



THE HAWTHORNS

LYDIA MEWS
WELHAM GREEN

ELEGANT 3 & 4 BEDROOM FAMILY HOMES

DESIGNED FOR FLEXIBLE MODERN LIVING IN WELHAM GREEN.



ELEGANT 3 & 4 BEDROOM FAMILY HOMES DESIGNED AROUND YOUR LIFESTYLE

All three of these delightful houses boast solid construction, stunning craftsmanship with the all important modern technology you need for a contemporary lifestyle. Kitchens offer ample workspace, with appliances neatly tucked away in the sleek handle-less units. In addition, The Hawthorns will benefit from 'Hive', a system that allows you to control your heating from your smart phone.

GENERAL

- NHBC build mark warranty
- Smooth painted walls, ceilings and architraves
- Washing machine to utility room in House Type A
- Flush internal oak doors with brushed chrome ironmongery
- Grey UPVC double-glazed windows
- Block paved driveways
- Single garage with electric door
- Bi-folding patio doors

KITCHENS

- Contemporary fully fitted kitchens with under unit lighting
- Integrated washing machine to utility room in House Type B and C
- Smeg induction glass hob with touch controls
- Smeg fully integrated dishwasher
- Smeg cucina integrated freezer & integrated under worktop fridge
- Smeg built in electric multifunction oven with combi multifunction microwave oven
- Quartz worktop and upstand
- Under mounted stainless steel bowl with chrome mixer tap and draining grooves
- Brushed steel sockets and switches
- Downlights

* Available upon individual subscription with Sky

BATHROOMS & ENSUITES

- Contemporary white sanitaryware and chrome mixer taps
- Large format contemporary ceramic tiles to walls and floor
- Thermostatic showers to en-suites and bathroom
- Downlights
- Chrome heated towel rails
- Shaver sockets
- Extractor fans

HEATING & ELECTRICITY

- TV points to all living rooms and all bedrooms
- Sky + accessibility*
- Telephone point to living area, main bedroom and hallway
- Pendant lighting to bedrooms, living room and hall
- Downlights to all master bedrooms and kitchen/living areas
- Remote heating control system, Hive available
- Gas central heating
- White sockets and switches throughout except kitchens

SECURITY

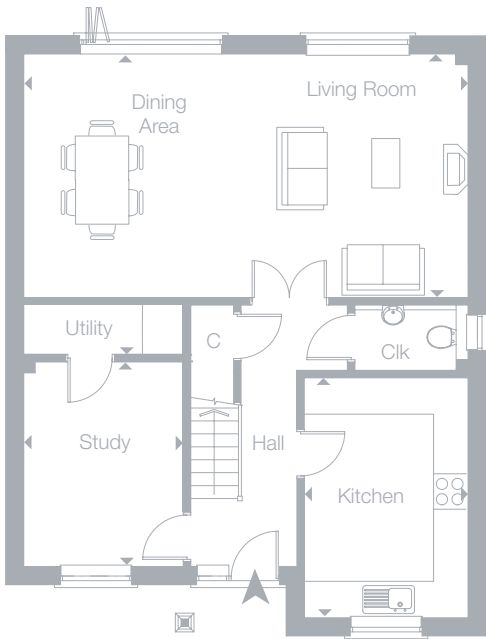
- Mains powered smoke detectors
- Provision for mains fitted alarm

GARDEN

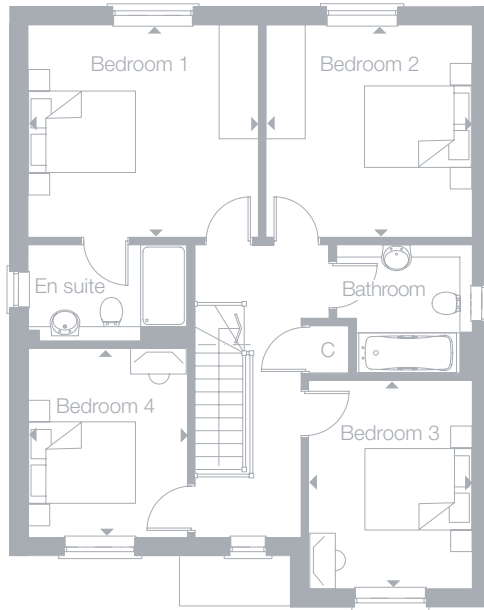
- Laid to lawn
- Paved patio area
- Side gate entrance to all houses



