

Taylor  
Wimpey

BEARROC PARK  
PHASE 2

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BERKHAMSTED | HERTFORDSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## BEARROC PARK. A VERY SPECIAL PLACE TO BE

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*Here you'll find a wide choice of 1, 2, 3, 4 and 5 bedroom homes waiting for you in the picturesque town of Berkhamsted. This historic market town occupies a spectacular setting, nestled in the beautiful Chiltern Hills yet still connected to the city. Find your dream home at Bearroc Park.*

## MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

# LIVE AND LOVE CHILTERN LIFE

Located a short train journey from London, Berkhamsted offers all the tranquillity of the countryside, while keeping the bright lights of the capital within reach. The pretty high street is lined with charming independent boutiques and the weekly markets offer everything from local produce to arts and crafts. In fact, there's so much choice it's unlikely you'll ever need to visit the local supermarket. Add to this, stunning walks along the River Bulbourne as it meanders through town, plus some of the country's most beautiful landscapes nearby, and there's not much more you could need.



 Berkhamsted Golf Club  
just 3 miles away



 St Peter's Church



 A host of local schools  
in Berkhamsted


# THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So, it's good to know Bearroc Park has fantastic road links - the A41 is easily accessible, meaning a trip into London couldn't be easier. Plus, Luton Airport can be reached in under 35 minutes for travel abroad. Meanwhile, Berkhamsted railway station is under two miles away and operates direct services to London Euston in 32 minutes.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [tfl.gov.uk](https://www.tfl.gov.uk).



 Berkhamsted railway station  
just 1.8 miles away



 Open spaces including  
Beech Park



 There are many pubs  
and restaurants to  
enjoy in the area



## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP YOU BUY



Backed by HM Government

*Help to Buy: Equity Loan means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...*



### EASYMOVER

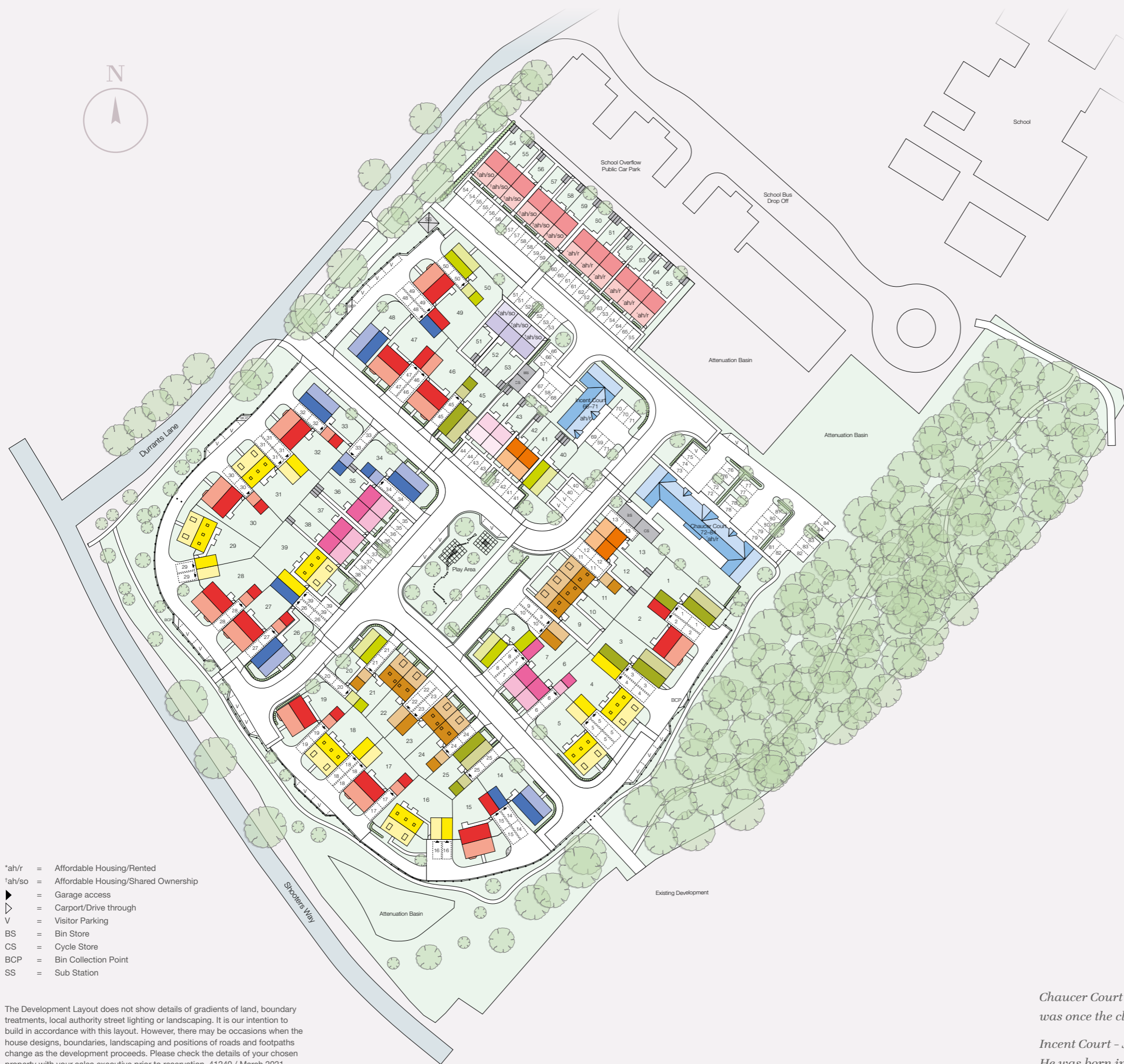
*... or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

