



HOLLY BUSH LANE

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The Development

Holly Bush Lane is an outstanding new residential development located in Bushey, one of Hertfordshire's most desired locations. Light, modern and smart, these luxurious houses have been designed with style and comfort in mind with a host of practical amenities adding to the natural attraction. With all that Bushey has to offer, Holly Bush Lane stands for the very best stylish living.

The development comprises of five independent houses, designed and specified to provide exclusive living space, with emphasis on modern style, space and light.

Holly Bush Lane, Bushey, WD23 3TNv



The Living Space

Contemporary living at its very best, the houses at Holly Bush Lane are finished to the highest specification.

Light and spacious kitchens that you will love spending time in, bright and elegant bathrooms that suit your needs, stylish and modern open-plan living areas in which you can relax and entertain, make Holly Bush Lane, the ideal living environment.

Features include solid wooden floors, porcelain tiles, as well as bespoke glass worktops and leading edge energy saving recessed lighting in the kitchen, bathrooms and lounges.





The Area



Holly Bush Lane is a breath of fresh air on the door step of London.

Located just 16 miles north-west of central London on the outskirts of the bustling town of Watford, Bushey is one of Hertfordshire's most desired towns. With its characteristic church, duck pond and peculiar cottages Bushey preserve a small town feel. Surrounded by open spaces, with scenic woodlands, streams and open meadows Holly Bush Lane is the perfect place to breathe and relax away from the City.



Bushey High Street and Bushey Village are just a mile from Holly Bush Lane, where you can find a selection of restaurants and independent shops. There is much for all the family to enjoy in Bushey. Locally relax with a coffee on the High Road or head into Watford with its diverse cafes and coffee houses or visit one of the many local parks.

The local area has restaurants with cuisine from around the world and country-style pubs for cosy evenings. Whether you are looking for Thai or Indian, fine dining, light bites or live music Bushey has it all.

Around & About



Aldenham Country Park with its 160 acres of parkland, farmland and lakeside walks is the perfect place for a stroll.



King George Recreation Ground is only 5 minutes away and is a family friendly place where to relax and exercise with picnic spots and a multisports areas.



For a serious retail therapy, pop into the nearby Intu shopping centre in Watford or head to Brent Cross Shopping Centre only 15 minutes drive away. For movie nights, Vue Cinemas are located in both Harrow and Watford.



Bushey Grove Leisure Centre offers a three AA rosette restaurant and an award-winning spa, as well as swimming pools, a well-equipped gym, squash, netball and tennis courts.



Golf players can enjoy Bushey Hall Golf Course and Country Club, an eighteen hole course whose elegant club house has stood for over a century.

GET A FIRST CLASS EDUCATION

Its proximity to a variety of excellent schools and education facilities make Holly Bush Lane the obvious choice for a growing family.

Bushey presents a choice of Ofsted-rated schools judged “outstanding” such as Bournehall Primary School, Merry Hill Infants School, and Bushey Heath Primary School. The area offers also a few private primary schools: St Hilda’s School, Longwood School & Nursery, and St Margaret’s School.

With its great access to Central London, Holly Bush Lane is within easy reach of London’s renowned universities. Whether law, economics, science or the arts are the focus of study, the capital’s higher education establishments offer the specialisation and world standing to launch fantastic careers.