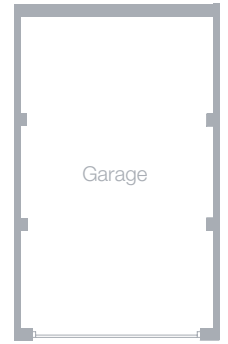
SITE PLAN



GROUND FLOOR



FIRST FLOOR



HOUSE A TOTAL AREA 138 SQ.M. 1,484 SQ.FT.

GROUND FLOOR

LIVING/DINING ROOM
7.65m x 4.27m 25'1" x 14'00"

KITCHEN
4.02m x 2.88m 13'2" x 9'5"

UTILITY ROOM
3.01m x 0.98m 9'10" x 3'3"

STUDY
3.79m x 2.8m 12'5" x 9'2"

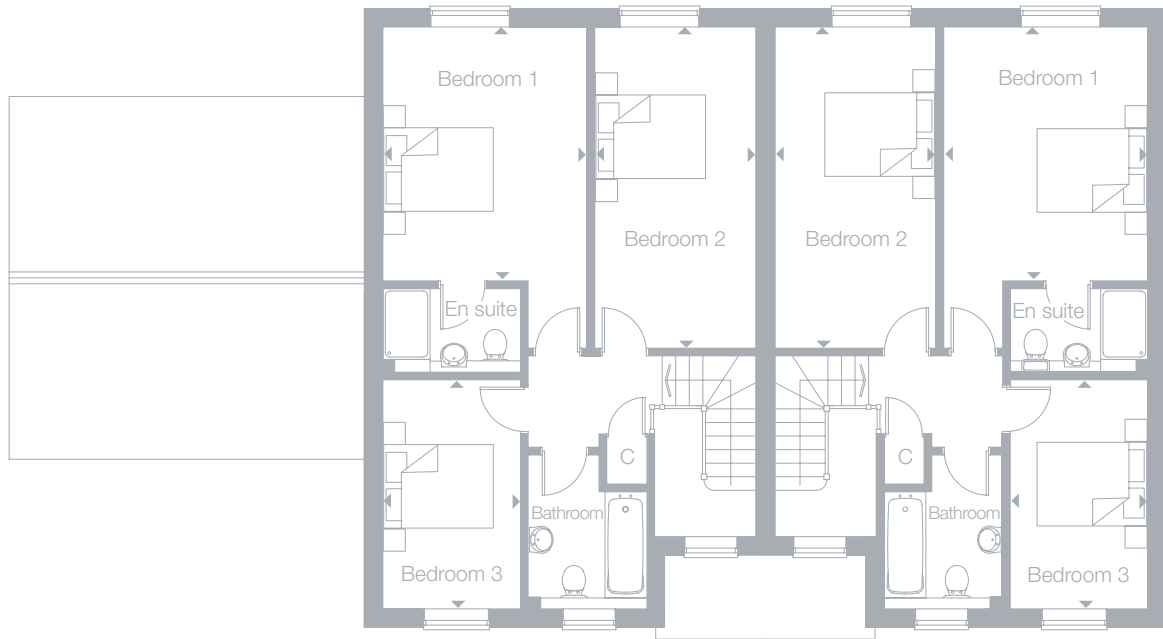
FIRST FLOOR

BEDROOM 1
4.04m x 3.72m 13'3" x 12'3"