Get to know  
**BEARROC PARK**

BERKHAMSTED | HERTFORDSHIRE

Berkhamsted in Hertfordshire is home to the Bearroc Park development. With a selection of 1 & 2 bedroom apartments and 2-5 bedroom houses, you could find your dream home at Bearroc Park.



*5 bedroom homes*

- The Rushton**  
5 bedroom home  
Plots: 4, 5, 16, 18, 29, 31 & 39

*3 bedroom homes*

- The Gosford**  
3 bedroom home  
Plots: 6, 7 & 35-38
- The Easedale**  
3 bedroom home  
Plots: 8, 20, 40 & 50
- The Dadford**  
3 bedroom home  
Plots: 43 & 44

*4 bedroom homes*

- The Elliston**  
4 bedroom home  
Plots: 9-11 & 21-24
- The Midford**  
4 bedroom home  
Plots: 1, 3, 25 & 45
- The Manford**  
4 bedroom home  
Plots: 2, 15, 17, 19, 27, 28, 30, 32, 46, 47 & 49
- The Trusdale**  
4 bedroom home  
Plots: 14, 26, 33, 34 & 48

*2 bedroom homes*

- The Canford**  
2 bedroom home  
Plots: 12, 13, 41 & 42
- The Coltdale**  
Affordable 2 bedroom home  
Plots: 54-59<sup>†</sup> & 60-65<sup>\*</sup>
- The Haltford**  
Affordable 2 bedroom home  
Plots: 51-53<sup>†</sup>

*1 & 2 bedroom apartments*

- Incent Court**  
1 & 2 bedroom apartments  
Plots: 66-71<sup>\*</sup>
- Chaucer Court**  
1 & 2 bedroom apartments  
Plots: 72-84<sup>\*</sup>

- \*ah/r = Affordable Housing/Rented
- \*ah/so = Affordable Housing/Shared Ownership
- = Garage access
- = Carport/Drive through
- = Visitor Parking
- BS = Bin Store
- CS = Cycle Store
- BCP = Bin Collection Point
- SS = Sub Station

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 41240 / March 2021.

*Chaucer Court - Geoffrey Chaucer, English poet and author of The Canterbury Tales, was once the clerk of works at Berkhamsted Castle.*

*Incent Court - John Incent was an English clergyman and Dean of St Paul's Cathedral. He was born in Berkhamsted and was a founder of Berkhamsted Independent School.*

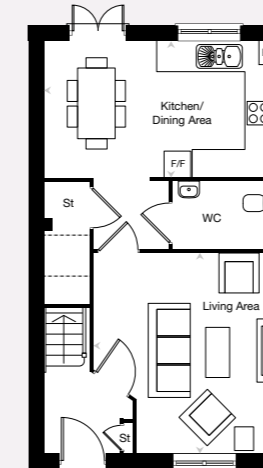
Taylor Wimpey  
**THE ELLISTON**  
*4 bedroom home*

# THE ELLISTON

*The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The front door opens onto a hallway which leads you into the living area and then through to the kitchen/dining area, which has double doors opening out to the private rear garden. Three bedrooms occupy the first floor, along with a main bathroom and storage space. There's a private staircase leading up to the en suite master bedroom on the second floor.*

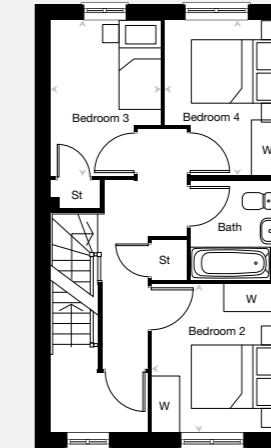
**TOTAL 114 sq. m. / 1,227 sq. ft.**

### Ground floor



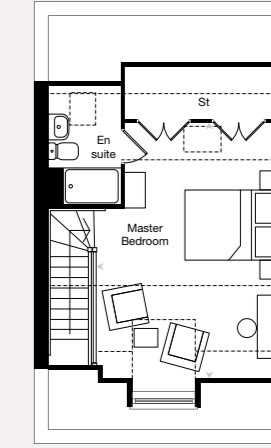
**Kitchen/Dining Area**  
 4.89m x 2.90m      16'1" x 9'6"  
**Living Area**  
 4.27m x 3.82m      14'0" x 12'7"

### First floor



**Bedroom 2**  
 3.16m x 2.75m      10'5" x 9'0"  
**Bedroom 3**  
 3.32m max 2.24 min x 2.34m      10'11" max 7'4" min x 7'8"  
**Bedroom 4**  
 3.32m x 2.47m      10'11" x 8'1"

### Second floor



**Master Bedroom**  
 5.45m x 3.89m max 3.28m min      17'11" x 12'9" max 10'9" min

**Key**  
 B – Boiler  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

**Plots:** 9\*, 10, 11, 21, 22, 23 & 24

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plots 9 & 22 are handed. 41241/April 2021.

