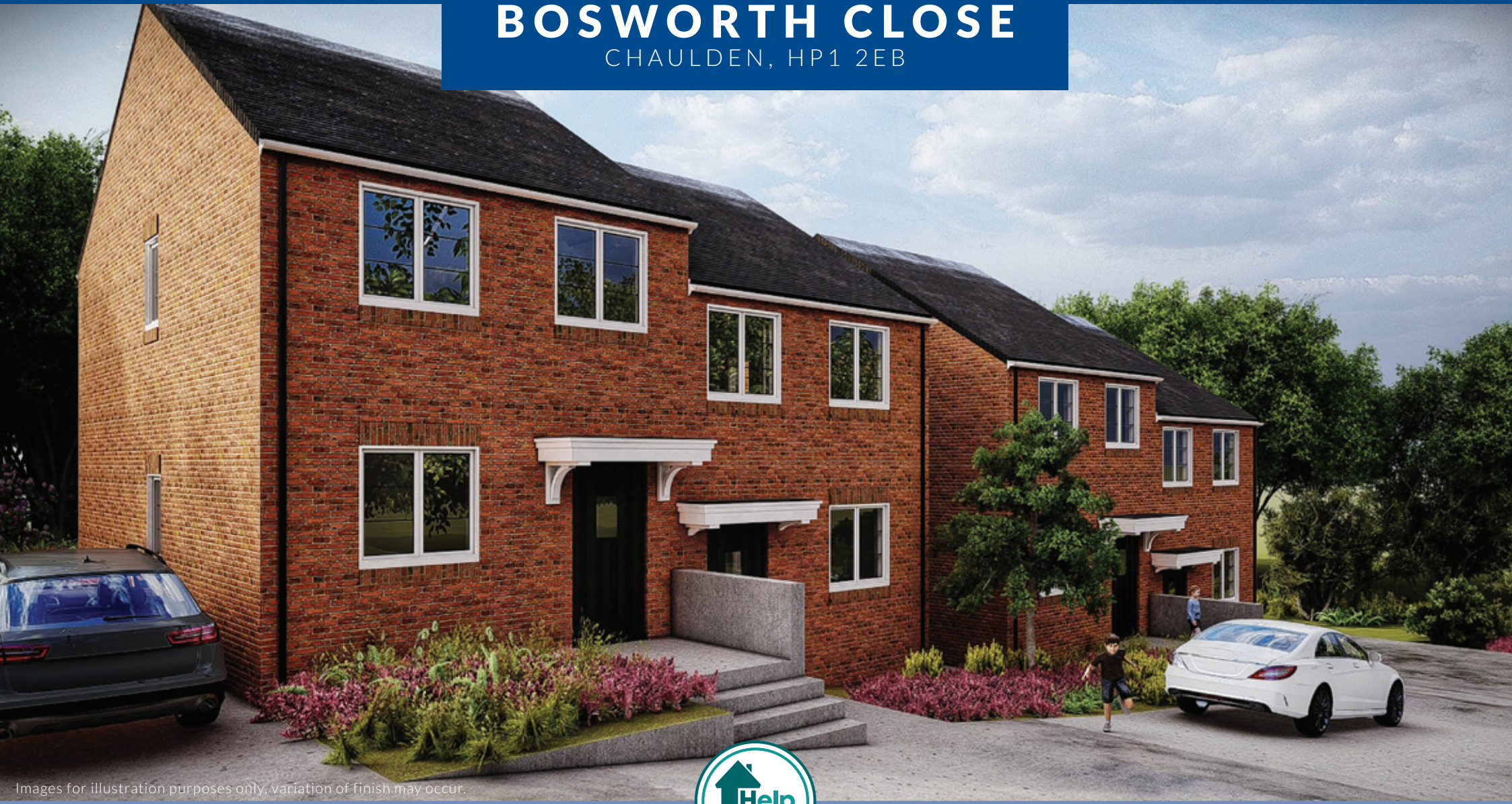


# BOSWORTH CLOSE

CHAULDEN, HP1 2EB



Images for illustration purposes only; variation of finish may occur.



David  
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LAND AND NEW HOMES

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# Bosworth Close: Luxurious living and contemporary design, conveniently located in this well planned development

Bosworth Close is an outstanding architect design modern development of 7 family homes, all offering contemporary open plan living, catering for the modern family needs. The development comprises 4 semi detached and 3 mews style homes.

