



TREESIDE





AN EXCITING  
COLLECTION  
OF HOMES  
AVAILABLE  
FOR SHARED  
OWNERSHIP







Contemporary homes designed for modern living located on the edge of Epping Forest. Creating local homes for local people in Epping Forest District, the new apartments are available through Shared Ownership.

The new apartments at Treeside are the ideal opportunity to put down roots and be part of a new community. These inspiring new homes have easy access to Debden and Loughton town centre, a choice of education and handy amenities and close to the lush countryside of West Essex.

Treeside has been designed with your future in mind. The development has been carefully planned. From the well equipped kitchen to the generously proportioned bedrooms, and the light and spacious living areas to your stylish new bathroom, you'll have everything you need to match your contemporary lifestyle.

Treeside offers charm as well as modern convenience.



# FIND YOUR PLACE AT TREESIDE

Moving to Treeside unveils a realm of endless possibilities. Picture yourself peacefully boating on the serene Fairlops Waters one day, and the next, immersing yourself in an array of exciting adventures awaiting nearby.

The area welcomes you to a number of engaging activities from local gyms, drama clubs, and music. You can also adore the wonderful choice of outdoor spaces to enjoy the sunshine on a summers afternoon. There are fishing waters and country walks. There's a local football team, mountain biking, athletics and fencing while the cricket club has its own charming thatched pavilion.



If retail therapy is more your thing, Loughton boasts an intriguing mix of familiar stores and independent boutiques as well as having Epping Forest Retail Park just a short drive away.

For shopping further afield jump on the tube at Debden and head to Westfield Shopping Centre and be there in under 30 mins.







TREESIDE

BORDERS LANE,  
LOUGHTON, ESSEX  
IG10 3SA



**LOCAL SHOPS & AMENITIES**

1	Sainsbury's	0.4 miles
2	The Broadway Debden - local shops	0.4 miles
3	Corbett Theatre	0.5 miles
4	Aldi & Epping Forest Shopping Park	0.8 miles
5	Morrisons	0.9 miles
6	Lidl	1.0 mile
7	Crate Loughton	0.7 miles

**TRANSPORT**

Debden	0.6 miles
Loughton	1.1 miles
Chingford	3.6 miles

**PLACES TO EAT & DRINK**

8	Gullotti Cafe	0.2 miles
9	The Black Deer	0.4 miles
10	Cafe Caribbean	0.8 miles
11	Quindici	1.0 miles
12	Gunmakers Arms	1.1 mile
13	Manjal Indian Restaurant	1.1 miles
14	The Gardeners Arms	1.1 miles
15	The Cottage Loaf	1.2 miles
16	The Victoria Tavern Public House	1.4 miles
17	Trinacria's Kitchen	1.9 miles
18	The Robin Hood Thai Restaurant	2.1 miles

**SPORTS, PARKS & RECREATION (CYCLE)**

19	Loughton Leisure Centre	0.8 miles
20	Roding Valley Meadows	1.2 miles
21	Roding Valley Recreation Ground	1.4 miles
22	Grange Farm Centre & Pelican Playground	1.6 miles
23	Woolston Manor Golf Course & Club	1.8 miles
24	Nuffield Health Gym	1.9 miles
25	Topgolf Chigwell	2.0 miles
26	Original Tea Hut	2.1 miles
27	The Connaught Club	3.4 miles
28	Connaught Water	3.6 miles
29	Chingford Golf Course	3.6 miles

**EDUCATION & LOCAL SCHOOLS**

30	New City College, Epping Forest	0.2 miles
31	East 15 Acting School	0.5 miles
32	Alderton Infant & Junior School	0.6 miles
33	St John Fisher Catholic Primary	0.8 miles
34	Debden Park High School	1.0 miles
36	Roding Valley High School	1.0 miles
37	Staples Road Primary School	1.1 miles
38	White Bridge Primary	1.8 miles

