

HERITAGE

- REDROW -

# HENDRICKS GREEN PHASE 3

GOFFS OAK







# WELCOME TO HENDRICKS GREEN



## A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN THE VIBRANT VILLAGE OF GOFF'S OAK.

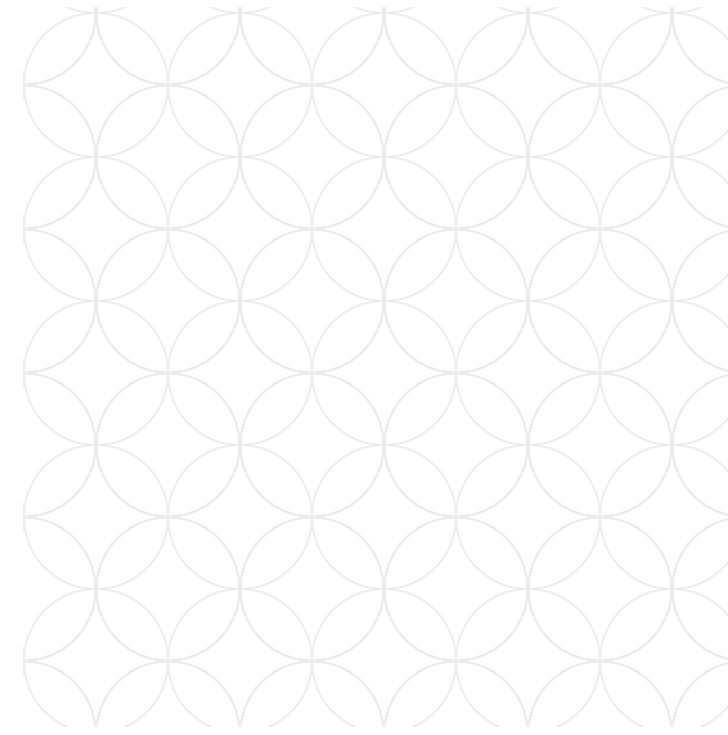
Surrounded by beautiful rolling fields but ideally located for London commuting, and with a distinct and refined character of its own, Hendricks Green is a development that will suit buyers of all kinds. Set in the pretty village of Goff's Oak in Hertfordshire, Hendricks Green offers spacious, low maintenance 2 bedroom apartments as well as Redrow's award-winning Heritage Collection, inspired by the 19th century Arts and Crafts movement and blending contemporary living spaces with the discerning influences of this much-treasured period.





# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.



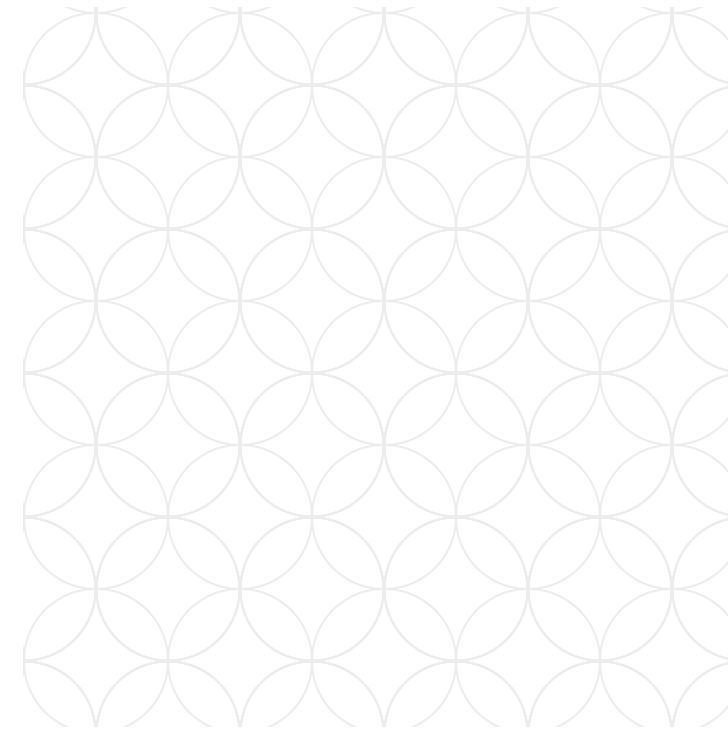
# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.



# BETTER PLACES

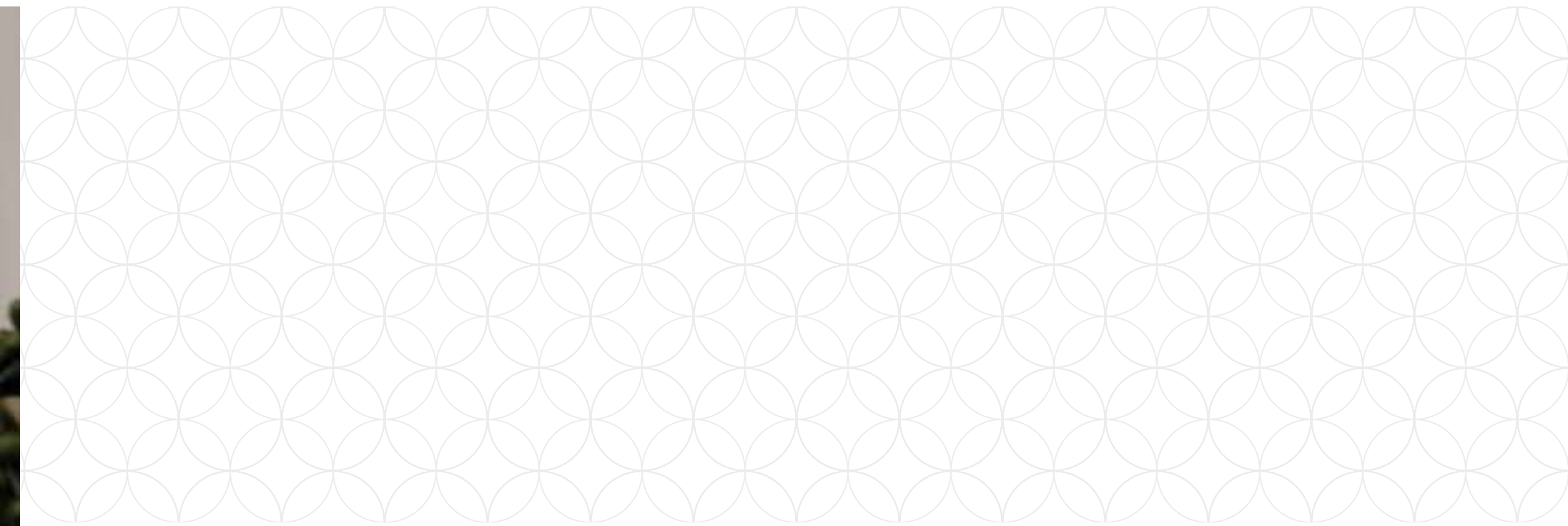
Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party.





## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.







## ENJOY THE AREA

Trips to the shops will be simple at Hendricks Green. Goff's Oak has a convenience store, pharmacy, post office and florists, while Waltham Cross has plenty of high street retailers. The Pavilions shopping centre has a particularly broad range of stores, while Sainsbury's, Iceland and Lidl are among the town centre supermarkets. Enfield, meanwhile, is just a 17-minute drive and also has plenty of household name shops in its thriving town centre, as well as at the Palace Gardens shopping centre. With the development's proximity to London, the bright lights and flagship stores of Oxford Street are also just over an hour away by car.

Eating and drinking out will be a pleasure at Hendricks Green. The Wheelwrights pub is just a 10-minute walk and serves locally-brewed real ales and hearty pub grub. The Prince of Wales, meanwhile, is a six-minute walk and offers fine dining and a good range of wines. Joy Bangla serves authentic Indian and Bangladeshi cuisine and is a three-minute drive. For a wide array of dining options, Cheshunt is also less than 10 minutes away in the car. Sample chicken, peri peri style, at the Lavish Peri Peri House, delicious Italian flavours at Vince's Kitchen and Pizzeria, or quality Thai and Chinese fare at the Mai Thai Kitchen and Peking House respectively.





## ENJOY AN ACTIVE LIFESTYLE

For leisure and pleasure, the surrounding area will not disappoint. Those seeking sport and fitness can make use of the gym, tennis courts, badminton courts, spa and pools at Enfield's David Lloyd Club, around 13 minutes away by car. Also close to home are an enviable selection of golf courses, including Crews Hill Golf Club, the Hertfordshire Golf and Country Club, West Essex Golf Club and Enfield Golf Club, all within a 20-minute drive. Those seeking sport of a more vigorous nature need look no further than Northaw and Cuffley Tennis Club, Cheshunt and Broxbourne Borough football clubs and Cheshunt Rugby Club.

For walks and days out, you'll be spoilt for choice. The 235-acre Cheshunt Park is just 6 minutes away by car and has play areas, football and basketball facilities and history trails. Perfect for a picnic or stroll and with an abundance of wildlife, including wildflower meadows, a restored pond and an orchard. Paradise Wildlife Park is around 12 minutes by car and is ideal for a family day out. This interactive zoo features some of the world's most exotic species of wildlife, along with a farmyard, miniature golf course, woodland walk and even an open-air splash pool.



# OPPORTUNITIES FOR LEARNING

Parents can look to a wide range of schools close to Hendricks Green, with options for youngsters at all stages of their educational journeys. Goff's Oak and Woodside primary schools are both rated 'Good' by Ofsted and both within walking distance, with St Paul's Catholic, Bonneygrove and Andrews Lane primary schools all reachable by car in under 15 minutes. Secondary students can attend Goff's Academy – just a three-minute drive and also rated 'Good' – as well as St. Mary's C of E High School, just a six-minute drive.



# GETTING AROUND

Whether you're travelling for work or play, Hendricks Green is perfectly located. You can be on the nearby A10 trunk road in just under 10 minutes, for onward travel to Cambridge, Hoddesdon, Enfield and Central London. The M25 is just an eight minute drive, for Greater London and connections to the M1 (for the Midlands and the North), the M11 (for Cambridge) and the A12 (for East Anglia).