Constructed by renowned local developer, Crossan Homes. These properties are finished to an exceptional standard throughout and benefit from a 10 year new home warranty plus Help To Buy.

Ideally located in this sought after residential situation offering excellent access to both road and rail links. Local shops and amenities are close at hand while The Marlowes and Riverside shopping Centre is within easy reach. Hemel Hempstead station offers a fast a frequent service to London Euston making this the ideal location for commuters.



# Out and About

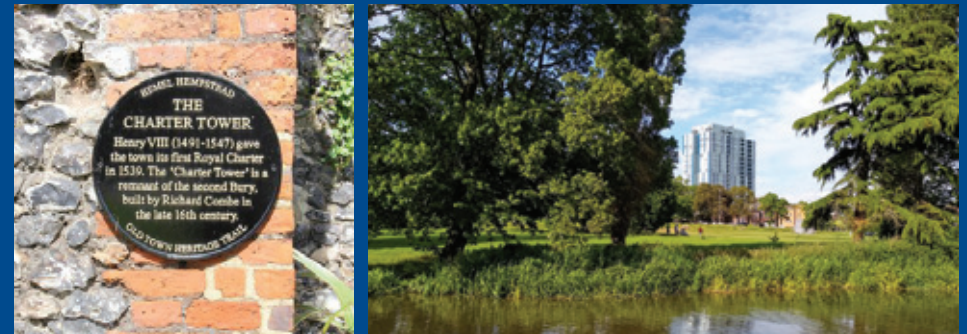
Hemel Hempstead is an ideal location for commuters with two main line stations Hemel Hempstead and Apsley offering access to London Euston. The M1 and M25 are both close at hand and the town also benefits from a Green Line coach service to London. The town centre offers an indoor shopping mall and open air shopping with The Marlowes and Riverside providing a full range of shopping facilities and other amenities. If you are looking for a more tranquil shopping experience you can always wander up to the picturesque and historic Old Town with its cobbled high street, antique shops, coffee shops and bars.

The area has an abundance of open spaces like Gadebridge Park with its splash park and bowling greens; Bunkers Park wild flower and grassland area and the many Boxmoor Trust open spaces to explore, to mention just a few.

For the more energetic of you Hemel Hempstead has an indoor ski centre that is London's closest indoor real snow slope, with its 160m main slope as well as the UK's largest indoor lesson slope. The XC Centre boasts an impressive skate park, 14m climbing wall, indoor caving system, bouldering and high ropes. Cineworld at Jarman Park has a 17 screen cinema with Imax, Imax 3D and 4DX screens.

Nearby can be found the most beautiful open countryside with many wonderful walks and bridleways. The Chiltern Hills were designated as an 'Area' of Outstanding National Beauty in 1965 and the nearby Ashridge Park are both excellent places to visit.

Only 24 miles North West of London, the town is ideally situated for the commuter. The M1 (Junction 8) is within 4.3 miles, whilst the town's mainline railway station offers an excellent service to London Euston (26 minutes).