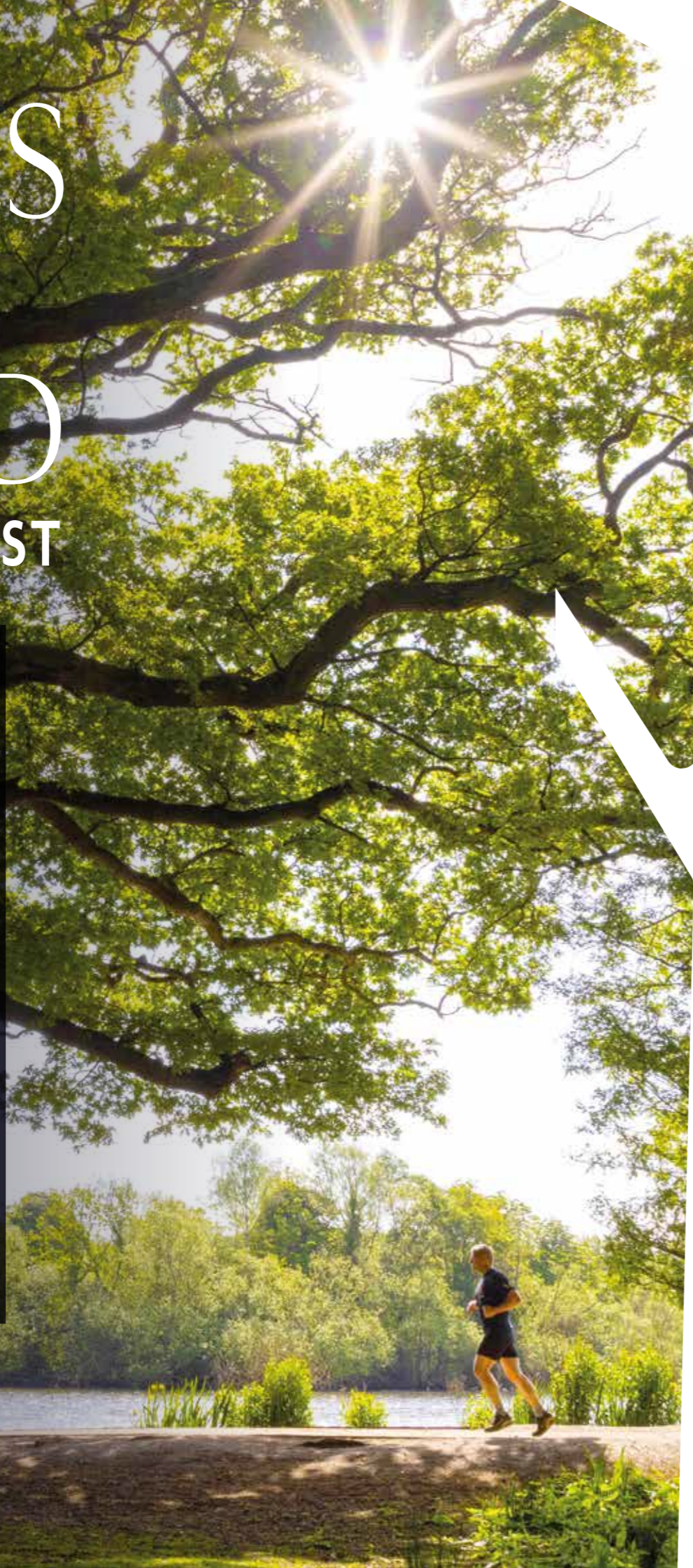
Distances taken from [www.google.co.uk/maps](http://www.google.co.uk/maps)\*\*



# NATURE'S PLAY GROUND IN EPPING FOREST

The historic forest is a wonderful place to visit any time of year. It's London's biggest open space at just over 6,000 acres and, as you follow its bridleways and hidden paths, you'll discover swathes of ancient woods, tranquil grasslands, open water and a rich variety of wildlife. There can be no better place for a summer picnic or Sunday walk in the fresh air.