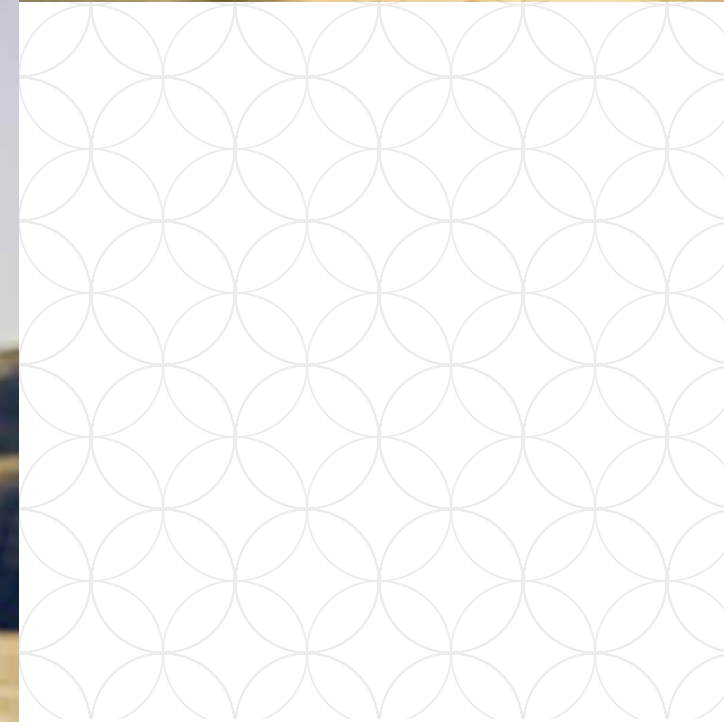
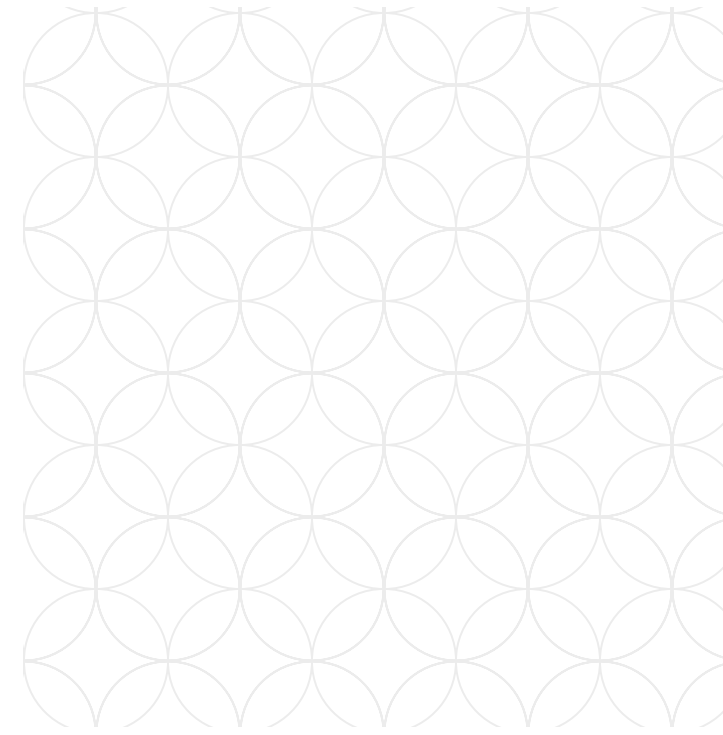
For rail travel, you'll find two train stations within a 15-minute drive of the development. Cuffley Station offers services to Moorgate in Central London. At Cheshunt station, meanwhile, you can catch trains to Harlow, Bishop's Stortford and London Liverpool Street.

Those looking for international travel will find Heathrow Airport just under an hour away via the M25, and Stansted around 40 minutes away via the M11.



# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Hendricks Green**.


























# SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Multi Use Games Area
- Local Equipped Areas of Play





# EXPLORE HENDRICKS GREEN MASTERPLAN



## KEY

 <b>TAVY END</b> 2 BEDROOM END TERRACED HOME	 <b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME
 <b>TAVY MID</b> 2 BEDROOM MID TERRACED HOME	 <b>KENSINGTON MID</b> 4 BEDROOM MID TERRACED HOME
 <b>TAVY</b> 2 BEDROOM SEMI-DETACHED HOME	 <b>KENSINGTON END</b> 4 BEDROOM END TERRACED HOME
 <b>TAVY+ END</b> 2 BEDROOM END TERRACED HOME	 <b>TWEED</b> 4 BEDROOM END TERRACED HOME
 <b>TAVY+ MID</b> 2 BEDROOM MID TERRACED HOME	 <b>LINCOLN</b> 4 BEDROOM SEMI-DETACHED HOME
 <b>TAVY+</b> 2 BEDROOM SEMI-DETACHED HOME	 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME
 <b>DART END</b> 3 BEDROOM END TERRACED HOME	 <b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
 <b>DART MID</b> 3 BEDROOM MID TERRACED HOME	 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME
 <b>DART</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>WINDSOR</b> 4 BEDROOM DETACHED HOME
 <b>DART END+</b> 3 BEDROOM END TERRACED HOME	 <b>OXFORD</b> 4 BEDROOM DETACHED HOME
 <b>DART MID+</b> 3 BEDROOM MID TERRACED HOME	 <b>CHESTER</b> 4 BEDROOM DETACHED HOME
 <b>DART+</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>BALMORAL</b> 4 BEDROOM DETACHED HOME
 <b>LEITCHWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>HENLEY</b> 4 BEDROOM DETACHED HOME
 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>RICHMOND</b> 4 BEDROOM DETACHED HOME
 <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>SUNNINGDALE</b> 4 BEDROOM DETACHED HOME
 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME

## AFFORDABLE HOUSING

-  - First Homes
-  - Shared Ownership

**P/S** - Pumping Station  
**B/S** - Bin Store  
**C/S** - Cycle Store  
**BCP** - Bin Collection Point  
**LEAP** - Local Equipped Area of Play

**MUGA** - Multi Use Games area  
**V** - Visitor Parking  
 - Apartments  
 - Block Paving

This plan and the location of affordable homes is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change.

For development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.









# EXPLORE HENDRICKS GREEN PHASE 3

## KEY

 <b>TAVY END</b> 2 BEDROOM END TERRACED HOME	 <b>TWEED</b> 4 BEDROOM END TERRACED HOME
 <b>TAVY MID</b> 2 BEDROOM MID TERRACED HOME	 <b>LINCOLN</b> 4 BEDROOM SEMI-DETACHED HOME
 <b>TAVY</b> 2 BEDROOM SEMI-DETACHED HOME	 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME
 <b>DART END</b> 3 BEDROOM END TERRACED HOME	 <b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
 <b>DART MID</b> 3 BEDROOM MID TERRACED HOME	 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME
 <b>DART</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>WINDSOR</b> 4 BEDROOM DETACHED HOME
 <b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>CHESTER</b> 4 BEDROOM DETACHED HOME
 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>HENLEY</b> 4 BEDROOM DETACHED HOME
 <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>RICHMOND</b> 4 BEDROOM DETACHED HOME
 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
 <b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	

<b>AFFORDABLE HOUSING</b>	
 - First Homes	
 - Shared Ownership	
<b>B/S</b> - Bin Store	<b>V</b> - Visitor Parking
<b>C/S</b> - Cycle Store	 - Apartments
<b>BCP</b> - Bin Collection Point	 - Block Paving

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## EXISTING DEVELOPMENT







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# THE CHESTER

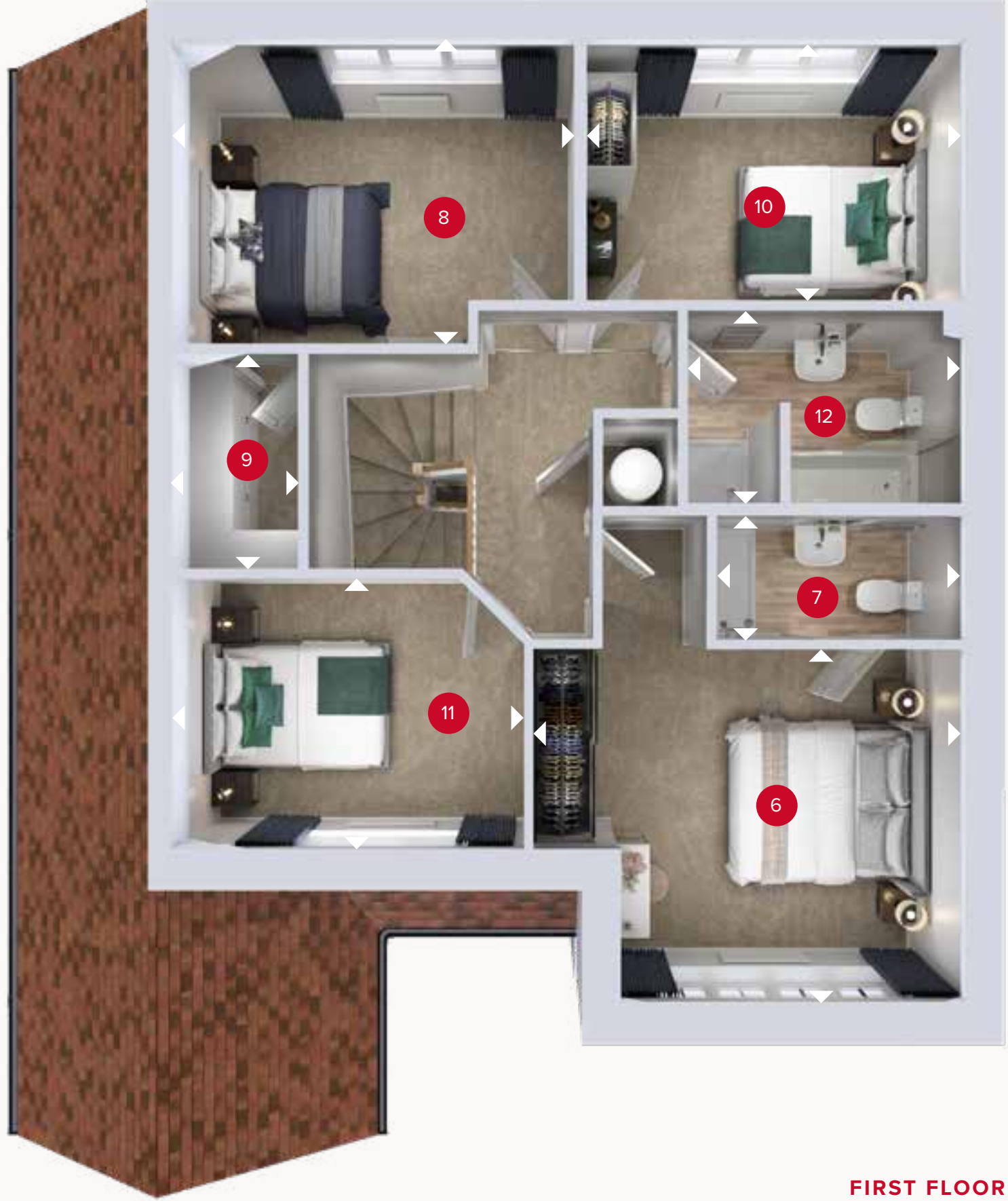
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE CHESTER