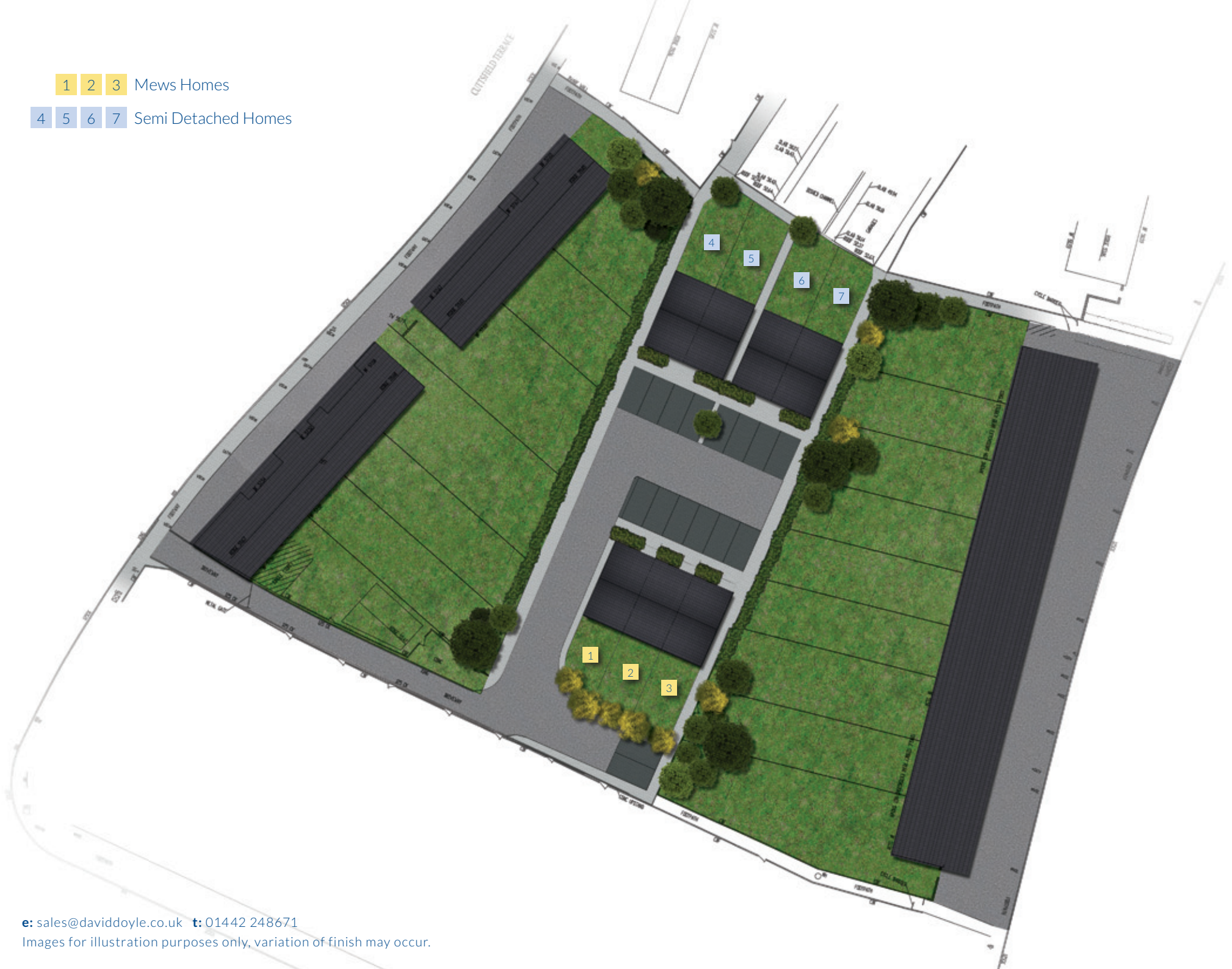
# Bosworth Close: The Heart of the Home



The kitchen is the heart of the home and we've teamed up with Symphony Kitchens to create the perfect environment to cook and entertain in. Our kitchens feature matt finish cabinets, a gas hob and a range of fully integrated high-quality appliances as standard.