Escape to a world of enchantment at the annual Forest Fair in Epping Forest! Immerse yourself in a day of exhilarating fun, where laughter and joy fill the air. Take a spin on the Ferris wheel, experience the whimsical magic of the carousel, and feel the thrill of the roller coaster. As you wander through the fairgrounds, savour the sounds of live music, tantalize your taste buds at the food stalls, and explore the artistic wonders of the arts and crafts vendors. Engage in exciting games that will keep your heart racing and create lasting memories. And for our young dreamers, let their imaginations soar as they transform into fairies and elves. Join treasure hunts, adorn their faces with delightful face painting, craft their own fairy wings, and encounter enchanting forest creatures, from chatty squirrels to wise old owls. Epping Forest's Forest Fair is a celebration of magic, adventure, and laughter for all ages.







# A TASTE OF THE GOOD LIFE IN DEBDEN & LOUGHTON



This is a great area for trying out new cuisines. Whether it's a fresh coffee to start the day or a leisurely afternoon tea, a handy takeaway after a long day's work or a romantic meal to celebrate your anniversary, Loughton and the surrounding district offer a world of choice. In fact you only need head to Loughton High Street to find a great choice of cafés and diners.

There are old-school pubs and trendy modern bars, traditional fish and chips and contemporary fusion food restaurants, pizza parlours, brilliant bistros and temples to fine Indian, Italian and Thai cuisine.



Both Debden and Loughton buzz with a vibrant array of popular chains and a plethora of unique independent shops and restaurants. You can savour something healthy and enjoyable at Zest or treat your taste buds to a spicy delight at Cafe Caribbean. Alternatively, you can unwind at Atesh Grill and Bar or experience the flavours of the Mediterranean at Efezade. For a delightful start to your day, head to The Wagon Boulangerie and relish one of their

beloved breakfast options, or venture to the new Dada Cafe for a fresh experience.

If you're seeking distinctive attire, Yazz or Bonnie & Clyde are excellent choices, while New Breed Bottle Shop awaits your visit to discover a craft beer that suits your taste.

Close to home there is a plethora of retail experiences to choose from including a local Sainsbury's and M&S on The Broadway. Not much further away, Epping Forest

Retail Park has a wide selection of clothing, home and food stores to explore, but if its something a little more personal you are looking for then try Crate Loughton that is home to a range of boutique cosmetics, hair and beauty salons as well as art and interiors, plus many others.

Whatever your taste you won't be disappointed.







# BE PART OF A FLOURISHING COMMUNITY



## IT'S EASY TO SEE WHY THIS PART OF ESSEX IS SO POPULAR.

You'll find excellent local medical facilities and the choice of well-respected schools is first class, from pre-nursery right up to further education including New City College.

For the sporty there's a wide selection of leisure facilities including Nuffield Chigwell and Loughton Leisure to enjoy along with many great golf courses and the ever popular Topgolf Chigwell.

The town has a long association with drama and acting. The nearby The Corbett Theatre is used extensively for by the world-renowned East 15 Acting School productions and is built in a medieval tithe barn.

The choice doesn't stop there. With London on your doorstep you have some of the most famous bars and restaurants waiting to welcome you.

Living at Treeside you'll have everything you need, on your doorstep.





# GOING PLACES & ALWAYS CONNECTED

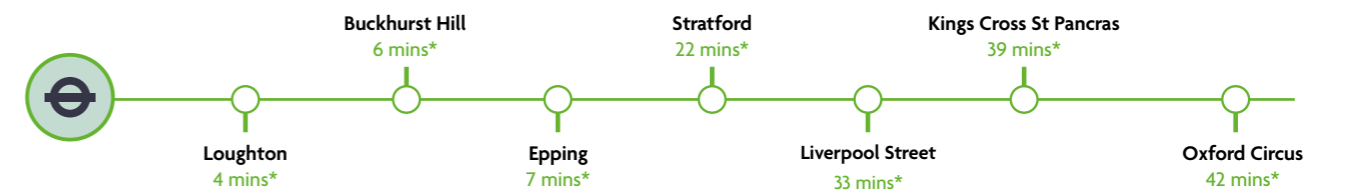
From Loughton Underground Station (Zone 6) it's under half an hour to Liverpool Street. Continue on the Central Line and you'll soon reach Bank, Holborn, Oxford Circus and Bond Street. By bus you could be in Buckhurst Hill in ten minutes. Or Chigwell in twenty. In fact wherever you want to go in London, this is a great part of London to start the journey.