## GROUND FLOOR

1	Kitchen/Dining Family	30'6" x 12'6"	9.31 x 3.83 m
2	Lounge	17'5" x 10'11"	5.32 x 3.34 m
3	Utility	9'5" x 5'0"	2.88 x 1.54 m
4	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
5	Garage	19'0" x 11'1"	5.80 x 3.38 m

## FIRST FLOOR

6	Bedroom 1	15'5" x 13'7"	4.70 x 4.16 m
7	En-suite	7'10" x 3'10"	2.41 x 1.19 m
8	Bedroom 2	12'9" x 9'8"	3.91 x 2.96 m
9	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
10	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
11	Bedroom 4	11'3" x 8'7"	3.43 x 2.63 m
12	Bathroom	8'9" x 6'1"	2.69 x 1.86 m



25.09.2023

Customers should note this illustration is an example of the Chester house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 00924-06 EG\_CHTR\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space

wm - washing machine space  
td - tumble dryer space







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# THE CAMBRIDGE

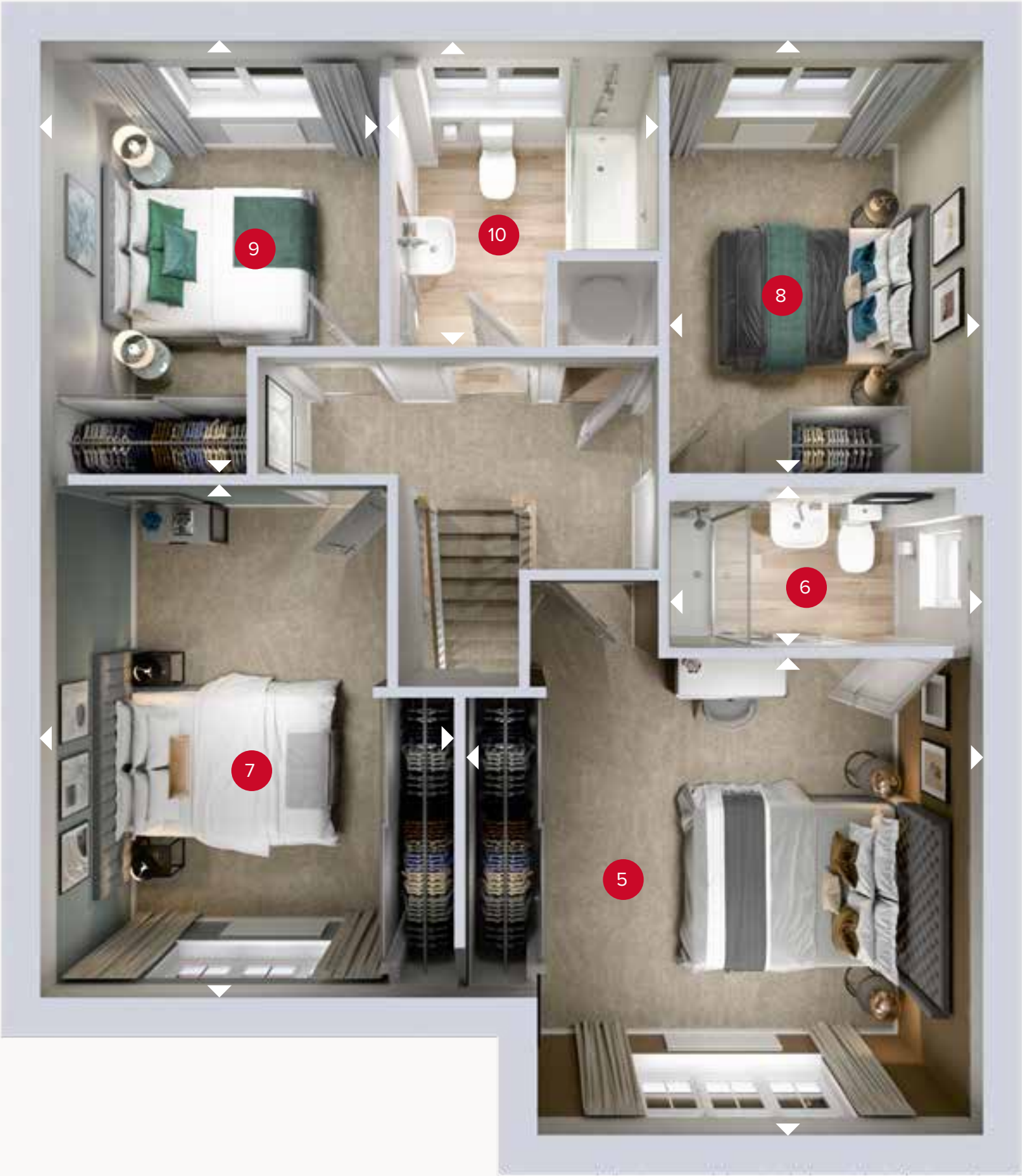
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE CAMBRIDGE

## GROUND FLOOR

1	Kitchen/Dining/ Family	24'11" x 12'7"	7.61 x 3.86 m
2	Lounge	17'10" x 11'8"	5.44 x 3.56 m
3	Utility	6'0" x 5'10"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'10"	1.99 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'7" x 12'10"	4.16 x 3.93 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'1"	4.17 x 3.36 m
8	Bedroom 3	11'6" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'8" x 9'0"	3.57 x 2.76 m
10	Bathroom	8'4" x 7'1"	2.54 x 2.18 m





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# THE SHAFTESBURY

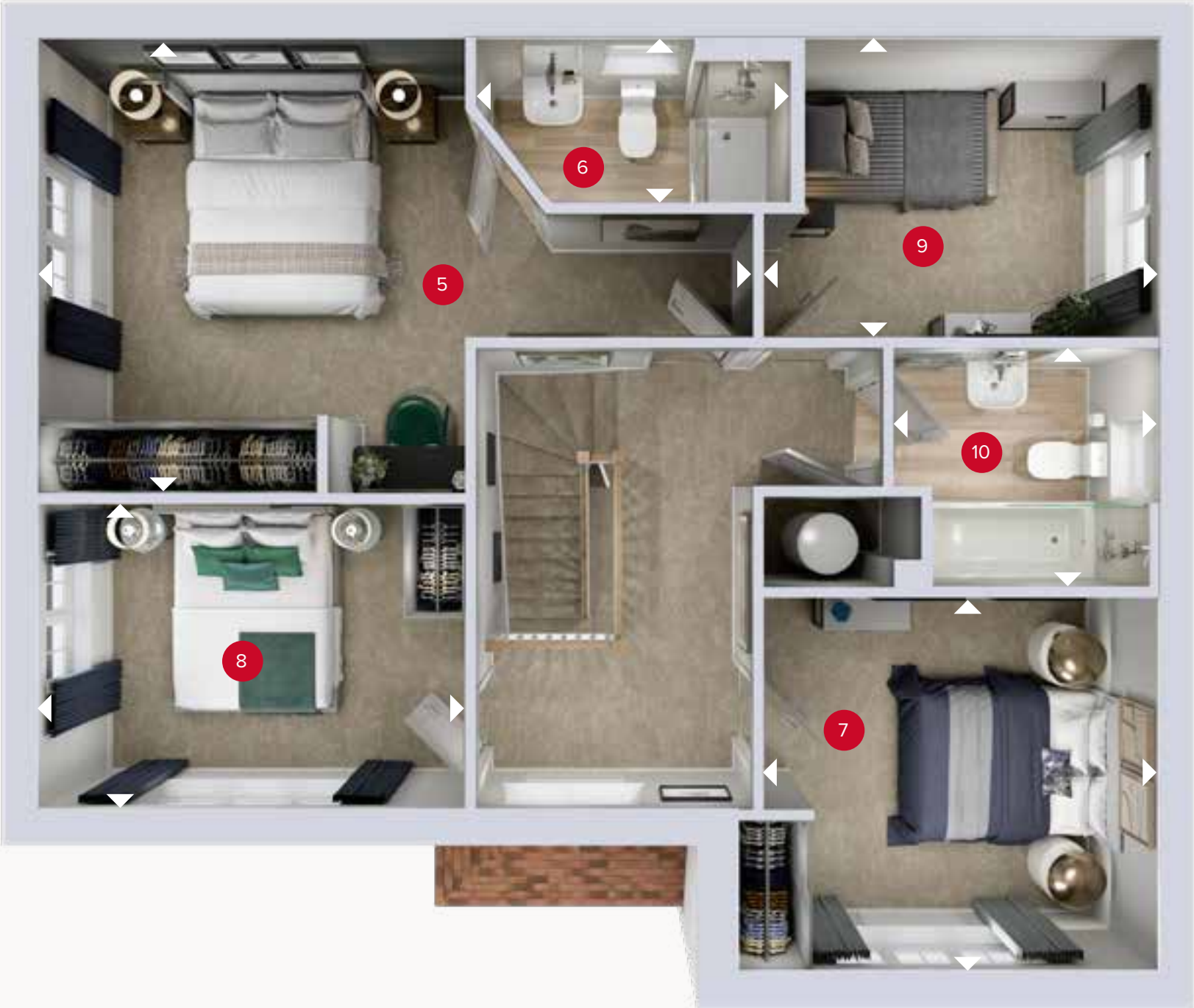
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE SHAFTESBURY

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'3" x 11'8"	7.72 x 3.56 m
2	Lounge	20'10" x 11'8"	6.37 x 3.56 m
3	Utility	6'5" x 5'10"	1.98 x 1.79 m
4	Cloaks	6'5" x 3'1"	1.98 x 0.96 m

## FIRST FLOOR

5	Bedroom 1	19'7" x 12'2"	5.97 x 3.73 m
6	En-suite	8'5" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	10'11" x 9'11"	3.34 x 3.04 m
8	Bedroom 3	11'10" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	10'11" x 8'0"	3.34 x 2.45 m
10	Bathroom	7'4" x 6'8"	2.26 x 2.05 m





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# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HAMPSTEAD

## GROUND FLOOR

1	Kitchen	12'5" x 10'3"	3.79 x 3.13 m
2	Dining	12'5" x 11'1"	3.79 x 3.37 m
3	Family	13'8" x 11'1"	4.16 x 3.39 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'8" x 3'7"	1.72 x 1.09 m
6	Utility	7'3" x 5'10"	2.20 x 1.79 m
7	Garage	17'2" x 15'11"	5.23 x 4.85 m