Imperial College

London King’s College

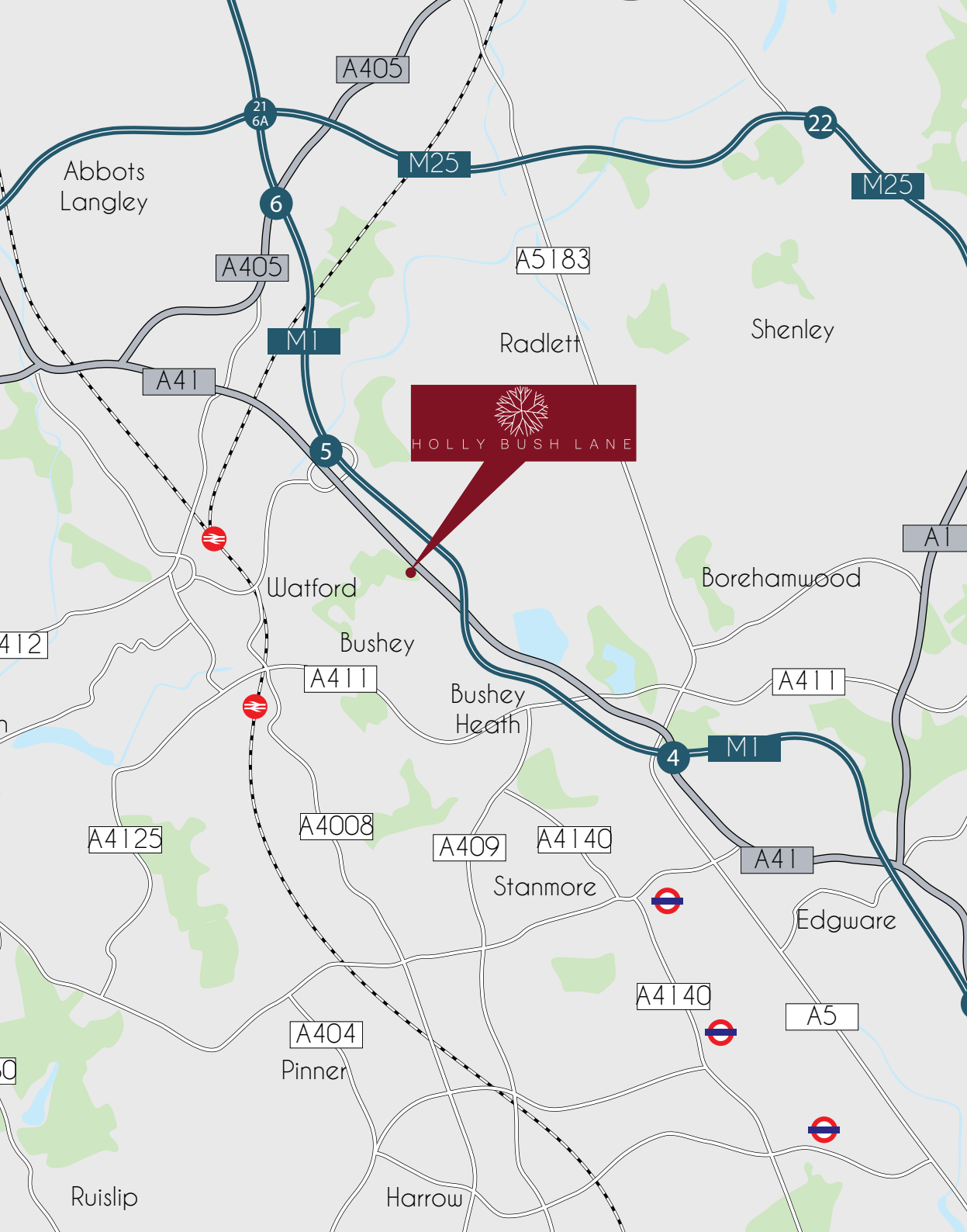
London School of Economics & Political
Science

University College London

University of Westminster

Middlesex University London





Connections

Bushey station is only eight-minute drive from the development and is served by both London Overground and London Mainline, with trains running to London Euston, Watford Junction and onwards to the Midlands. A journey from Bushey to London Euston takes just 20 minutes. Underground railways stations at nearby Watford, Stanmore and Moor Park also offer excellent commuter links to London.

The bus stops close by 306, 142, 258 running services to Watford, Stamford, Brent Cross and Harrow.

The M1 and M25 are a short distance away, connecting Bushey with central London and the rest of the UK by road.