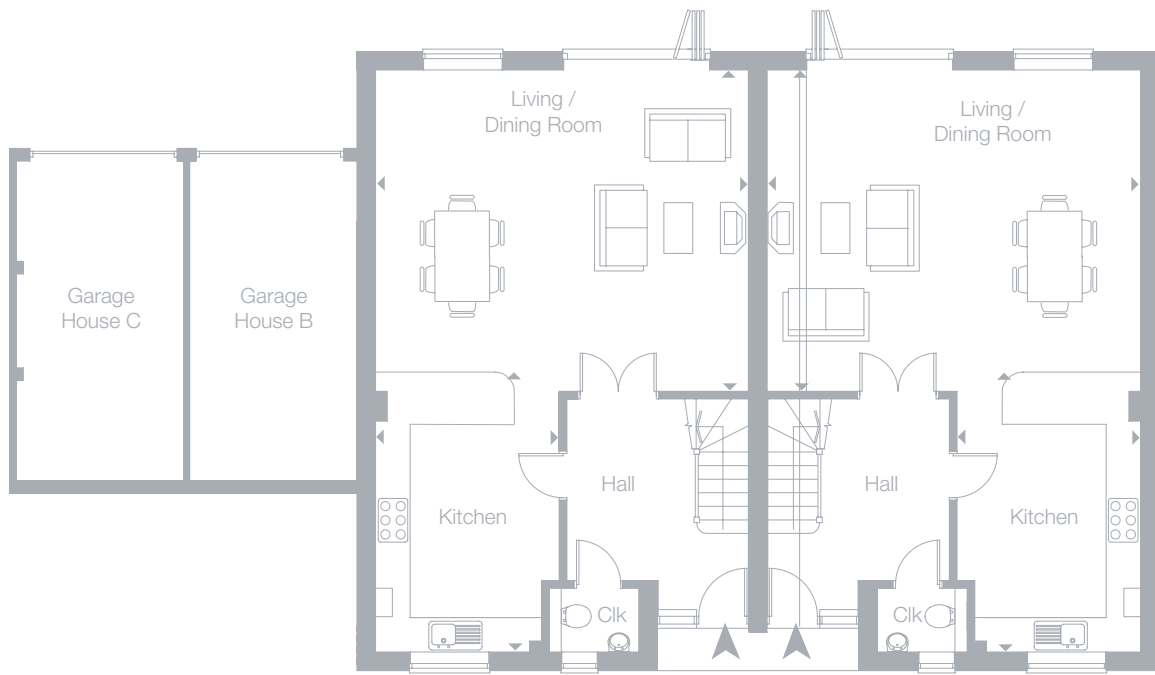
BEDROOM 2
3.72m x 3.62m 12'3" x 11'11"

BEDROOM 3
3.65m x 2.88m 12'0" x 9'5"

BEDROOM 4
3.32m x 2.80m 10'11" x 9'2"



FIRST FLOOR



GROUND FLOOR

HOUSES B & C

TOTAL AREA 127 SQ.M. 1,307 SQ.FT.

GROUND FLOOR

LIVING/DINING ROOM
6.12m x 5.68m 20'1" x 18'7"

KITCHEN
4.52m x 3.17m 14'10" x 10'5"

FIRST FLOOR

BEDROOM 1
4.35m x 3.49m 14'3" x 11'6"

BEDROOM 2
5.75m x 3.21m 18'10" x 10'6"

BEDROOM 3
4.41m x 2.36m 14'6" x 7'9"

CONTEMPORARY HOMES IN RURAL HERTFORDSHIRE

WHERE MODERN LIVING MEETS RURAL CHARM



EXQUISITE 3 AND 4 BEDROOM HOUSES WITHIN THE DESIRABLE AREA OF HERTFORDSHIRE

In a recent survey of great places to live across England, Hertfordshire came within the top 5. The Hawthorns, Welham Green, offers three stunning houses that combine solid architecture, smart décor, with a gentle style and elegance that suit the rural village location perfectly.