## FIRST FLOOR

8	Bedroom 1	14'11" x 13'7"	4.55 x 4.15 m
9	En-suite 1	8'2" x 6'0"	2.49 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	12'0" x 10'6"	3.67 x 3.20 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.97 m
14	Bedroom 5/Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	9'2" x 7'3"	2.79 x 2.20 m





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# THE WINDSOR

FOUR BEDROOM DETACHED HOME





# THE WINDSOR

## GROUND FLOOR

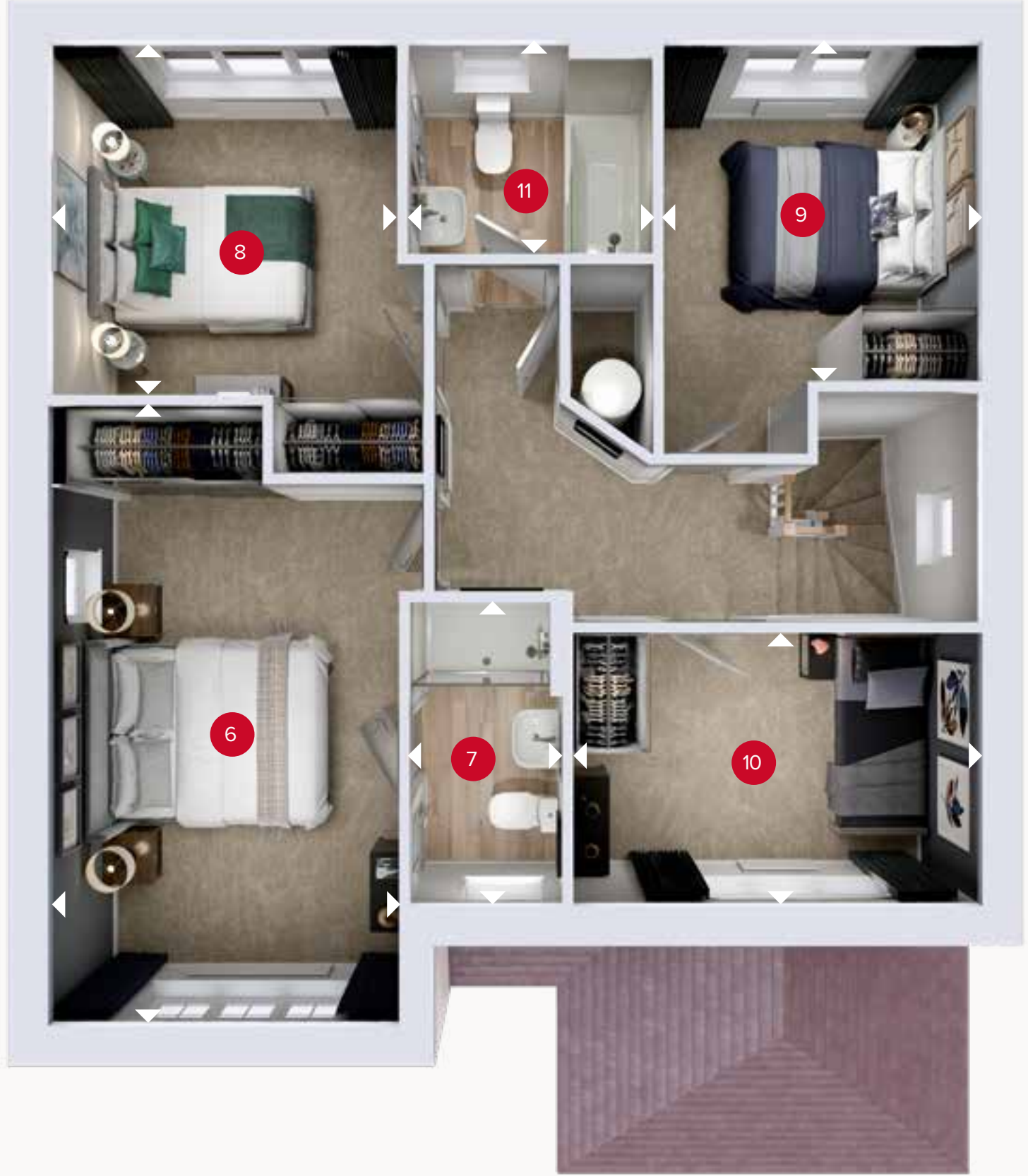
1	Kitchen/ Dining	18'2" x 13'5"	5.53 x 4.09 m
2	Lounge	14'2" x 10'8"	4.32 x 3.26 m
3	Utility	7'4" x 6'3"	2.22 x 1.91 m
4	Cloaks	5'6" x 3'1"	1.69 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	17'0" x 9'6"	5.19 x 2.89 m
7	En-suite	8'2" x 4'3"	2.48 x 1.29 m
8	Bedroom 2	10'3" x 9'6"	3.12 x 2.91 m
9	Bedroom 3	9'9" x 8'10"	2.97 x 2.69 m
10	Bedroom 4	11'5" x 7'3"	3.48 x 2.22 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m



GROUND FLOOR



FIRST FLOOR



23.06.2025

Customers should note this illustration is an example of the Windsor house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 00924-25 EG\_WINS\_DM.2

Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details. \*Additional side elevation windows to plots 285, 301, 305 & 314