Rail



London Overground
London Mainline

Bus




Numbers
306, 142, 258

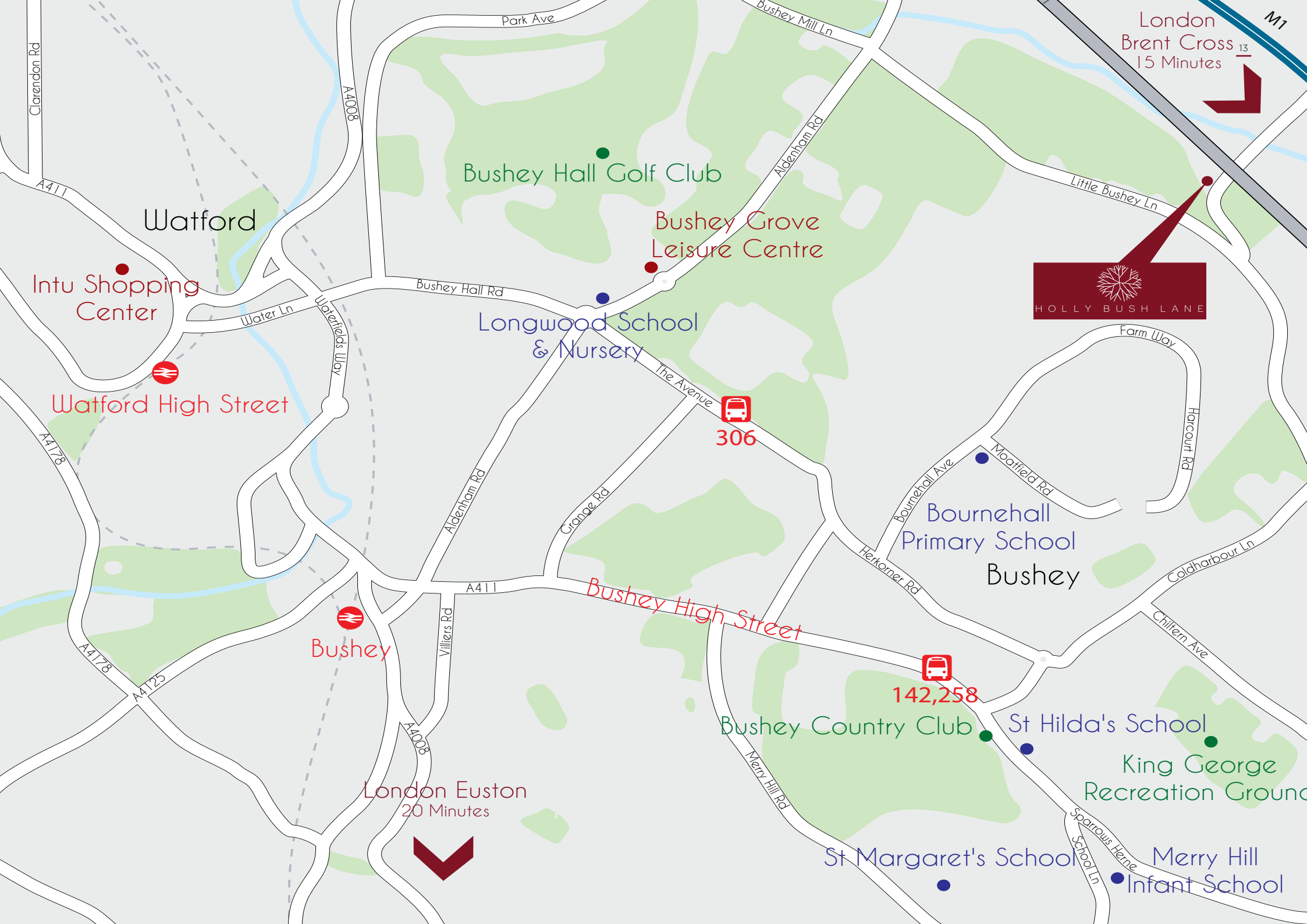
Road



M1, M25

Journey Times

-  | 8 MINS | Bushey Station
-  | 7 MINS | M1 Motorway
-  | 7 MINS | Watford Town Centre
-  | 19 MINS | London Euston
-  | 26 MINS | Luton Airport