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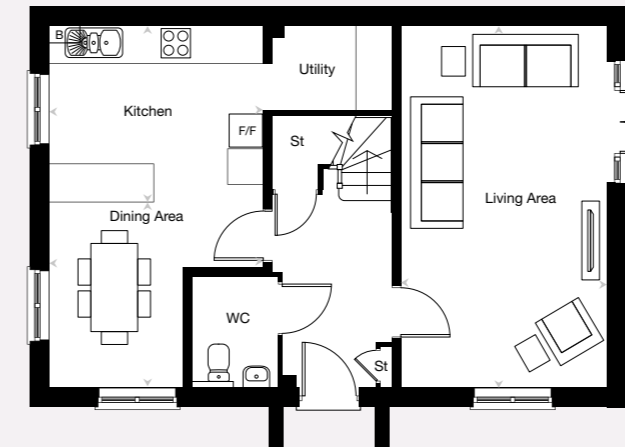
Taylor Wimpey  
**THE TRUSDALE**  
 4 bedroom home

# THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a spacious kitchen/dining area with utility area and a large dual aspect living area that opens through double doors to the private garden. Upstairs, the master bedroom has an en suite shower room, plus there are also three further well-proportioned bedrooms, a storage cupboard and the family bathroom.

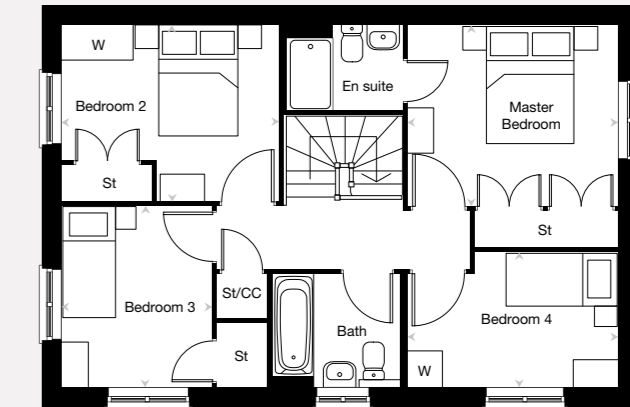
TOTAL 113.9 sq. m. / 1,226 sq. ft.

### Ground floor



<b>Kitchen</b>	3.58m x 2.97m	11'9" x 9'9"
<b>Dining Area</b>	3.58m max 2.23m min x 3.11m	11'9" max 7'4" min x 10'3"
<b>Living Area</b>	6.90m x 3.46m	20'0" x 11'4"

### First floor



<b>Master Bedroom</b>	3.53m x 3.05m	11'7" x 10'0"
<b>Bedroom 2</b>	3.64m x 2.97m	11'11" x 9'9"
<b>Bedroom 3</b>	3.05m x 2.53m	10'0" x 8'4"
<b>Bedroom 4</b>	3.54m x 2.27m	11'7" x 7'5"

**Key**  
 B – Boiler  
 CC – Cylinder Cupboard  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

**Plots:** 14, 26, 33\*, 34 & 48\*

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plots 33 & 48 are handed. 41241/April 2021.

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Taylor Wimpey

# THE CANFORD

2 bedroom home



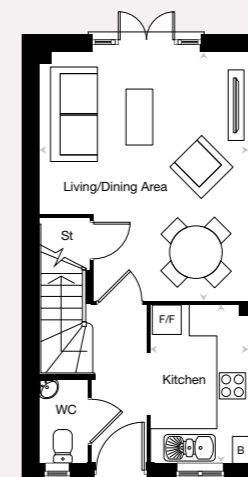
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## THE CANFORD

A thoughtfully designed 2 bedroom home, The Canford. A living/dining area with a convenient under stairs cupboard provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen and a guest cloakroom located on the ground floor. Upstairs you'll find the master bedroom, a further double bedroom and the main bathroom.

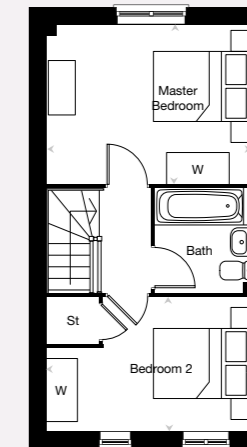
TOTAL 62.8 sq. m. / 676 sq. ft.