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







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# THE LINCOLN

FOUR BEDROOM DETACHED HOME

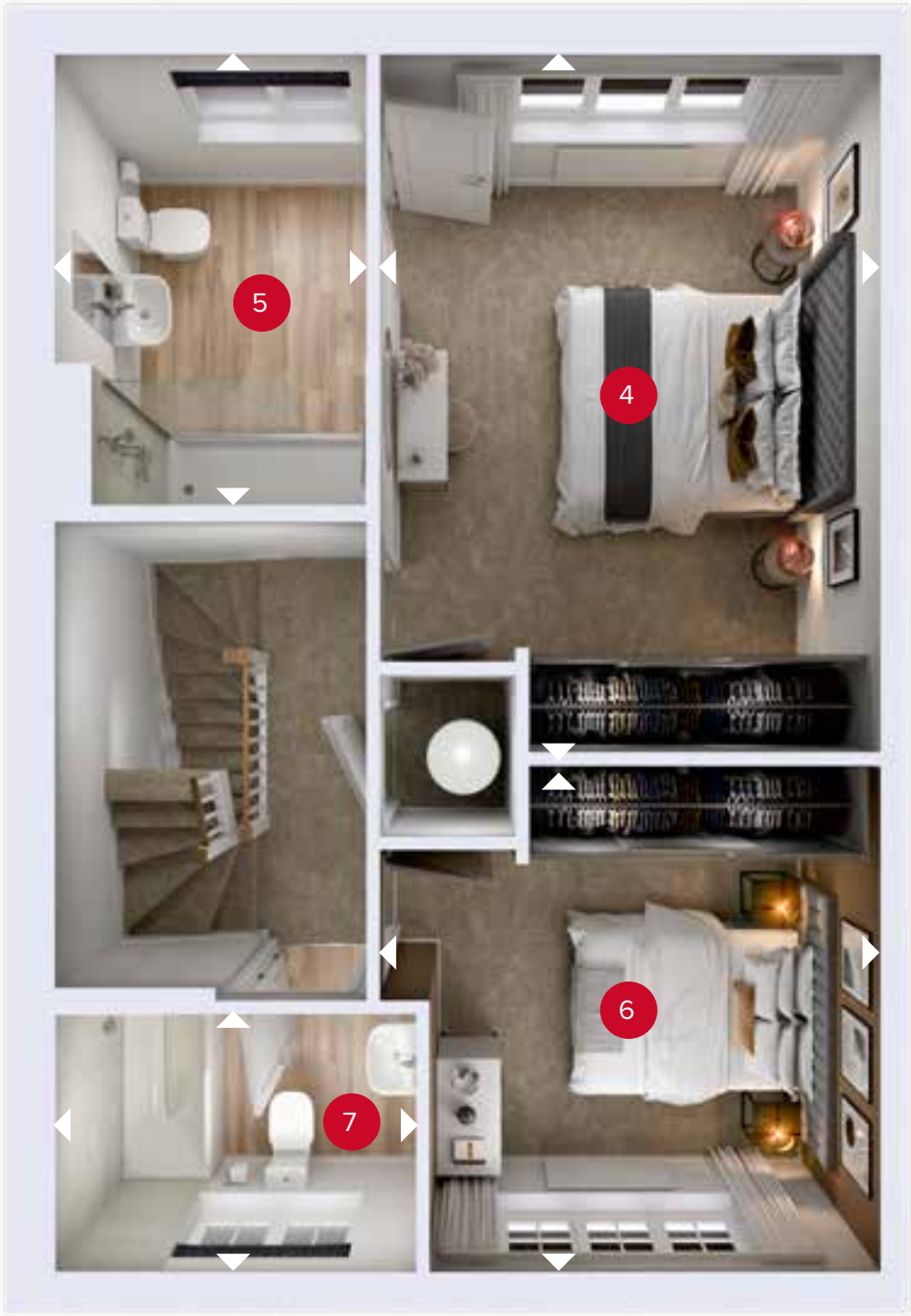




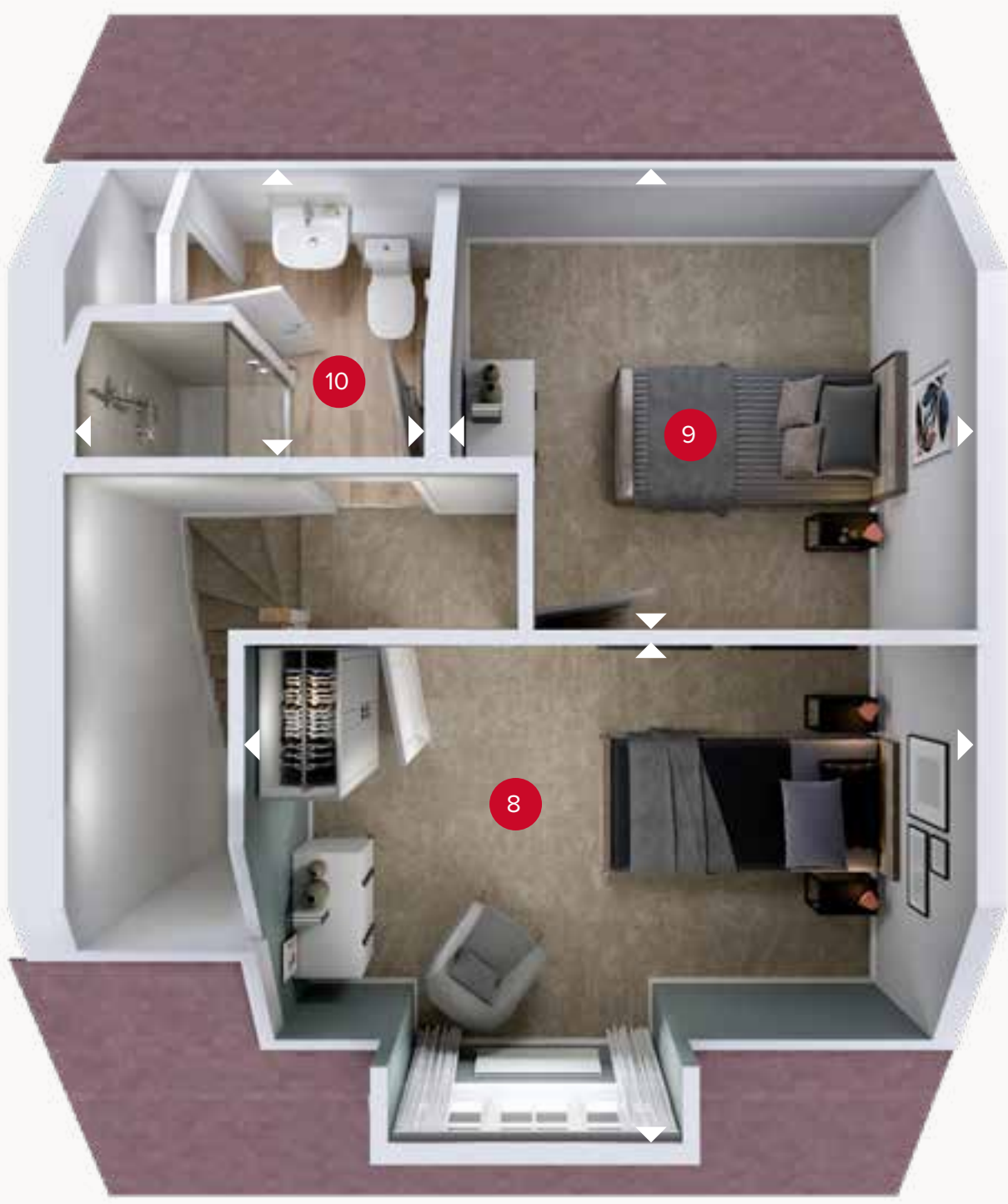
# THE LINCOLN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## GROUND FLOOR

1	Lounge	15'0" x 10'6"	4.58 x 3.20 m
2	Kitchen/ Dining	17'8" x 10'10"	5.37 x 3.29 m
3	Cloaks	5'11" x 3'2"	1.79 x 0.95 m

## FIRST FLOOR

4	Bedroom 1	15'2" x 10'8"	4.63 x 3.26 m
5	En-suite	10'1" x 6'8"	3.08 x 2.02 m
6	Bedroom 2	10'10" x 9'7"	3.29 x 2.93 m
7	Bathroom 1	7'9" x 5'7"	2.35 x 1.71 m

## SECOND FLOOR

8	Bedroom 3	13'11" x 10'5"	4.25 x 3.17 m
9	Bedroom 4	10'0" x 9'10"	3.06 x 3.00 m
10	Bathroom 2	7'0" x 6'6"	2.13 x 1.98 m



07.02.2025

Customers should note this illustration is an example of the Lincoln house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LINC\_DM.2

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ov - oven  
ff - fridge freezer

dw - dishwasher space  
td - tumble dryer space







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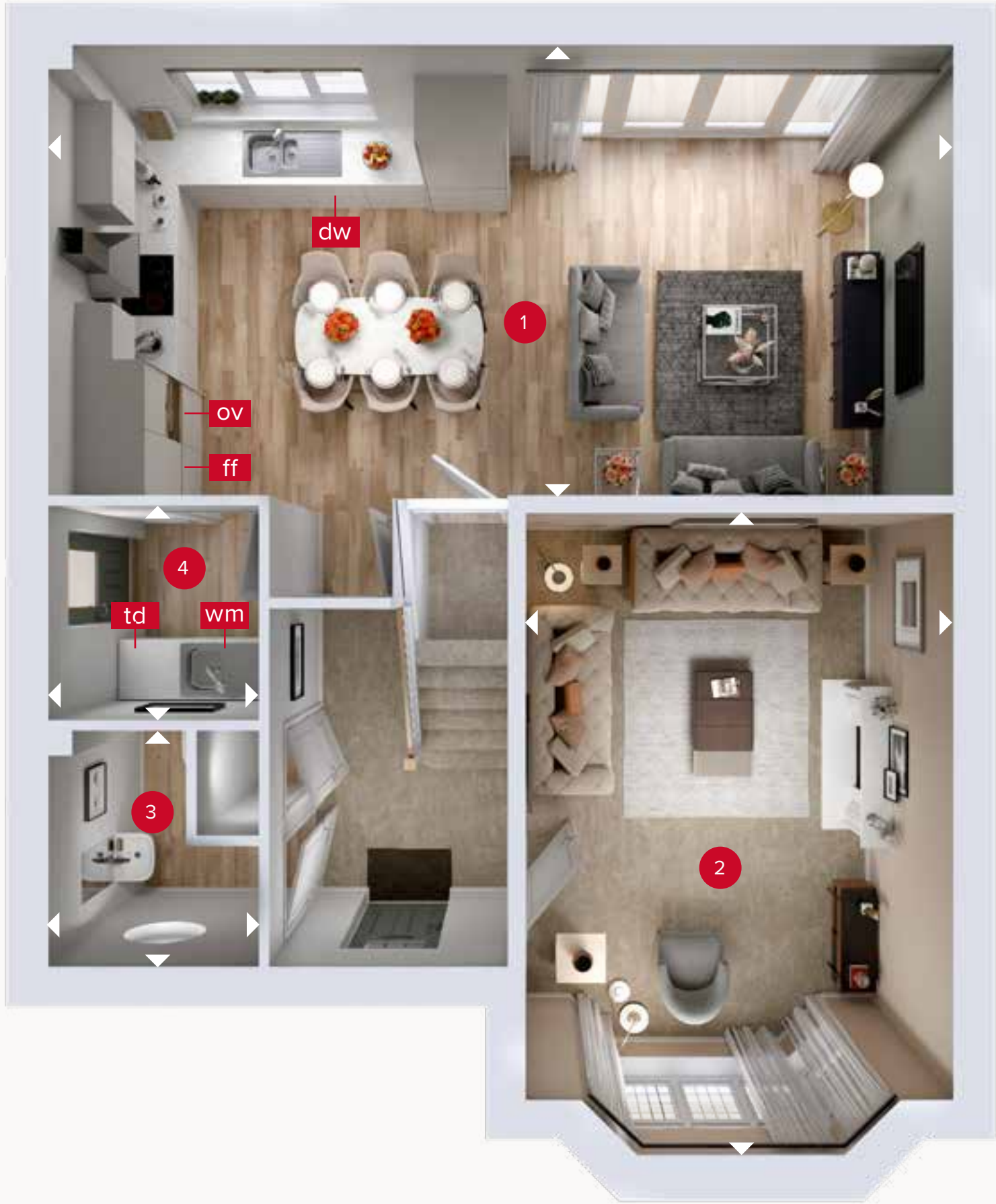
- REDROW -

# THE LEAMINGTON LIFESTYLE

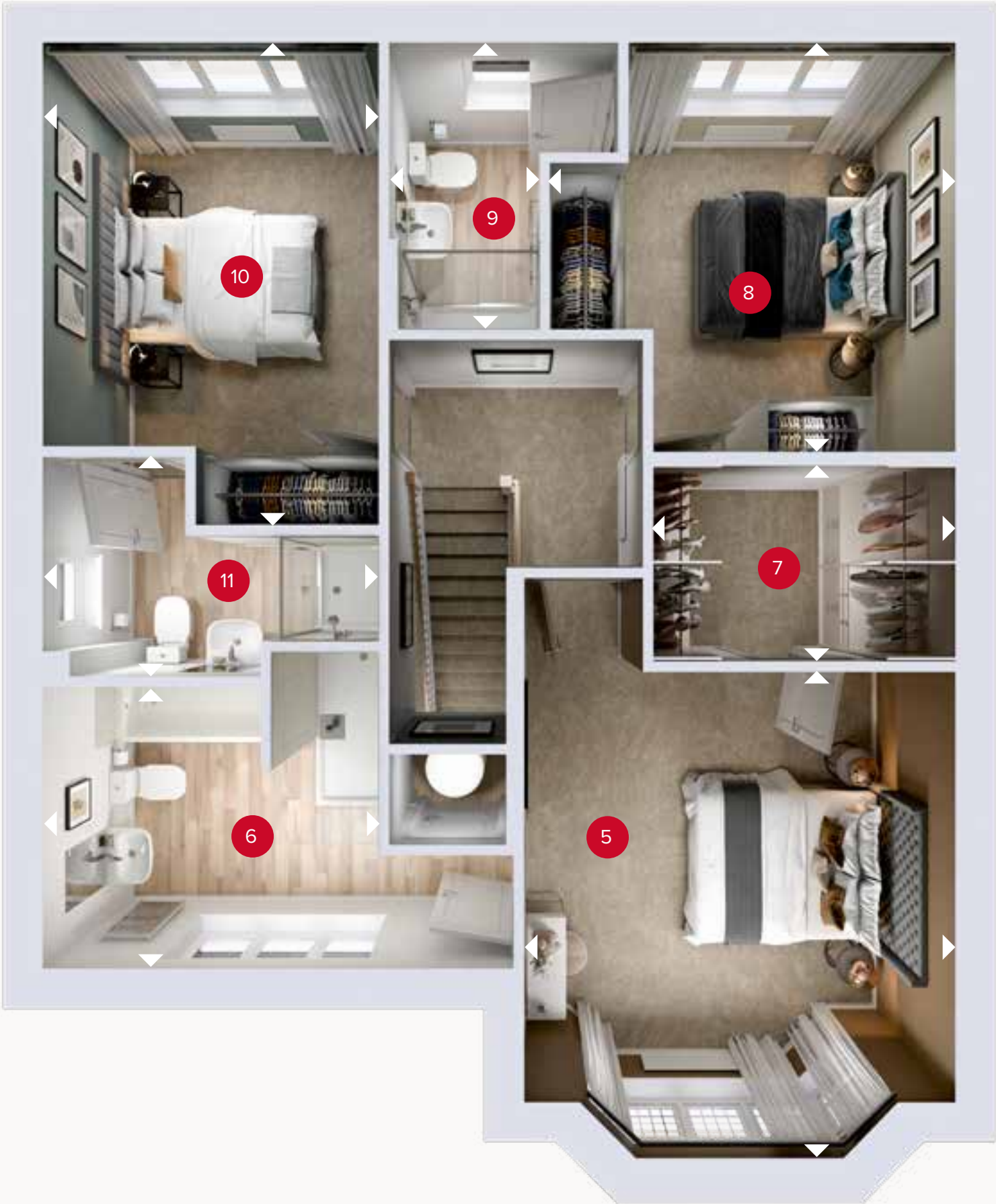
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LEAMINGTON LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