London Brent Cross 15 Minutes


HOLLY BUSH LANE


306


142,258

Bushey

London Euston 20 Minutes



Watford

Intu Shopping Center

Watford High Street

Bushey Hall Golf Club

Bushey Grove Leisure Centre

Longwood School & Nursery

Bournehall Primary School
Bushey

Bushey Country Club

St Hilda's School

King George Recreation Ground

St Margaret's School

Merry Hill Infant School

Life in New heights





Site Plan



The Houses

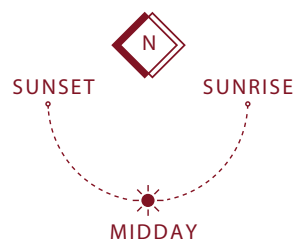
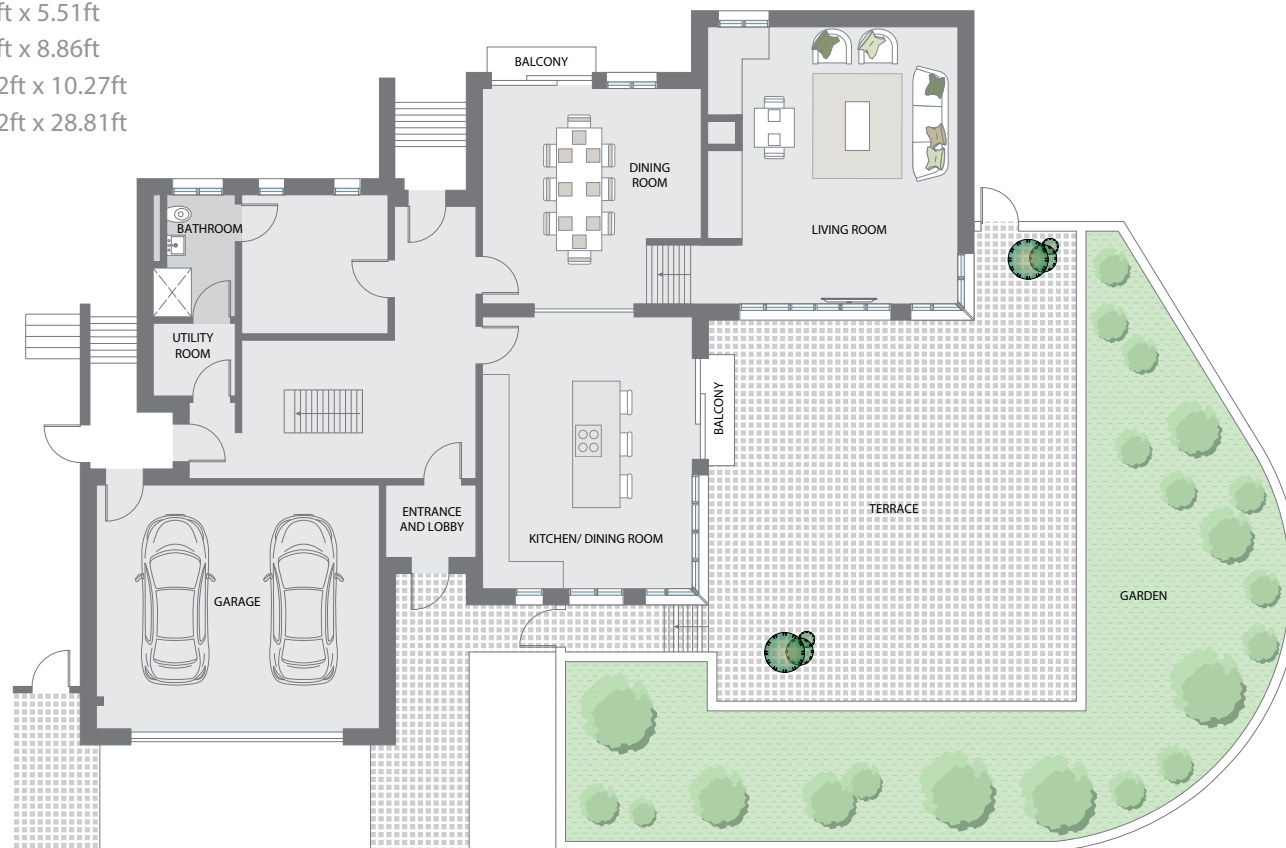