Ground floor



<b>Kitchen</b>	3.02m x 1.87m	9'11" x 6'2"
<b>Living/Dining Area</b>	4.75m x 3.98m	15'7" x 13'1"

First floor



<b>Master Bedroom</b>	3.98m x 3.10m	13'1" x 10'2"
<b>Bedroom 2</b>	3.98m max 2.89m min x 2.57m	13'1" max 9'6" min x 8'5"

**Key**  
 B – Boiler  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

**Plots:** 12, 13\*, 41 & 42\*

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plots 13 & 42 are handed. 41241/April 2021.

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**Taylor Wimpey**

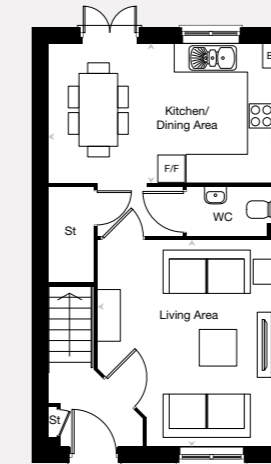
Taylor Wimpey  
**THE GOSFORD**  
*3 bedroom home*

**THE GOSFORD**

*The 3 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, making it perfect for entertaining and al fresco dining. A living area, guest cloakroom and store cupboard complete the ground floor layout. The first floor comprises the master bedroom with an en suite shower room, the main bathroom, and two further bedrooms.*

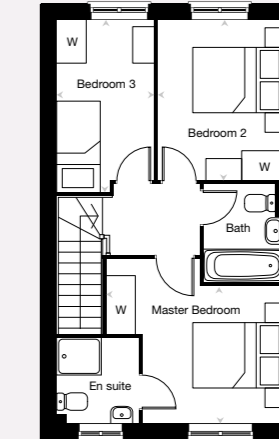
**TOTAL 79.2 sq. m. / 852 sq. ft.**

*Ground floor*



<b>Kitchen/Dining Area</b>	4.72m x 2.89m	15'6" x 9'6"
<b>Living Area</b>	4.28m x 3.69m <i>max 2.69 min</i>	14'1" x 12'1" <i>max 8'10" min</i>

*First floor*



<b>Master Bedroom</b>	2.96m x 2.84m	9'9" x 9'4"
<b>Bedroom 2</b>	3.32m x 2.63m	10'11" x 8'8"
<b>Bedroom 3</b>	3.56m x 2.01m	11'8" x 6'7"

**Key**  
 B – Boiler  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

**Plots:** 6, 7\*, 35, 36\*, 37 & 38\*

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Taylor Wimpey

# THE MANFORD

4 bedroom home



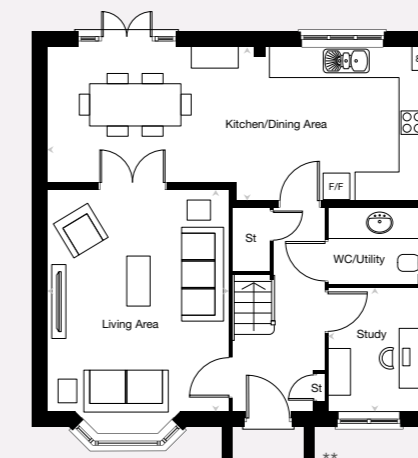
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## THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private rear garden. While the living area and a separate study are found at the front of the property. The master bedroom, with an en suite shower room, and three further double bedrooms are found upstairs.

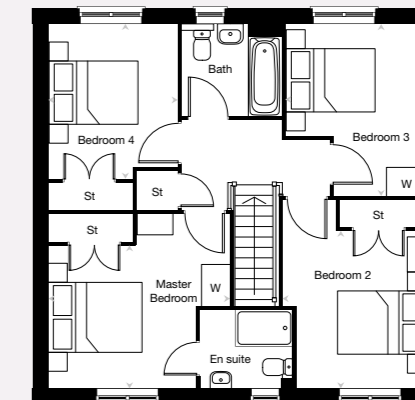
TOTAL 127.1 sq. m. / 1,368 sq. ft.

Ground floor



<b>Kitchen/Dining Area</b>	8.11m x 3.26m max 2.88m min	26'7" x 10'9" max 9'6" min
<b>Living Area</b>	4.74m x 3.88m	15'7" x 12'9" excluding bay
<b>Study</b>	2.63m x 2.11m	8'8" x 6'11"

First floor



<b>Master Bedroom</b>	3.88m x 3.06m	12'9" x 10'1"
<b>Bedroom 2</b>	3.36m x 3.11m	11'1" x 10'2"
<b>Bedroom 3</b>	3.66m x 3.05m	12'0" x 10'0"
<b>Bedroom 4</b>	3.30m x 2.75m	10'10" x 9'0"

**Key**  
 B – Boiler  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

**Plots:** 2, 15, 17, 19, 27, 28\*, 30\*, 32, 46\*, 47 & 49

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plots 28, 30 & 46 are handed. \*\*Porch to plots 46 and 47 differs. 41241/April 2021.