09.02.2023

Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LEAMQ\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







**HERITAGE**

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE OXFORD LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining	20'10" x 12'8"	6.37 x 3.87 m
2	Lounge	15'10" x 10'6"	4.84 x 3.22 m
3	Utility	6'4" x 5'6"	1.94 x 1.68 m
4	Cloaks	6'4" x 4'8"	1.92 x 1.43 m
5	Garage	19'2" x 9'7"	5.85 x 2.94 m

## FIRST FLOOR

6	Bedroom 1	22'6" x 10'6"	6.88 x 3.22 m
7	En-suite 1	10'6" x 6'2"	3.22 x 1.90 m
8	Bedroom 2	12'7" x 10'8"	3.84 x 3.26 m
9	En-suite 2	7'7" x 5'8"	2.33 x 1.73 m
10	Bedroom 3	11'8" x 9'10"	3.57 x 3.01 m
11	En-suite 3	8'2" x 6'5"	2.50 x 1.98 m





HERITAGE

- REDROW -

# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME





# THE STRATFORD LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining/ Family	19'5" x 14'10"	5.92 x 4.53 m
2	Lounge	14'9" x 11'5"	4.50 x 3.50 m
3	Cloaks	7'2" x 3'5"	2.20 x 1.06 m

## FIRST FLOOR

4	Bedroom 1	14'4" x 12'10"	4.38 x 3.92 m
5	En-suite 1	8'4" x 7'2"	2.54 x 2.19 m
6	Bedroom 2	11'10" x 9'4"	3.61 x 2.87 m
7	En-suite 2	6'1" x 4'6"	1.86 x 1.39 m
8	Bedroom 3	10'5" x 9'8"	3.19 x 2.96 m
9	En-suite 3	6'3" x 4'0"	1.91 x 1.23 m



GROUND FLOOR



FIRST FLOOR



25.09.2023

Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 00924-06 EG\_STRAQ\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space

wm - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE LETCHWORTH SEMI

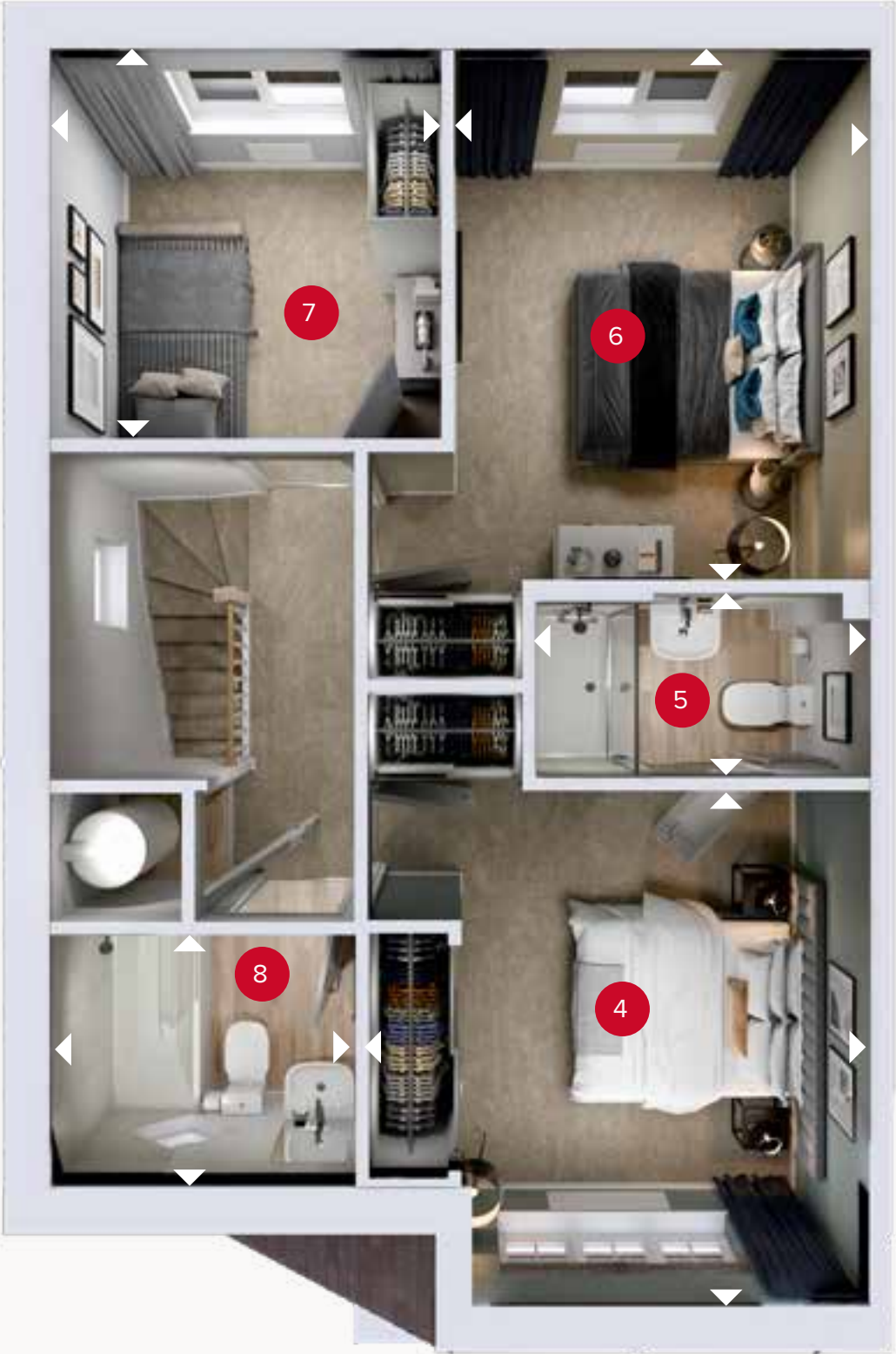
THREE BEDROOM SEMI DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LETCHWORTH SEMI

## GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

## FIRST FLOOR

4	Bedroom 1	11'5" x 11'1"	3.47 x 3.38 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'10" x 9'3"	3.62 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.61 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