There's a growing number of cycle lanes and, if you're travelling by car, the M11 is close by, giving you an easy road link into London. The motorway is also handy when you're heading in the other direction. You'll be out in the Fens of East Anglia before you know it, exploring the magnificent architecture of Cambridge or backing the favourite at Newmarket.

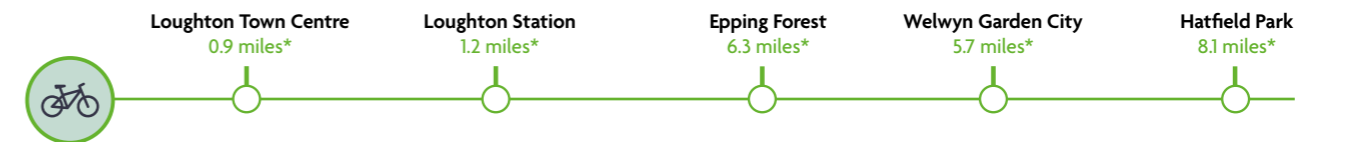
When you want to head even further afield, London City Airport, Stansted and Luton are all within easy reach.



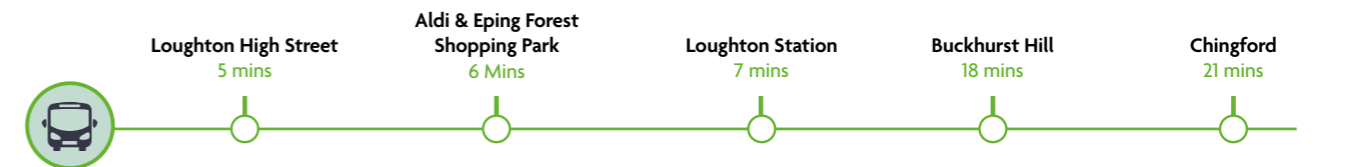
## BY TUBE FROM DEBDEN (CENTRAL LINE)\*



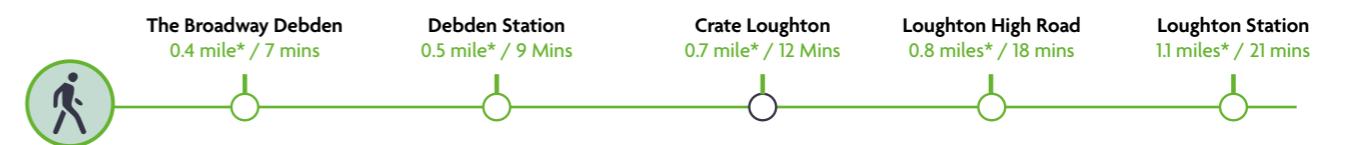
## CYCLING<sup>1</sup> FROM TREESIDE



## BUS FROM THE MURRAY HALL BUS STOP - BUS NO. 397 & 66

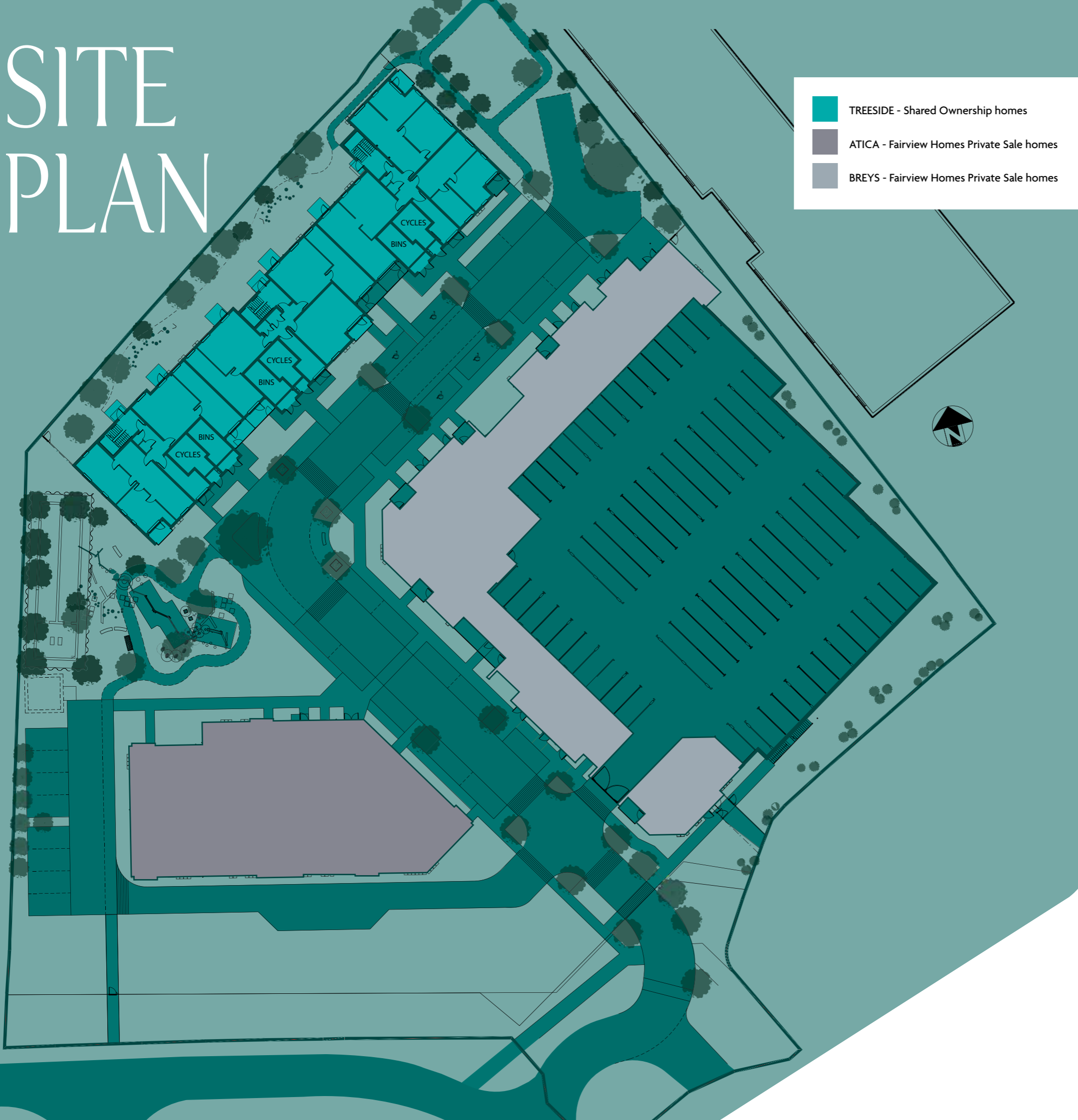


## WALKING<sup>1</sup> FROM TREESIDE





# SITE PLAN



Located close to the centre, with open spaces just a short walk away, Treeside uses patterned brickwork to simultaneously blend with the surrounding area and yet make its own confident design statement. Many apartments feature their own balcony.

The development is creating a new community in Loughton. There are carefully landscaped areas where you can meet up with neighbours and enjoy the sunshine, together with a café, playground and zones set aside for wildlife.

First homes launching Summer 2023 through to October 2023. The new homes will be sold in 2 phases. Take a look at the floorplans of the new homes we have available.

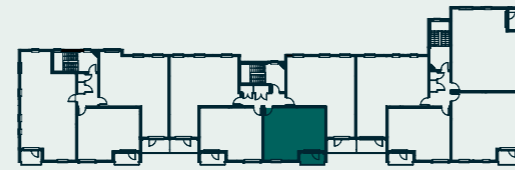
Images above are computer generated.



