

MAPLE HOUSE

HEMEL HEMPSTEAD



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David
Doyle
LAND AND NEW HOMES



IN ASSOCIATION WITH



Luxury, stylish, residences just
26 minutes from London



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

Maple House, live your dream

Bull Homes – local builders with an excellent reputation and known for their uncompromising commitment to quality. Their homes benefit from an **extremely high standard of finish**, contemporary fittings and they are designed to reduce energy demands.

Kitchens are high gloss finish with soft close drawers and are complimented by basalt slate work surfaces. **Fitted with a full range of integrated appliances including, hob with extractor hood over, oven, fridge freezer and a washer/dryer.** Bathroom tiles are satin white with chrome detailing.

The apartments are **fully carpeted** with high quality **grey twist pile carpets** with 10mm underlay and there is **luxury vinyl flooring** to both bathroom and kitchen areas. The property is **further enhanced by upvc double glazing** and an **intercom security entry system**. All apartments will **benefit from a ICW 10 year warranty.**



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Maple House – Relax in style



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Out and About

Hemel is an historic and vibrant Chilterns town mentioned in the Domesday Book in 1086. The Old Town High Street has been described as the prettiest road in the county with its cobbled streets, beautiful St Mary's Church and its wonderful blend of medieval, Georgian and Victorian properties.

With its retro cafes, cosmopolitan restaurants and specialist shops it is a pleasure to visit. The pedestrianised town centre, Malls of 'The Riverside' and The 'Marlowes Centre' offer a full range of shopping facilities and other amenities.

The town benefits from its own Ski Centre, Climbing Centre, Ice Rink, Bowling Alley and excellent local schooling; it also benefits from many parks and open spaces, including the 500 acres of Box Moor Trust land, through which flows, the River Bulbourne and The Grand Union Canal.

Only 24 miles North West of London, the town is ideally situated for the commuter. The M1 (Junction 8) is just over a mile away, whilst the mainline railway station offers an excellent service to London Euston (26 minutes)

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

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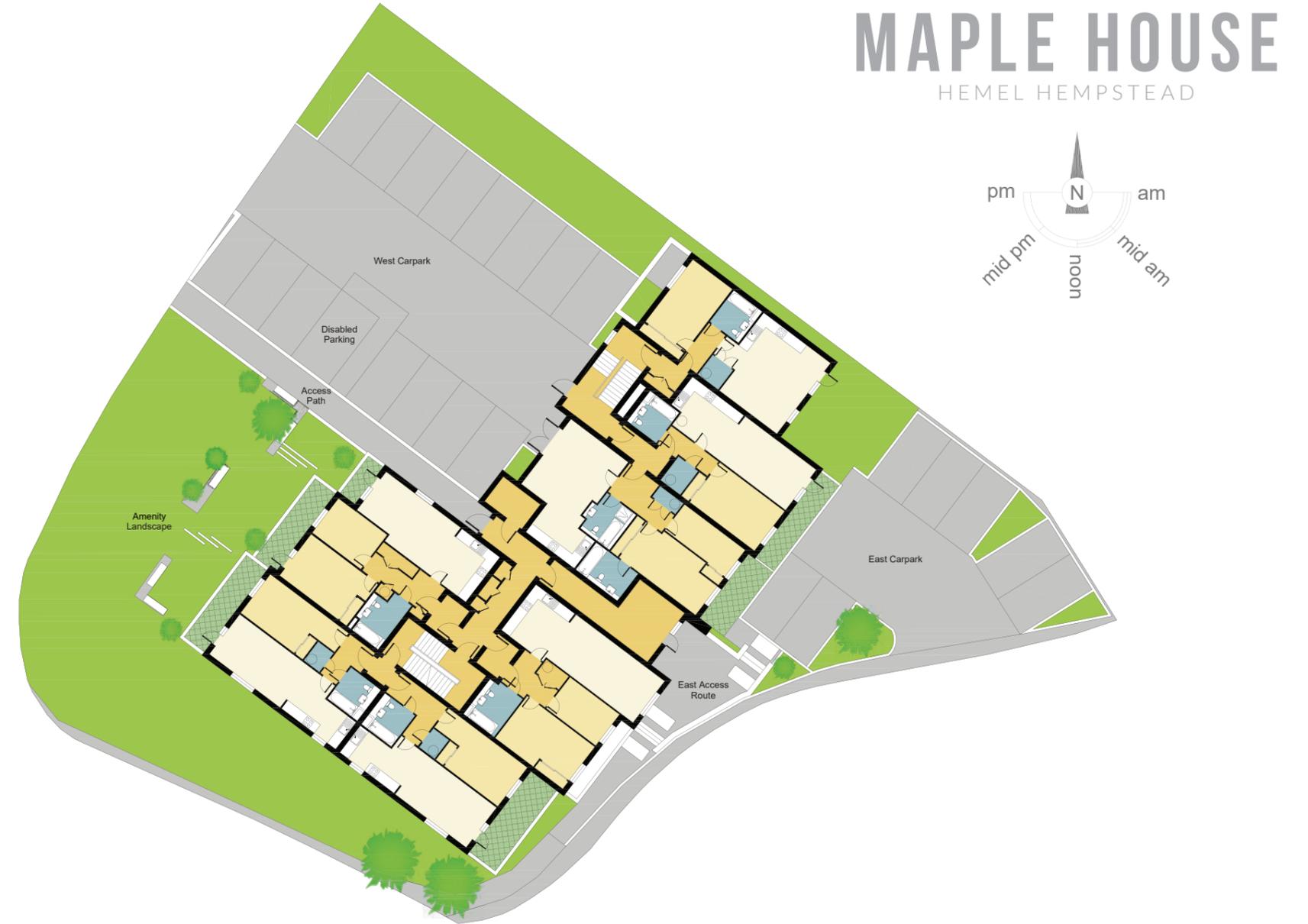
Transport and connections