29.03.2022

Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LETC\_SM.2

Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







HERITAGE

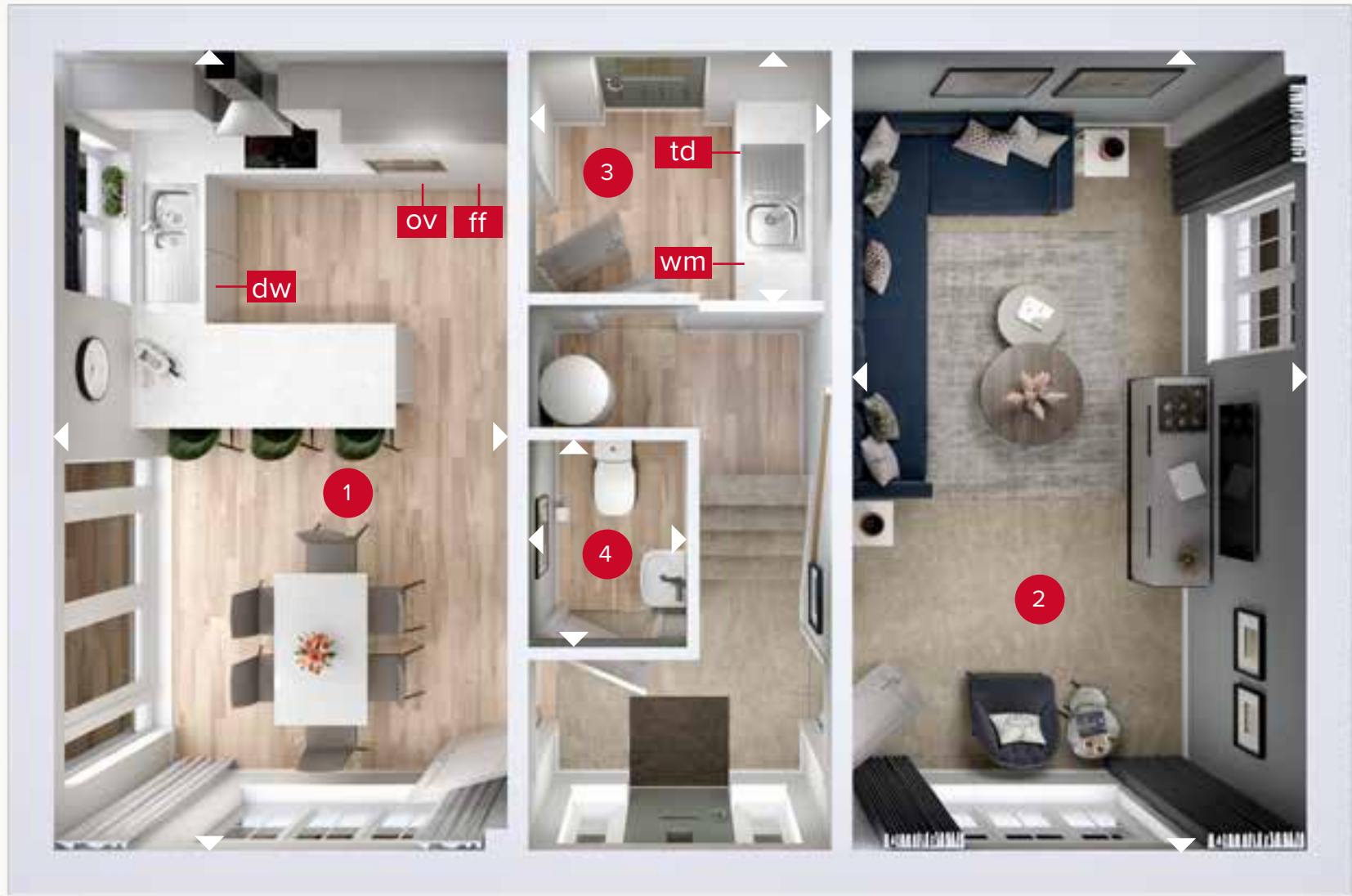
- REDROW -

# THE AMBERLEY

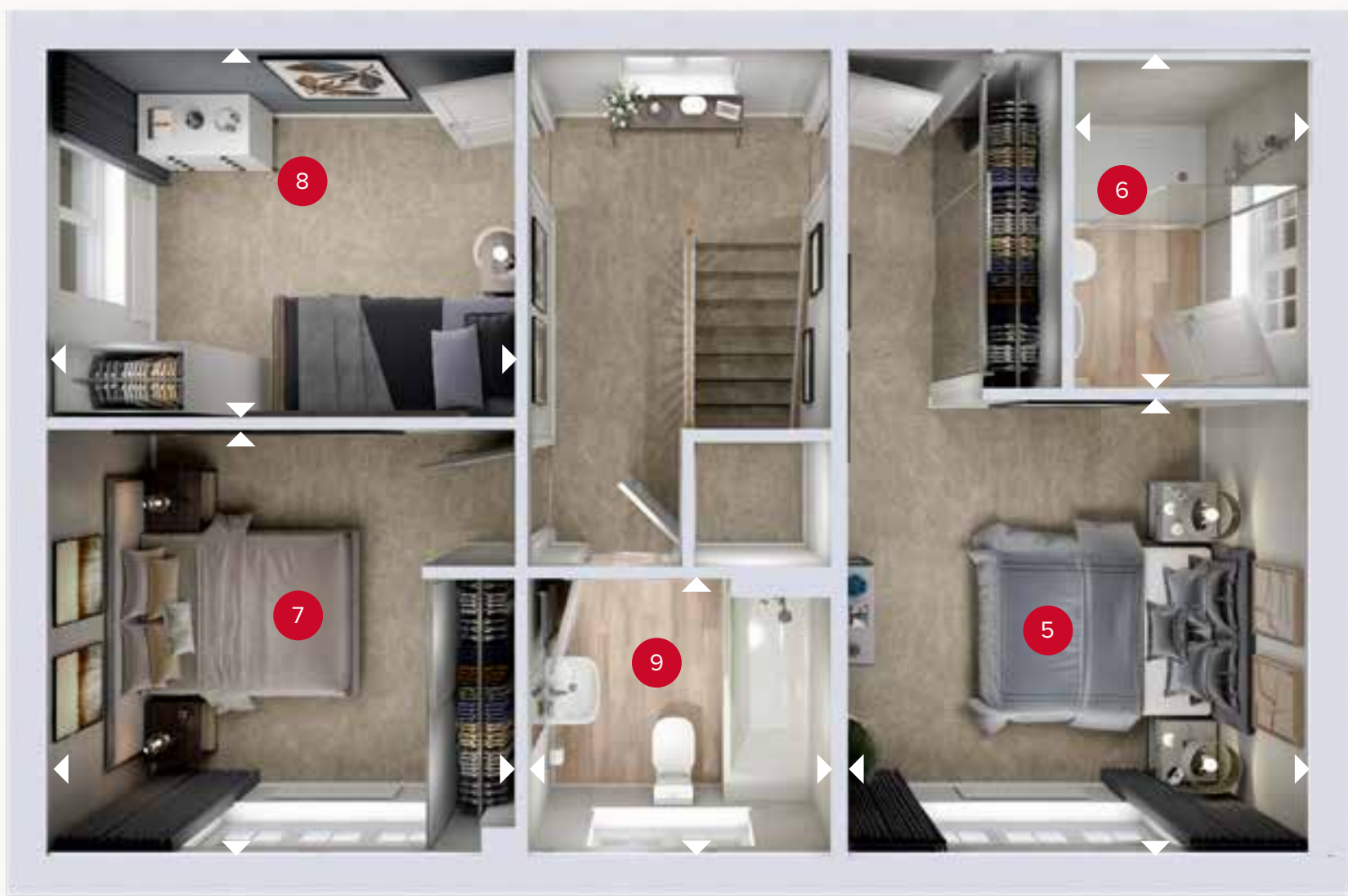
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE AMBERLEY

## GROUND FLOOR

1	Kitchen/Dining	18'9" x 11'1"	5.70 x 3.37 m
2	Lounge	18'9" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.10 m

## FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	7'9" x 5'6"	2.36 x 1.69 m
7	Bedroom 2	11'3" x 9'11"	3.43 x 3.02 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'5"	2.09 x 1.95 m





HERITAGE

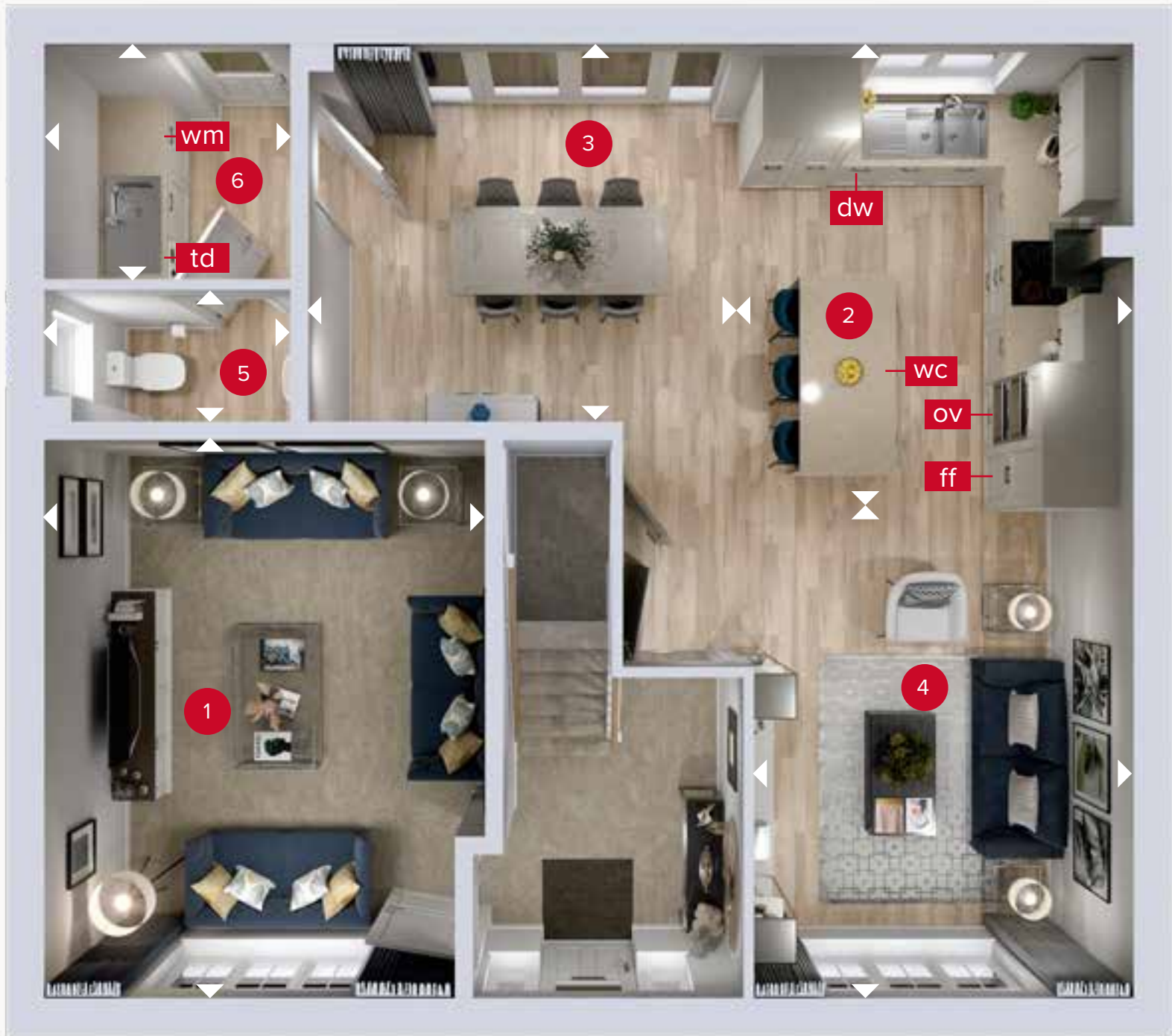
- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HARROGATE

## GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



15.02.2023

Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_HARR\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler







**HERITAGE**

- REDROW -

# THE HENLEY

FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HENLEY

## GROUND FLOOR

1	Lounge	17'7" x 11'9"	5.37 x 3.57 m
2	Family/Kitchen/ Dining	36'1" x 13'4"	10.99 x 4.07 m
3	Utility	6'3" x 5'10"	1.90 x 1.79 m
4	Cloaks	7'5" x 3'7"	2.25 x 1.10 m
5	Garage	17'1" x 17'0"	5.21 x 5.19 m

## FIRST FLOOR

6	Bedroom 1	16'8" x 11'9"	5.09 x 3.57 m
7	En-suite 1	10'9" x 6'4"	3.28 x 1.94 m
8	Bedroom 2	14'4" x 10'2"	4.37 x 3.11 m
9	En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
10	Bedroom 3	11'11" x 9'11"	3.63 x 3.02 m
11	Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
12	Bathroom	8'4" x 7'9"	2.54 x 2.37 m



2110.2022

Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_HENL\_DM.1

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler







HERITAGE

- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE RICHMOND

## GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'3" x 11'3"	3.43 x 3.42 m
4	Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5	Utility	11'3" x 5'3"	3.42 x 1.60 m
6	Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7	Garage	17'9" x 16'6"	5.41 x 5.03 m

## FIRST FLOOR

8	Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'10" x 6'1"	3.30 x 1.86 m



09.02.2023

Customers should note this illustration is an example of the Richmond house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_RICH\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wm - washing machine space  
td - tumble dryer space  
wc - wine cooler





# SKILFUL EXECUTION

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Quality is never an accident, it is always the result of high attention to detail, it represents the wise choice of many alternatives







# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Exclusive designs from Symphony.  
Please see Sales Consultant for more  
information.