GO BY TRAIN

6 MINUTES*
TO POTTERS BAR
31 MINUTES*
TO FINSBURY PARK
38 MINUTES*
TO LONDON
OLD STREET



DRIVE

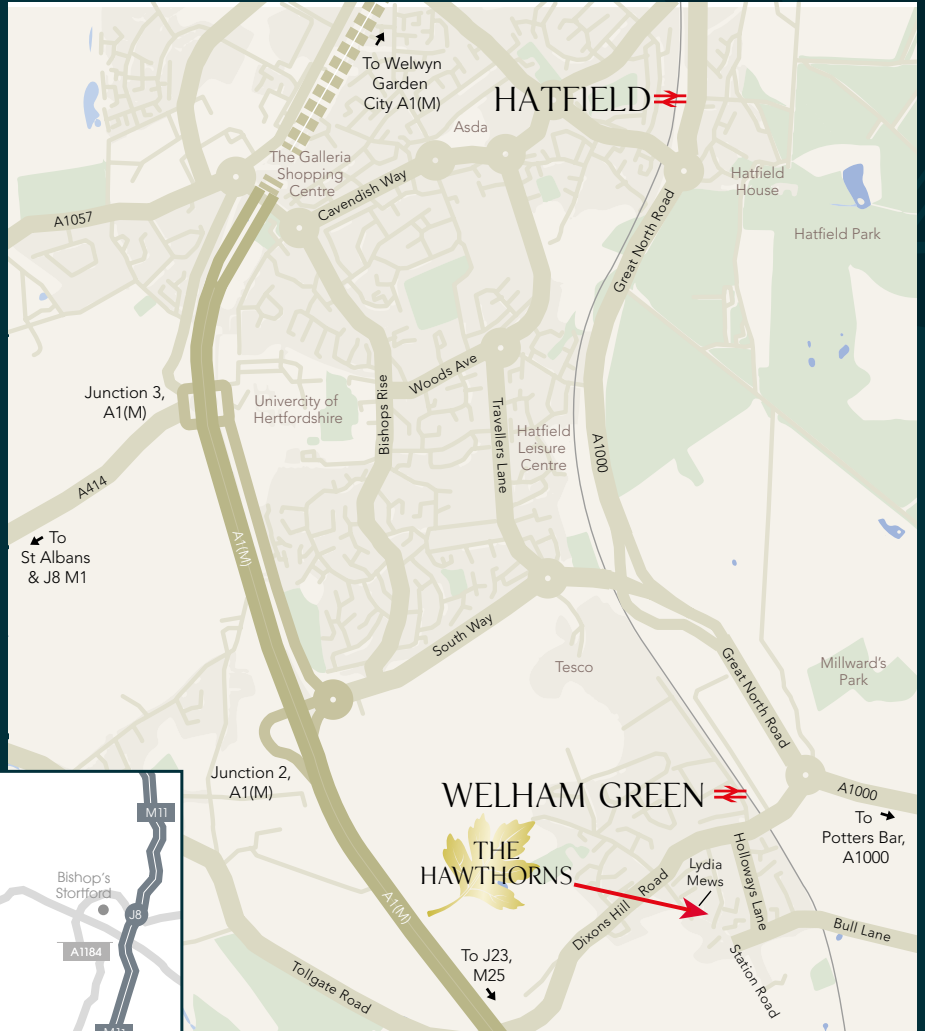
5 MINUTES†
TO HATFIELD
7 MINUTES†
TO THE A1
8 MINUTES†
TO THE M25
52 MINUTES†
TO STRATFORD, LONDON

WELHAM GREEN STATION
IS ONLY HALF A MILE
FROM YOUR FRONT DOOR

Trains run into King's Cross and Moorgate, so you're right in the heart of the city in around 40 minutes. You're also close to the M25, A1 and M1 with Hertford, Hemel Hempstead and Watford all within easy reach to offer large town shopping, entertainment and amenities. This pleasant rural location really does offer the best of all worlds.



REGENTA



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FOR FURTHER INFORMATION PLEASE CALL

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www.regenta.co.uk