1 2 3 Mews Homes

4 5 6 7 Semi Detached Homes





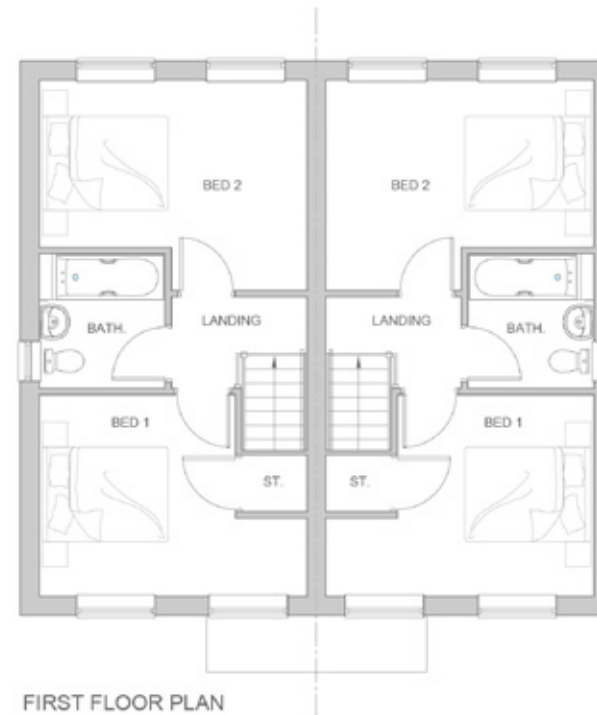
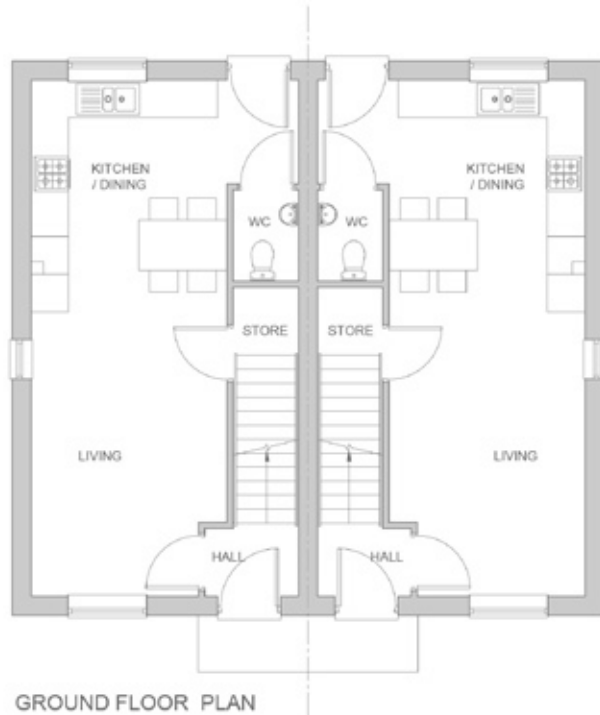
# BOSWORTH CLOSE

Semi Detached Homes



# BOSWORTH CLOSE

Semi Detached Homes  
Plots 4, 5, 6 and 7 - 70.75 m<sup>2</sup> approx



Offering open plan living these 2 double bedroom semi detached family homes offer outstanding flexible accommodation. High specification fitted kitchen with integrated appliances. Downstairs cloak room. First floor luxuriously fitted bathroom. Double glazing and gas heating to radiators. Well planned garden space and parking amenities.



# BOSWORTH CLOSE

Mews Homes





# BOSWORTH CLOSE

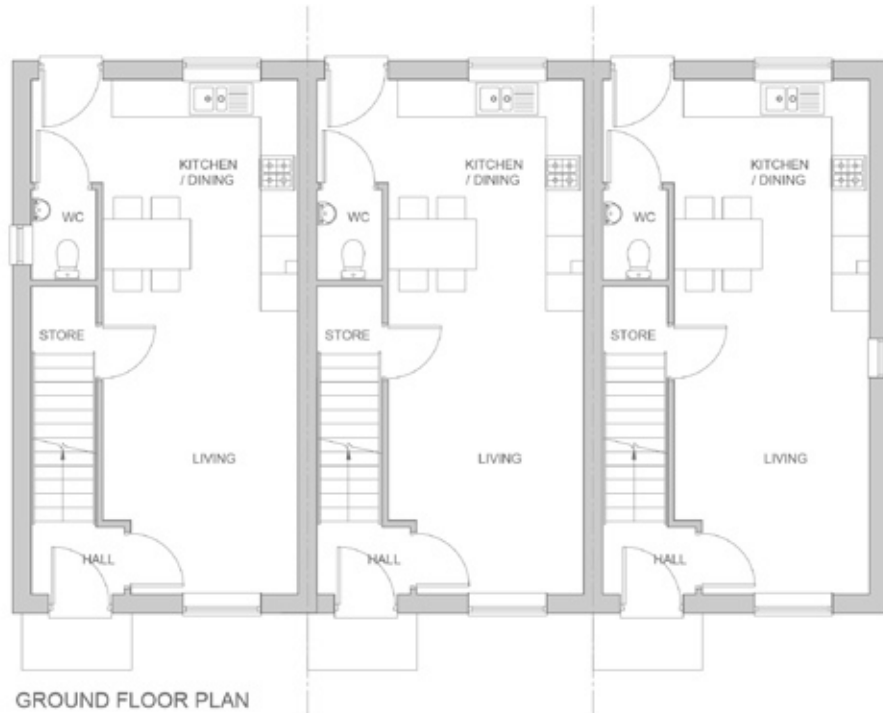


Mews Homes

Plot 1 - 70.7 m<sup>2</sup> approx

Plot 2 - 69.5 m<sup>2</sup> approx

Plot 3 - 68.8 m<sup>2</sup> approx



Offering open plan living these 2 double bedroom mews style family homes offer outstanding flexible accommodation. High specification fitted kitchen with integrated appliances. Downstairs cloak room. First floor luxuriously fitted bathroom. Double glazing and gas heating to radiators. Well planned garden space and parking amenities.