### Downlights

LED under cupboard downlights provided  
(where shown on kitchen layout)

### Sinks Kitchen

Seattle Bowl and ½  
Double Bowl (properties over 1500sqft)  
Fontaine Chrome Mixer Tap

### Utility

Single Bowl. Fontaine Chrome Mixer Tap

### Appliances

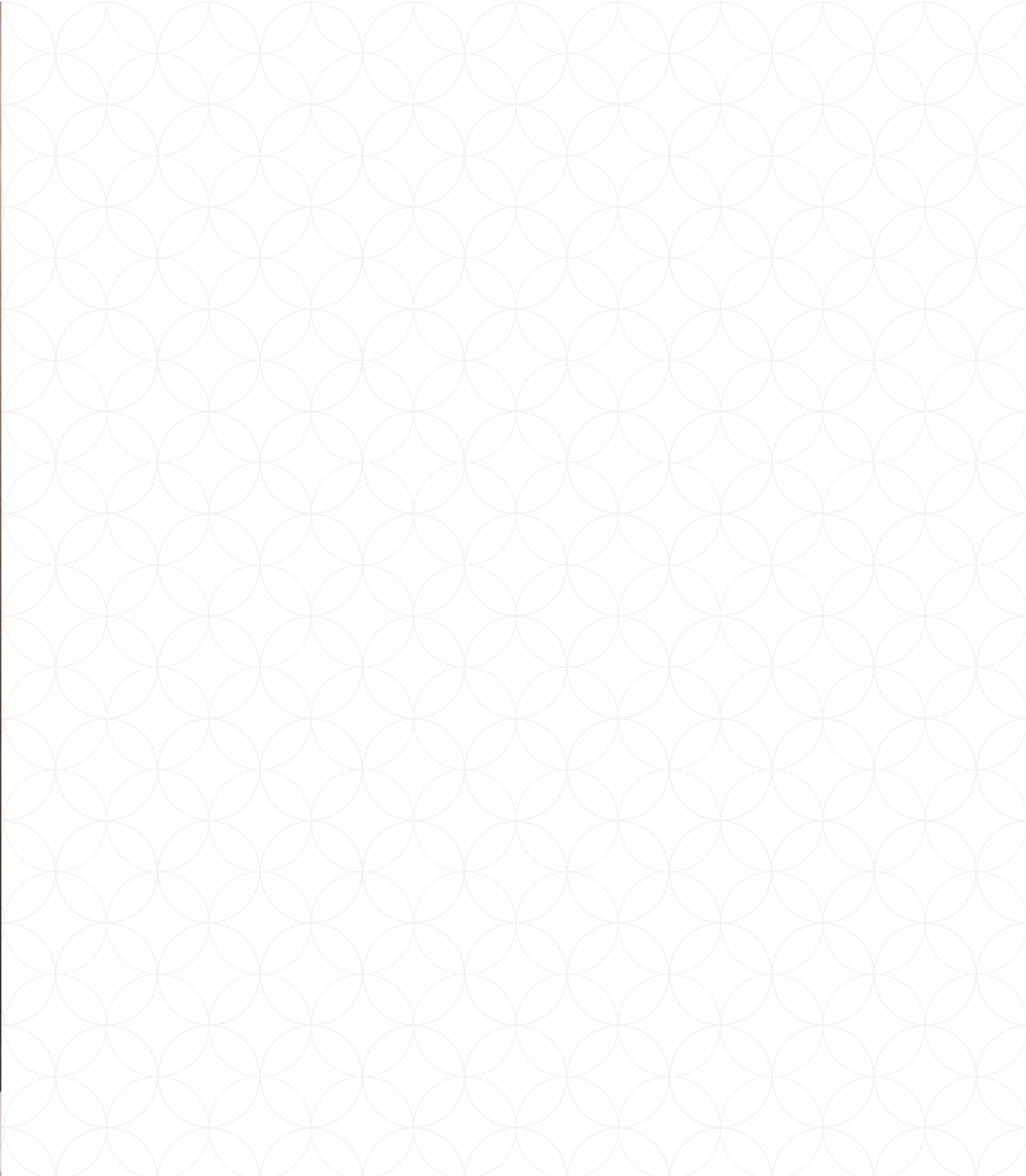
- 60cm 4 Zone Burner Ceramic Hob  
(Properties under 1500sqft)

- 80cm 4 Zone Burner Ceramic Hob  
(Properties over 1500sqft)

- 60cm cooker hood
- 90cm cooker hood  
(Properties over 1500sqft)

- Double Oven
- Integrated fridge/freezer 50/50 split





INTERIOR

Walls

Crown white emulsion paint finish

Ceilings

Flat finish with Crown white emulsion paint decoration

Internal Doors

“Cambridge” 2 panel internal moulded door

Internal Door Furniture

Polished chrome effect door furniture

Staircase

38mm x 32mm pine (clear knot free) spindles in satin white paint finish with 90mm square newels. Complete with Oak (Redwood) round handrail with a sealer coat

Central Heating

Air source heat pump

Underfloor Heating

To the ground floor only

Radiators

Myson round top radiators fitted to the first floor

Wardrobes

Hammonds fitted wardrobe to bedroom 1 in properties over 1500sqft. Upgrade to properties under 1500sqft. See Sales Consultant for more information

Phone Point

Located as follows: one adjacent TV location in lounge, one in family room and study (where applicable)

TV Point

Located as follows: one in lounge, one in family room (where applicable)



OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Ideal Standard in white finish

Sanitaryware

WC

Concept close coupled back-to-wall pan with dual flush cistern

Bathroom & En-suite Basin

55cm Connect Air Arc basin with Ceraplan chrome basin mixer tap

Cloakroom Basin

45cm sphere basin with chrome tap or concept Arc 45cm corner basin, please refer to drawing for confirmation

Shower over Bath

Shower valve and screen to bath where there is no separate shower enclosure within bathroom

Shower Valve

Ideal Standard “Alto Ecotherm” thermostatic bar valve

Bathroom, Cloakroom & En-suite Wall Tiles

Porcelanosa wall tile choices available to areas as indicated on drawings.  
Mirror to be fitted above the bathroom and en-suite wash basins (where applicable, please see drawings)

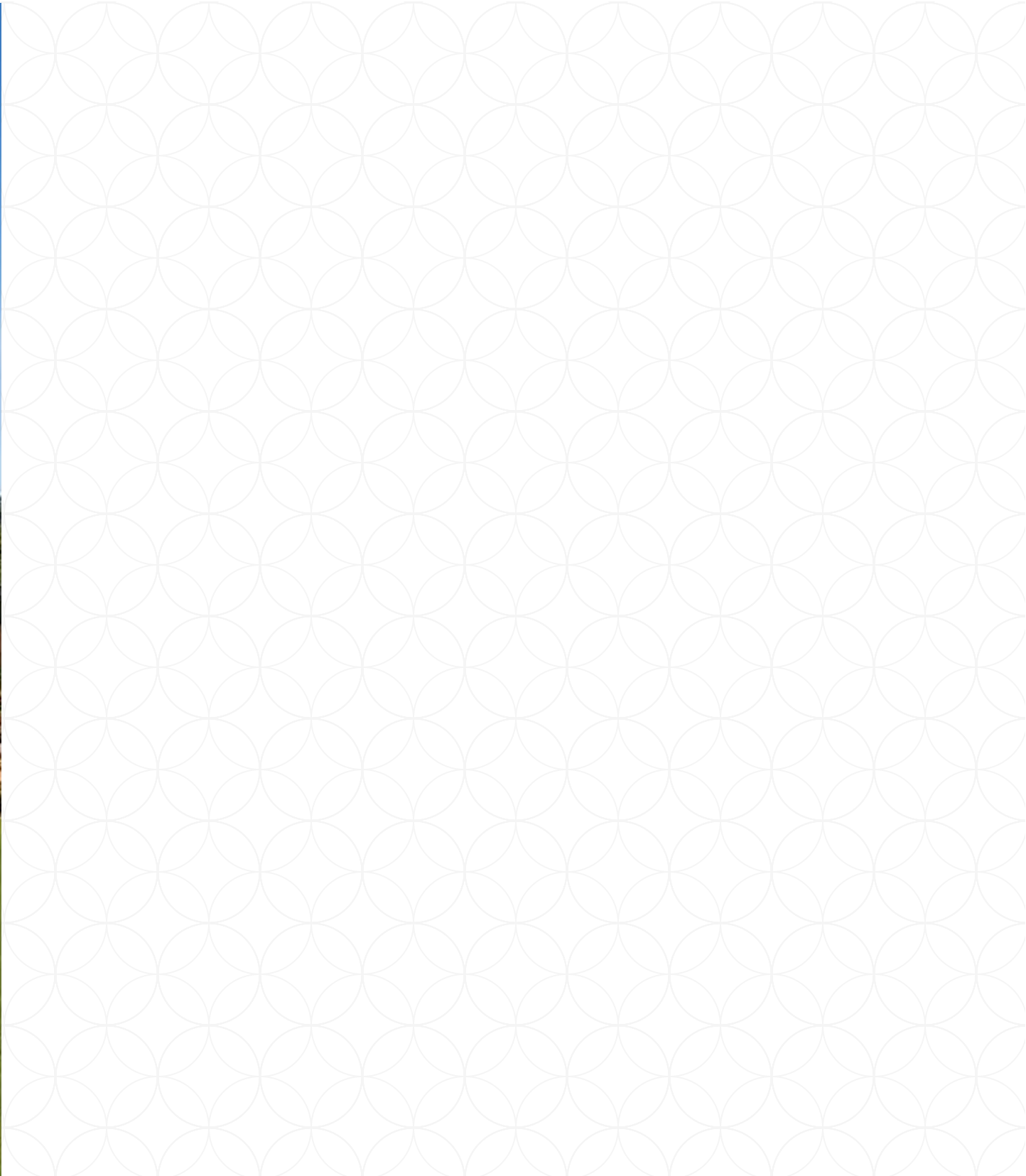
Towel Warmer

Towel warmer in Chrome effect finish to bathroom and en-suite (where shown on drawing)

Shaver Socket

Shaver socket in bathroom and en-suite. Finish to match electrical plates





EXTERIOR

External Doors

**Front**  
GRP door with patterned glass manufactured by IG.  
Style of door to be all as indicated on house plan,  
frame to be uPVC

**Rear**  
GRP door with patterned glass manufactured by IG.  
Finished internally and externally in white

**House Numeral**  
House number to front of property on number plaque to  
match colour of the front door

**Door Bell**  
Black bell push

**Security**  
Multi point locking system to front and rear doors  
of house

External Lights

**Front**  
Lantern to front entrance – black in colour

**Downlight**  
where entrance is recessed

**Garage**  
To specific plots, see Sales Consultant  
for more information

**Door**  
Hörmann “Ilkley” style steel up & over  
Door finish to be painted to match front door colour

**Power**  
Double power point and lighting pendant  
(where garage lies within the curtilage of the property)

Garden Features

**External Fencing**  
Refer to layouts

**Sides/Rear**  
Vertical boarding 1.8m high minimum

**Paving**  
Buff riven faced flags (as indicated on drawing)

**Gate**  
1.8m timber gate

**Turfing**  
Good standard turf to front garden. Topsoil only  
to the rear

**Outside Tap**  
Refer to drawing for location



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home.

We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.





# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.







# HENDRICKS GREEN



Burton Lane, Goffs Oak, Waltham Cross, Hertfordshire EN7 5QF

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**redrow.co.uk**