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**Taylor Wimpey**

Taylor Wimpey

# THE DADFORD

3 bedroom home



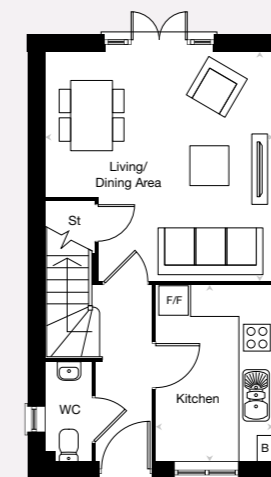
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## THE DADFORD

*With a flexible layout to appeal to both couples and young families, the 3 bedroom Dadford is an ideal first home. Double doors lead from the open-plan living/dining area to the garden, plus there is storage under the stairs and a kitchen which offers space for informal mealtimes. On the first floor are two double bedrooms with plenty of space for wardrobes. The landing also leads to the main bathroom and a further bedroom.*

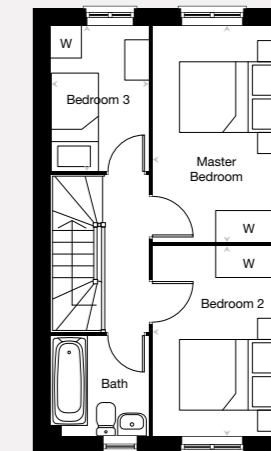
TOTAL 68.5 sq. m. / 737 sq. ft.

Ground floor



<b>Kitchen</b>	3.37m x 2.24m	11'1" x 7'4"
<b>Living/Dining Area</b>	4.40m x 4.37m	14'5" x 14'4"

First floor



<b>Master Bedroom</b>	4.15m x 2.41m	13'7" x 7'11"
<b>Bedroom 2</b>	3.62m x 2.41m	11'11" x 7'11"
<b>Bedroom 3</b>	2.78m x 1.87m	9'2" x 6'2"

**Key**  
B – Boiler  
F/F – Fridge Freezer  
St – Storage Cupboard  
W – Wardrobe  
WC – Cloakroom

 **Plots:** 43\* & 44

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# THE EASEDALE

3 bedroom home



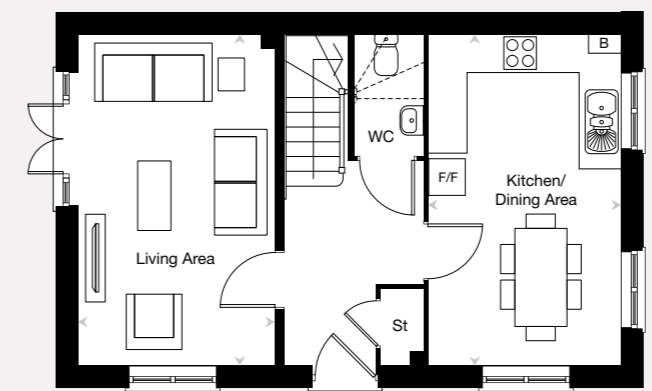
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## THE EASEDALE

The Easedale is a 3 bedroom house which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a living area with double doors to the private garden. There's also a practical storage cupboard downstairs. Upstairs, the landing leads to the en suite master bedroom, a further double bedroom, a main bathroom and a third bedroom, which could alternatively be used as a study.

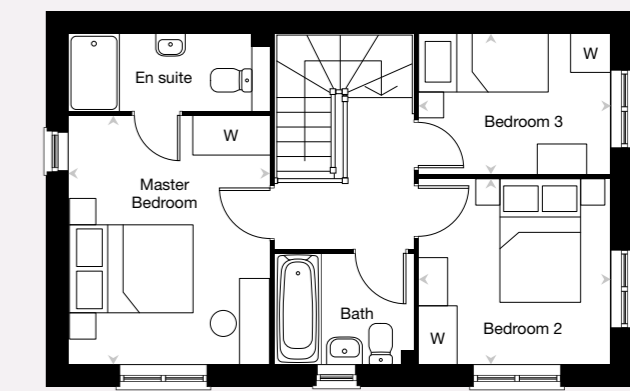
TOTAL 85.2 sq. m. / 917 sq. ft.

### Ground floor



<b>Kitchen/Dining Area</b>
5.10m x 2.96m
16'9" x 9'9"
<b>Living Area</b>
5.10m x 3.02m
16'9" x 9'11"

### First floor



<b>Master Bedroom</b>
3.82m x 3.09m
12'7" x 10'2"
<b>Bedroom 2</b>
2.96m x 2.86m
9'9" x 9'5"
<b>Bedroom 3</b>
2.96m x 2.16m
9'9" x 7'1"

**Key**  
B – Boiler  
F/F – Fridge Freezer  
St – Storage Cupboard  
W – Wardrobe  
WC – Cloakroom

**Plots:** 8, 20\*, 40\* & 50

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Taylor Wimpey

# THE RUSHTON

5 bedroom home



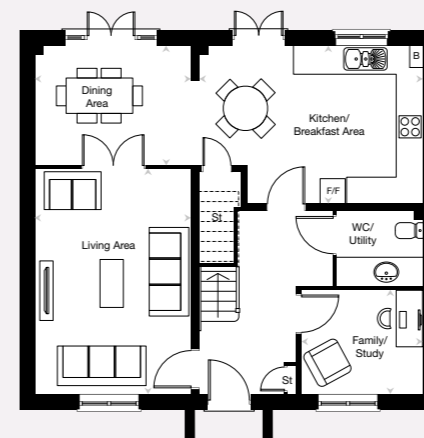
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## THE RUSHTON

A three storey 5 bedroom house offering flexible lifestyle options for modern families. The hallway gives access to the living area, study and downstairs cloakroom. While the kitchen/dining area has two patio doors opening onto the private rear garden. On the first floor, you can find the master bedroom with an en suite and dressing area, two further bedrooms and the family bathroom. On the second floor, there is a further two bedrooms and a shower room.