House Type 1-4

Total Area - 3353.173 Sq.ft/311.52 Sq.m

Ground Floor GIA – 175.65 Sqm - 1,890.680S Sqft

| | M | FT |
|---------------------|---------------|-------------------|
| Living Room | 5.95m x 6.27m | 19.52ft x 20.57ft |
| Dining Room | 5.01m x 3.38m | 16.44ft x 11.09ft |
| Kitchen/Dining Room | 4.81m x 6.26m | 15.78ft x 20.54ft |
| Entrance/Lobby | 1.86m x 1.62m | 6.10ft x 5.31ft |
| Utility Room | 1.83m x 1.68m | 6.00ft x 5.51ft |
| Bathroom 1 | 1.51m x 2.70m | 4.95ft x 8.86ft |
| Room | 3.36m x 3.13m | 11.02ft x 10.27ft |
| Terrace | 8.54m x 8.78m | 28.02ft x 28.81ft |

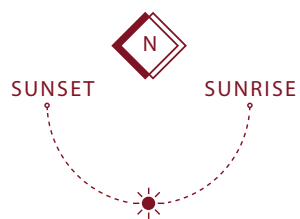


House Type 1-4

Total Area - 3353.173 Sq.ft/311.52 Sq.m

First Floor GIA – 135.87 Sqm - 1,462.492 Sqft

| | M | FT |
|------------|---------------|-------------------|
| Bedroom | 4.83m x 3.39m | 15.85ft x 11.12ft |
| Bathroom 1 | 3.74m x 2.33m | 12.27ft x 7.64ft |
| Bedroom 2 | 3.07m x 4.49m | 10.07ft x 14.73ft |
| Bathroom 2 | 1.74m x 3.33m | 5.71ft x 10.93ft |
| Bedroom 3 | 5.33m x 3.13m | 17.49ft x 10.27ft |
| Bathroom 3 | 1.85m x 3.08m | 10.27ft x 10.27ft |
| Bedroom 4 | 2.73m x 3.38m | 8.96ft x 11.09ft |
| Bathroom 4 | 2.18m x 3.33m | 7.15ft x 10.93ft |

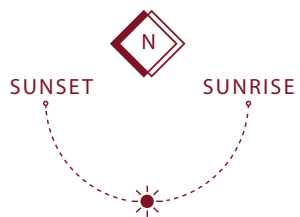


House Type 5

Total Area - 3,928.396 Sq.ft/364.94 Sq.m

Ground Floor GIA – 199.24m² - 2,144.601 ft²

| | M | FT |
|---------------------|---------------|-------------------|
| Living Room | 6.48m x 5.90m | 21.26ft x 19.36ft |
| Kitchen/Dining Room | 6.21m x 5.00m | 20.37ft x 16.40ft |
| Dining Room | 4.88m x 5.12m | 16.01ft x 16.80ft |
| Entrance/Lobby | 1.98m x 2.81m | 6.50ft x 9.22ft |
| Utility Room | 4.21m x 2.80m | 13.81ft x 9.19ft |
| Bathroom 1 | 1.17m x 2.47m | 3.84ft x 1.54ft |
| Room | 5.39m x 3.06m | 17.68ft x 6.76ft |
| Bathroom 2 | 1.51m x 2.75m | 4.95ft x 9.02ft |
| Hall | 5.44m x 2.32m | 17.85ft x 7.61ft |