BY CAR

Hemel Urgent Care	3.2 miles
Apsley Train Station	4.6 miles
M1 (Junction 8)	2.9 miles
Hemel Train Station	4.3 miles
St Albans	6.5 miles
Berkhamsted	8.0 miles
Watford	11.7 miles
Whipsnade Zoo	11.5 miles
London Luton Airport	10.4 miles

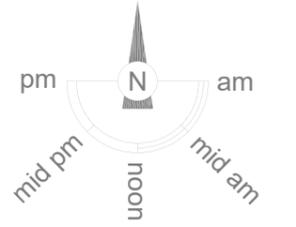
BY TRAIN

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



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Ground Floor

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First Floor

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Second Floor

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Third Floor

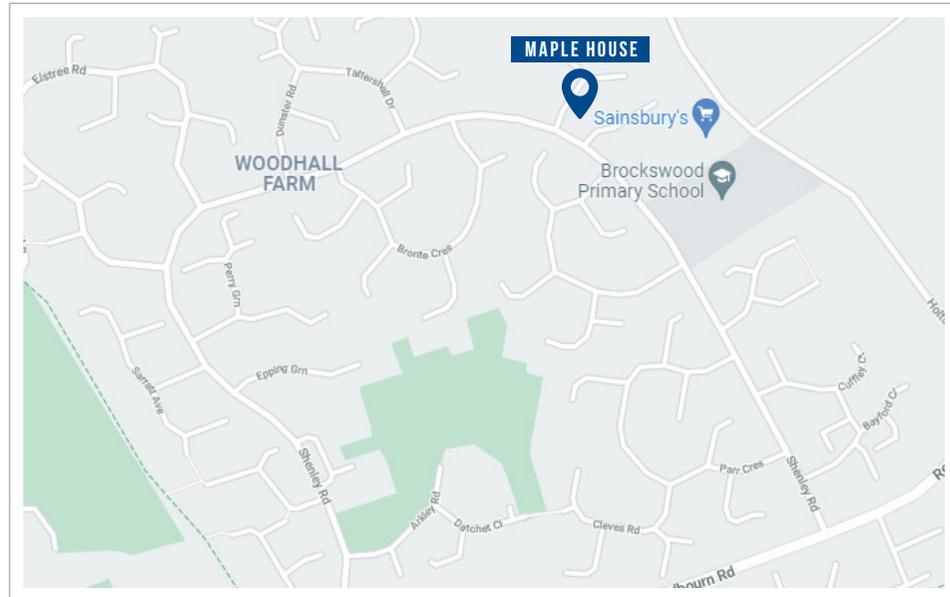
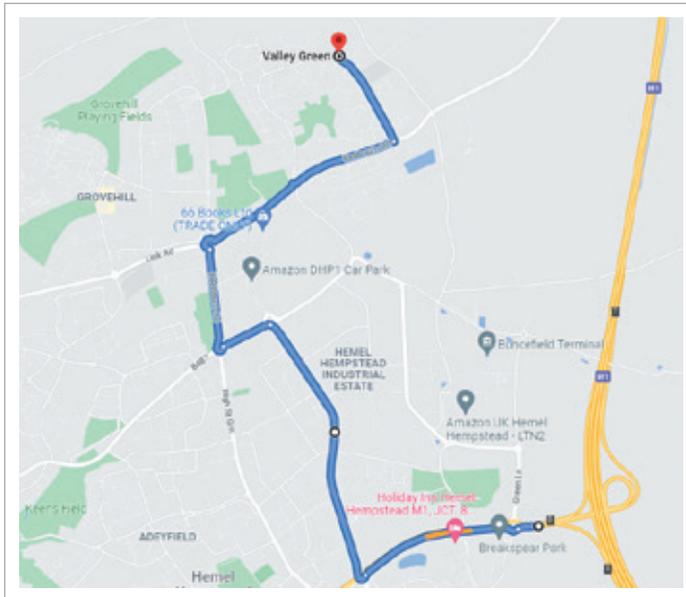
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Sat Nav postcode HP2 7RQ - From the M1

- Leave the M1 at Junction 8 and join the A414 towards Hemel Hempstead
- At the roundabout, take the 2nd exit onto Breakspear Way/A414
- At the roundabout, take the 3rd exit onto Maylands Avenue/A4147
- At the roundabout, take the 1st exit onto Swallowdale Lane/A4147
- At the roundabout, take the 3rd exit onto Redbourn Road/A4147
- At the roundabout, take the 3rd exit onto Redbourn Road/B487
- Go through 1 roundabout and continue onto Redbourn Road/B487
- After 0.4 miles turn right onto Shenley Road
- After 0.4 miles turn right onto Valley Green



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