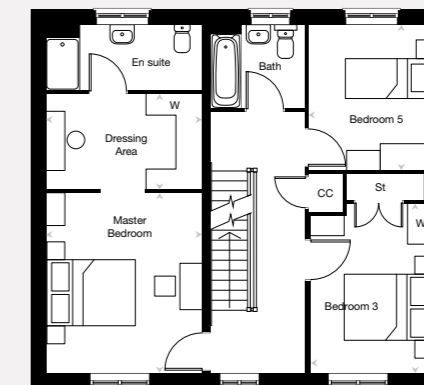
TOTAL 180 sq. m. / 1,937 sq. ft.

Ground floor



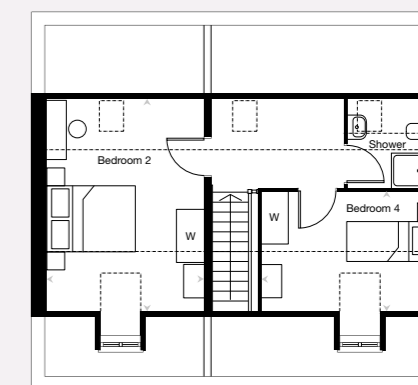
<b>Kitchen/Breakfast Area</b>	5.05m x 3.58m	16'5" x 11'9"
<b>Dining Area</b>	3.54m x 2.70m	11'8" x 8'11"
<b>Living Area</b>	5.11m x 3.54m	16'9" x 11'8"
<b>Family Room/Study</b>	2.74m x 2.36m	9'0" x 7'9"

First floor



<b>Master Bedroom</b>	4.08m x 3.54m	13'5" x 11'8"
<b>Dressing Area</b>	3.54m x 2.15m	11'8" x 7'1"
<b>Bedroom 3</b>	3.84m x 2.78m	12'7" x 9'1"
<b>Bedroom 5</b>	3.29m x 2.83m	10'10" x 9'4"

Second floor



<b>Bedroom 2</b>	4.82m x 3.57m	15'10" x 11'9"
<b>Bedroom 4</b>	3.91m x 2.72m	12'10" x 8'11"

**Key**  
 B – Boiler  
 CC – Cylinder Cupboard  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

Plots: 4, 5, 16, 18, 29, 31, & 39

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 41241/April 2021.

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**Taylor Wimpey**

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## THE MIDFORD

4 bedroom home



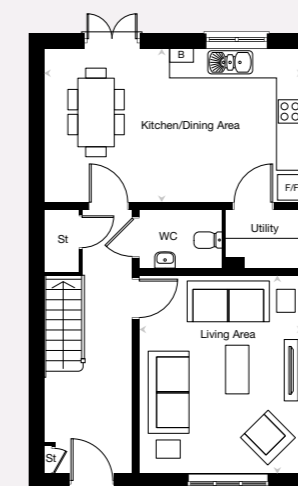
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

## THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the 4 bedroom Midford. The kitchen/dining area boasts a utility room and leads through double doors to the private rear garden. A separate living area, a guest cloakroom and an under stairs cupboard complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

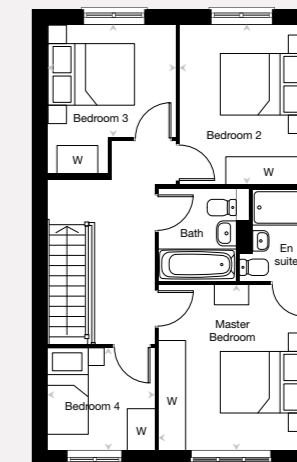
TOTAL 107.2 sq. m. / 1,153 sq. ft.

### Ground floor



<b>Kitchen/Dining Area</b>	5.71m x 3.38m	18'9" x 11'1"
<b>Living Area</b>	4.37m x 3.62m	14'4" x 11'11"

### First floor



<b>Master Bedroom</b>	3.62m x 3.28m	11'11" x 10'9"
<b>Bedroom 2</b>	3.51m x 2.82m	11'6" x 9'3"
<b>Bedroom 3</b>	2.82m x 2.49m	9'3" x 8'2"
<b>Bedroom 4</b>	2.35m x 2.24m	7'9" x 7'4"