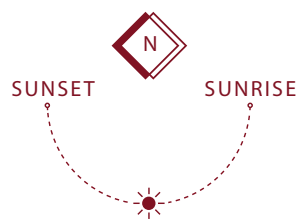


House Type 5

Total Area - 3,928.396 Sq.ft/364.94 Sq.m

First Floor GIA – 165.72 Sqm - 1,783.795 Sqft

| | M | FT |
|------------|---------------|-------------------|
| Bathroom | 3.74m x 2.71m | 12.27ft x 8.89ft |
| Bedroom 1 | 4.84m x 3.81m | 15.88ft x 12.50ft |
| Bedroom 5 | 2.84m x 3.54m | 9.32ft x 11.61ft |
| Bathroom 2 | 2.19m x 3.54m | 7.19ft x 11.61ft |
| Bedroom 2 | 3.23m x 6.40m | 10.60ft x 21.00ft |
| Bathroom | 1.93m x 3.34m | 6.33ft x 10.96ft |
| Bedroom 3 | 5.27m x 2.94m | 17.29ft x 9.65ft |
| Bathroom 3 | 1.65m x 3.16m | 5.41ft x 10.37ft |
| Bedroom 4 | 4.67m x 3.01m | 15.32ft x 9.88ft |







Apartment Specifications

General

- Gas central heating system to panel radiators with concealed pipework
- Centralised Satellite TV system
- Cat 5 cabling to support distribution of data
- Door entry system
- Fire and smoke detection system
- Copper and stone styled cladding systems with high performance insulation in cavities
- Timber Pergolas
- Living wall
- Built-in insulated roofing system with single membrane outer skin. Photo Voltaic panels to power landlords supplies
- Reinforced concrete bored piles with reinforced concrete pilecaps, and an insitu concrete frame and two staircase to all levels
- Self-levelling sand and cement screed to all floors

Internal Specifications

- Engineered oak flooring to lounge, diners and hallways
- Dry-lining system to provide internal walls with gyproc system ceilings
- Veneered solid core doors with painted frames
- MDF painted skirting's and architraves
- Paintwork Dulux Chiffon White 4 or similar
- Brushed steel sockets and switch plates to lounge and kitchen

Bathroom

- Porcelain or stone tiled floor to bathrooms.
- Shower walls tiled to full height
- Large Mirrors and stone-engineered surface tops to cistern casings
- Heated towel rails
- White designer sanitary-ware with Grohe or similar taps
- Low energy recessed light fittings

Kitchen

- White Gloss Italian Kitchens or similar
- Integrated appliances including:
 - » Hob and chimney hood
 - » AEG oven
 - » Built in AEG wall microwave
 - » Franke Kubus 1.5 Bowl undermount stainless steel sink with chrome tap
 - » Fully integrated 70/30 fridge freezer
 - » Wash drier
 - » Dishwasher
 - » Built under wine cooler
- Glasseco Engineered surface worktops
- Low Energy Recessed lighting

Bedroom

- 80/20 Wool Carpet on heavy duty underlay

Windows and Balconies

- Private balconies and terraces incorporating stainless steel and glazed balustrading or brickwork walls
- Timber Decking to all patios / terraces / balconies
- Aluminium windows with sliding or swing doors to balconies
- High performance glazing system
- Discreet external lighting

Common Areas

- Stone and mirrored feature wall
- Quality signage
- Stone entrance foyer with hardwood skirting
- Security system with cameras on all access points
- Passenger lifts by Orona or similar
- Carpets with feature nosing to staircases
- Individual mail boxes
- Communal roof garden terrace
- Internal refuse and recycling area
- Secure cycle parking facility
- New external paving and streetscape

Guarantees

- 10 Years BLP Latent Defects Guarantee