## BLOCK C

PLOTS 119, 122 & 126

1 BEDROOM  
APARTMENTS



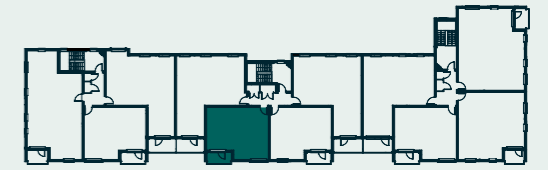
2nd Floor - Plot 126  
1st Floor - Plot 122  
Gd Floor - Plot 119



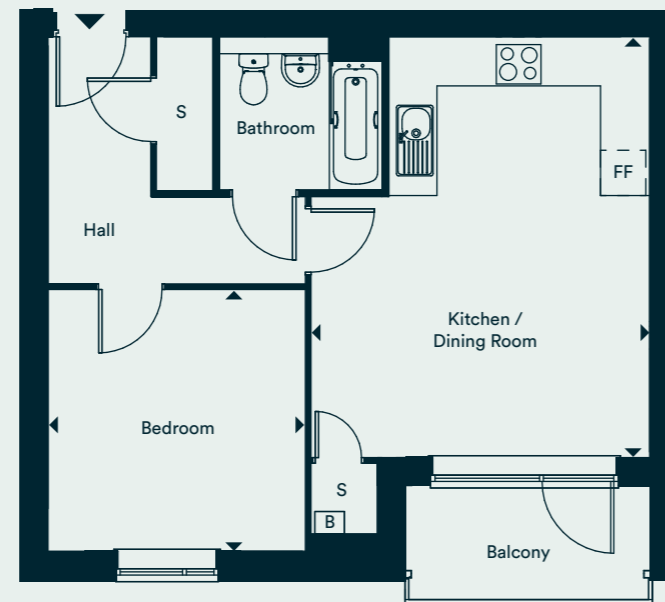
## BLOCK C

PLOTS 123 & 127

1 BEDROOM  
APARTMENTS



2nd Floor - Plot 127  
1st Floor - Plot 123

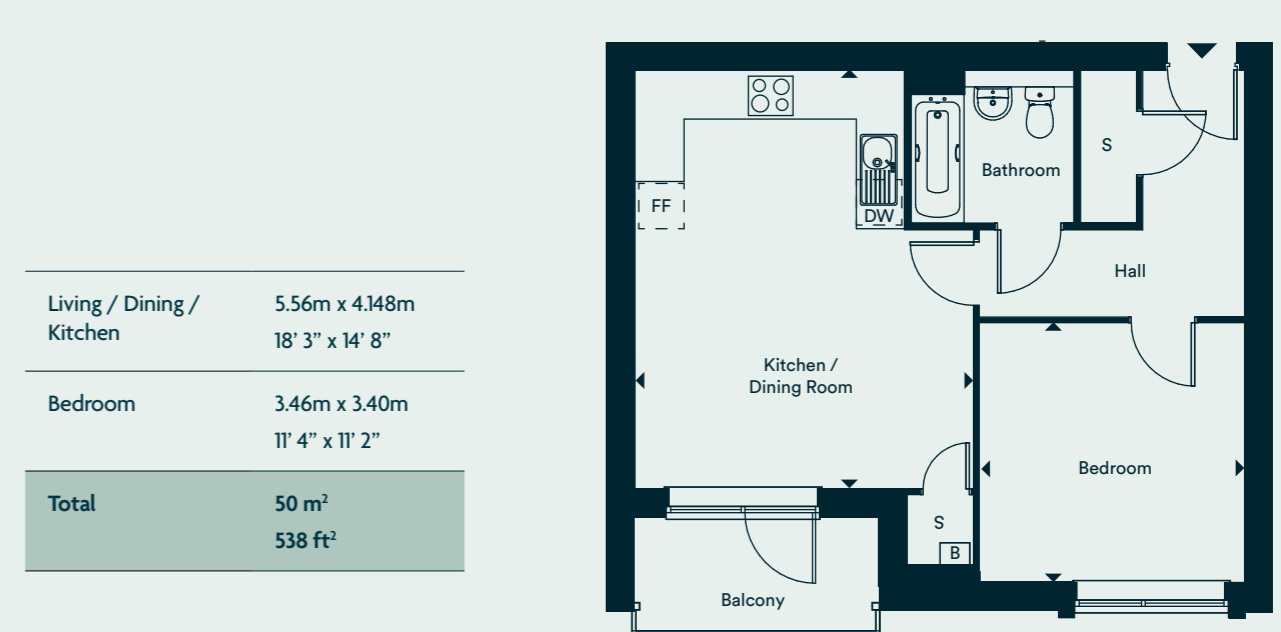


Living / Dining /  
Kitchen 5.54m x 4.48m  
18' 2" x 14' 8"

Bedroom 3.52m x 3.43m  