**Key**  
B – Boiler  
F/F – Fridge Freezer  
St – Storage Cupboard  
W – Wardrobe  
WC – Cloakroom

Plots: 1, 3, 25, & 45

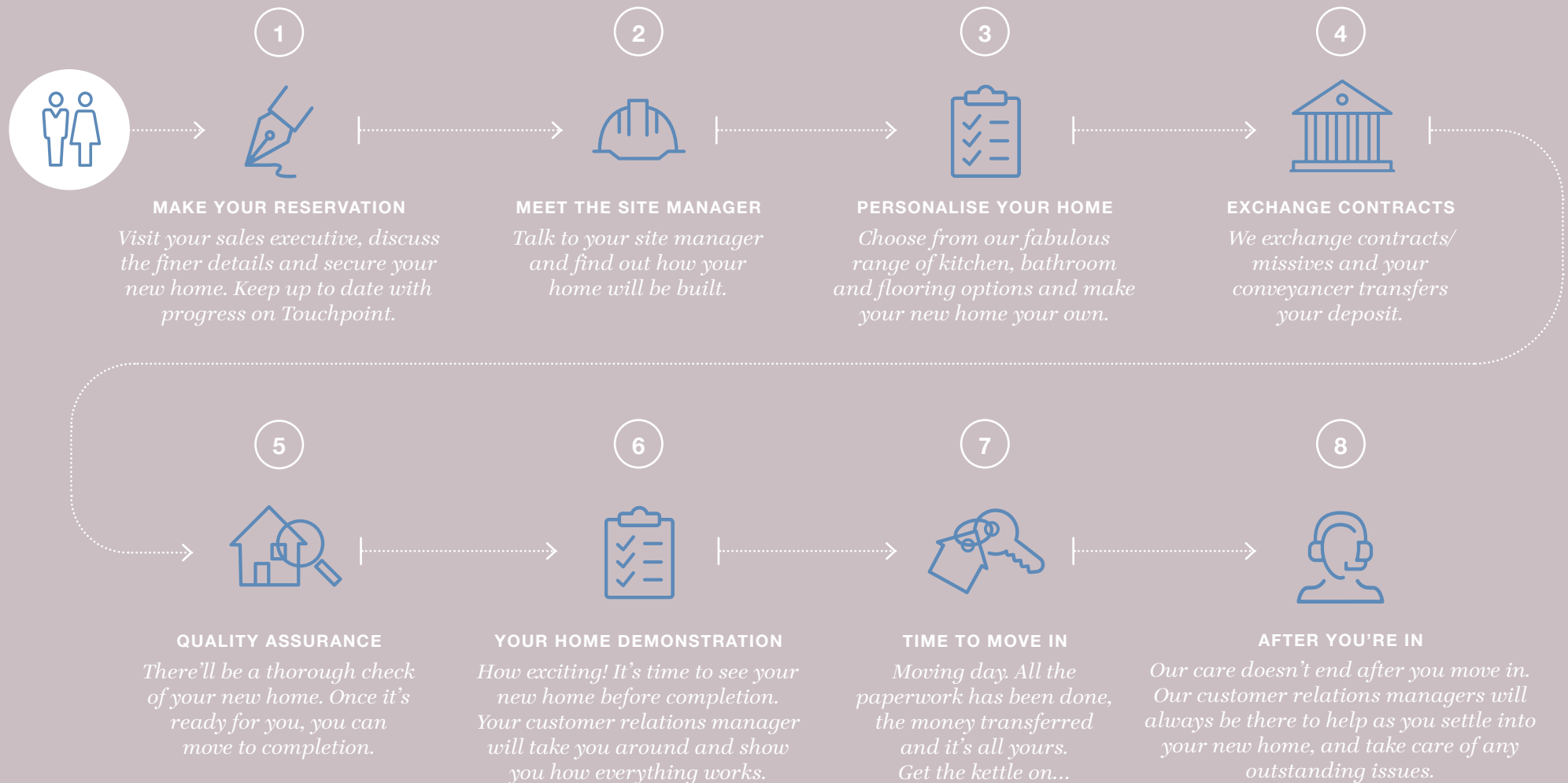
The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 41241/April 2021.

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**Taylor Wimpey**

# FROM LOOKING ROUND TO MOVING IN...







## STANDARD SPECIFICATION

### BEARROC PARK PHASE 2

Durrants Lane, Berkhamsted,  
Hertfordshire, HP4 3NJ

#### TELEPHONE

01442 509 766

#### OPEN TIMES

Please check our website before you visit.