# Bosworth Close: Built with the future in mind

Bosworth Close is set in the perfect location, with local parks and amenities within walking distance, a selection of great schools and the town centre minutes away by car.

And if you're planning to go further afield, the M1 and M25 are around the corner and Central London is only 26 minutes away by train.



# Transport and connections

## BY CAR

Hemel Urgent Care	2.1 miles
The Snow Centre	2.7 miles
Hemel Train Station	1.0 miles
M1 (Junction 8)	4.3 miles
Berkhamsted	3.6 miles
St Albans	9.1 miles
Watford	9.0 miles
Whipsnade Zoo	11 miles
London Luton Airport	14.7 miles

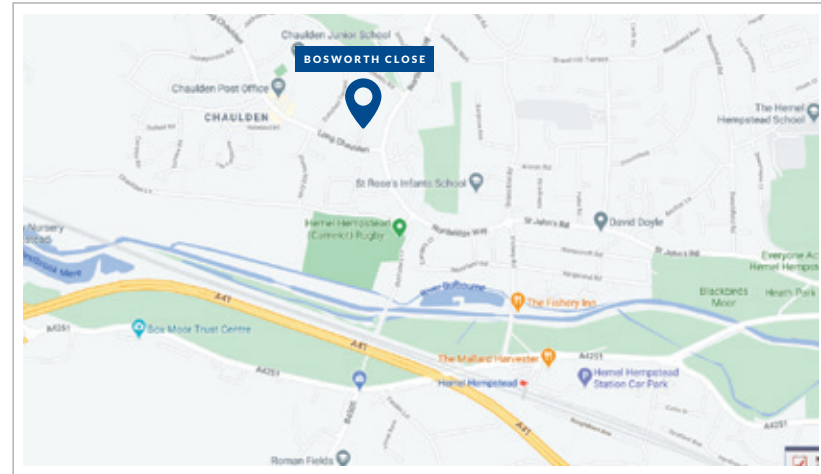
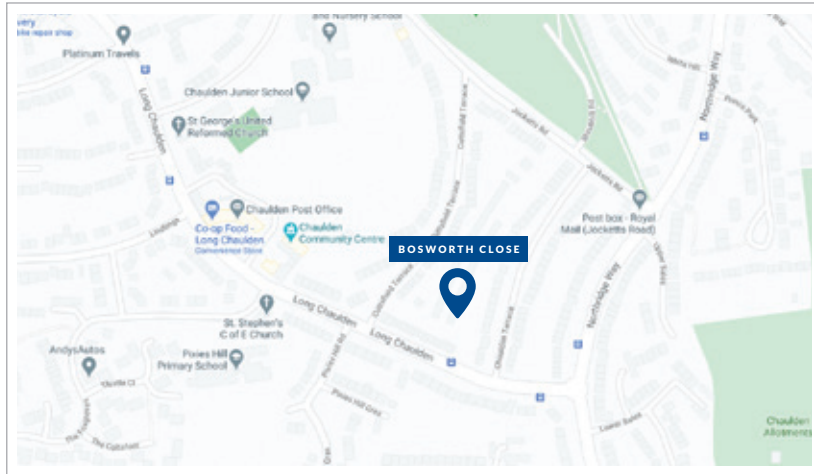
## BY TRAIN

From Hemel Station	
Berkhamsted	4 mins
Watford	7 mins
Tring	8 mins
Leighton Buzzard	15 mins
London Euston	26 mins
Milton Keynes	30 mins
Coventry	63 mins
Gatwick Airport	86 mins

## EDUCATION

Pixies Hill Primary School	0.2 mile
Chaulden Infants and Nursery School	0.2 mile
Chaulden Junior School	0.3 mile
St Roses Infants School	0.6 mile
Boxmoor Primary School	0.8 mile
John F Kennedy Catholic School	1.0 mile
The Hemel Hempstead School	1.1 mile





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