until the period expires and is transferred when the property is sold. Gade are also a registered user of the Consumer Code for New Homes, ensuring high-quality construction and customer service.

Your policy documentation and Defects Warranty will be issued directly from Q Assure upon completion of your purchase.

During the first two years of the warranty period the responsibility for responding to any warranty issues rests with us and would be handled by our customer care team. During this period any defects should be notified to **01442 933 306** and **gadecustomer@your-homesupport.com**.

Our defects period does not cover:

- Damage caused by accidents, negligence, abuse, wear and tear or items relating to poor property maintenance, such as blocked drains relating to inappropriate disposal of waste.
- Minor shrinkage (up to 2mm) and cosmetic defects to decorations, tiling, ceilings, floor coverings, kitchen units, appliances, fitted wardrobes, bathroom sanitary ware and furniture, glass or other items that are not reported as part of the handover process.



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