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen/utilities	2	3	4/5
Stainless steel bowl and a half	✓	✓	✓
Postformed laminate worktop with upstand	✓	✓	✓
Single oven*	✓		
Double oven*		✓	✓
4 burner gas hob	✓	✓	✓
Integrated hood	✓	✓	✓
Stainless steel splash back	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Integrated washer/dryer	✓	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓	✓

Bathrooms	2	3	4/5
Full-height tiling to bath*	✓		
Half-height tiling to all walls	✓	✓	✓
Tiled window sill	✓	✓	✓
Shaver socket	✓	✓	✓
White modern sanitary ware	✓	✓	✓

En suites	2	3	4/5
Full-height tiling to shower wall		✓	✓
Half-height tiling to remaining walls		✓	✓
White modern sanitary ware		✓	✓
Shaver socket		✓	✓

Cloakroom	2	3	4/5
Splashback to basin	✓	✓	✓
White modern sanitary ware	✓	✓	✓

Heating/electrical services	2	3	4/5
Full central heating/gas fired radiators	✓	✓	✓
Thermostatically controlled radiator valves	✓	✓	✓
Mains operated smoke/heat detectors	✓	✓	✓
White double socket outlets	✓	✓	✓
TV sockets to living room, master and bed 2 (if applicable)	✓	✓	✓

Lighting	2	3	4/5
Chrome downlights to all wet rooms*	✓	✓	✓
Pendant light fittings to all other rooms	✓	✓	✓

Internal finishes	2	3	4/5
White finished internal doors	✓	✓	✓
Ceilings and walls finished in white	✓	✓	✓
White painted internal joinery	✓	✓	✓
White UPVC double glazed windows	✓	✓	✓
Chrome ironmongery	✓	✓	✓

External finishes	2	3	4/5
Stainless steel up/down spot light	✓	✓	✓
External tap	✓	✓	✓



## OPTIONAL UPGRADES

### BEARROC PARK PHASE 2

Durrants Lane, Berkhamsted,  
Hertfordshire, HP4 3NJ

#### TELEPHONE

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#### OPEN TIMES

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These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please contact the sales executive for further information.

Kitchen	2	3	4/5
Upgrade worktops to include upstand	✓	✓	✓
Upgrade coloured door frontals	✓	✓	✓
Upgrade appliances	✓	✓	✓

Bathroom and en suites	2	3	4/5
Upgrade tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower	✓	✓	✓

Additional features	2	3	4/5
Upgrade to room specific downlights	✓	✓	✓
Upgrade to room specific wardrobe	✓	✓	✓
Upgrade to additional sockets	✓	✓	✓
Upgrade flooring throughout	✓	✓	✓
Upgrade to add turf to garden areas	✓	✓	✓

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. \*Applies to homes with only 1 bath. Please refer to your sales executive for further information.

## BEARROC PARK

Durrants Lane  
Berkhamsted  
Hertfordshire  
HP4 3NJ

## CONTACT US ON

01442 509 766

## SATNAV

HP4 3NJ

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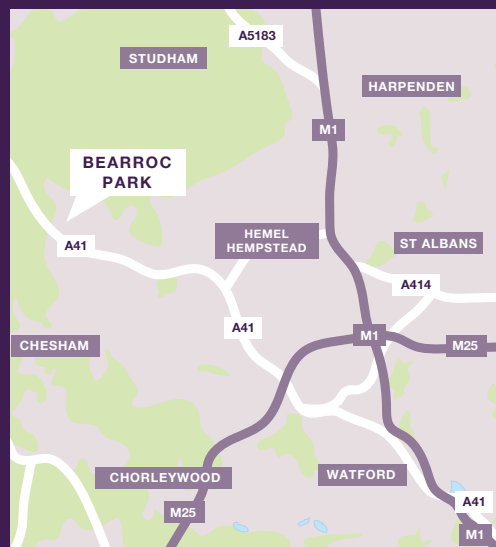
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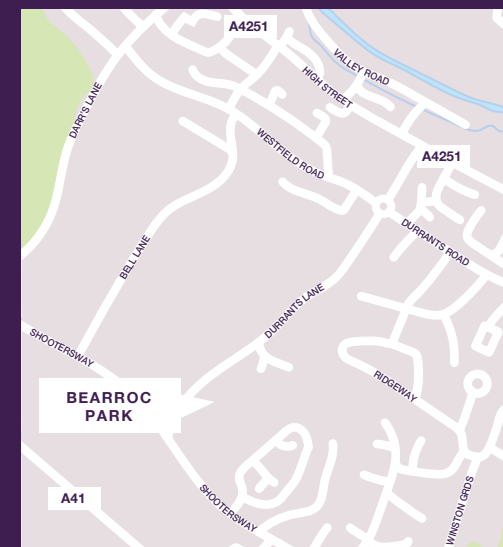
## FROM WATFORD:

- Head north-west towards Otterspool Way/N Western Avenue/A41
- Follow the A41 and take the A416 exit towards Chesham
- At the roundabout, take the first exit onto Chesham Road/A416
- At the roundabout, take the first exit onto Kingshill Way/A416
- Continue straight onto Shootersway (Go through one roundabout)
- Turn right onto Durrants Lane and the development will be on your right



## FROM AYLESBURY:

- Head east on Tring Road/A41 towards Victoria Street, continuing to follow A41
- At the roundabout, take the first exit and stay on A41
- Take the A4251 exit towards Wigginton/Berkhamsted/Northchurch
- At the roundabout, take the second exit onto A4251 and continue to follow the A4251
- Take the right turn onto Durrants Lane and go straight over at the roundabout
- Continue on Durrants Lane and the development will be on your left



Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk). For terms and conditions on our schemes and incentives including Part Exchange or easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details. 40941/May 2020.

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