11' 7" x 11' 3"

**Total** 50.2 m<sup>2</sup>  
540 ft<sup>2</sup>

DW - Dish Washer  
FF - Fridge/Freezer  
S - Storage  
B - Boiler



Living / Dining /  
Kitchen 5.56m x 4.148m  
18' 3" x 14' 8"

Bedroom 3.46m x 3.40m  
11' 4" x 11' 2"

**Total** 50 m<sup>2</sup>  
538 ft<sup>2</sup>

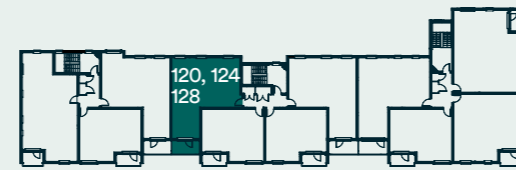
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B - Boiler



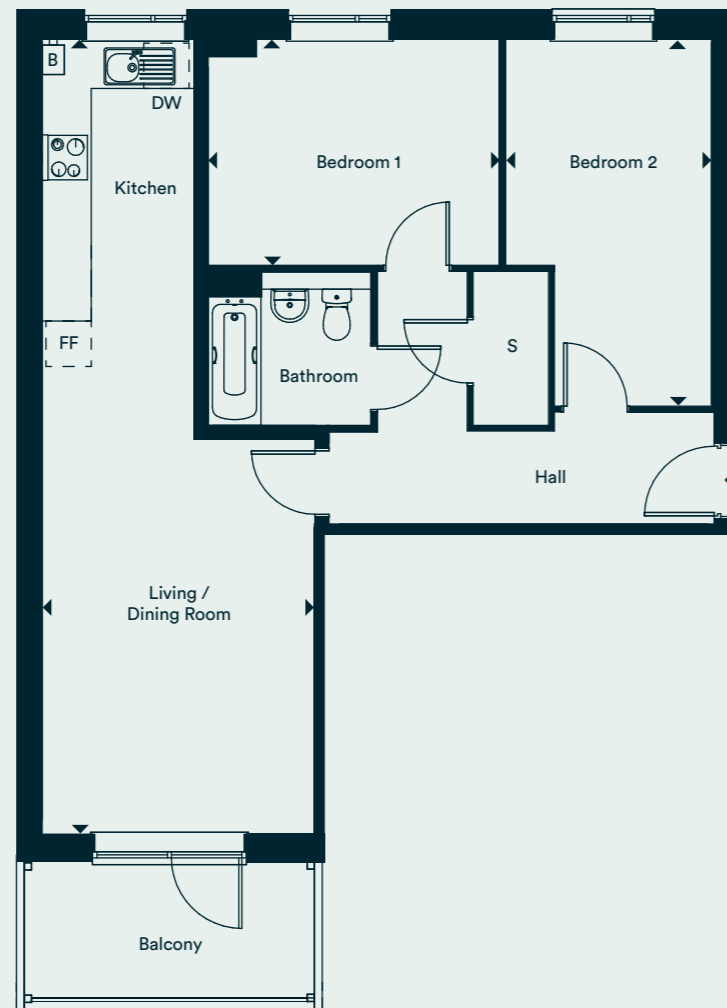
## BLOCK C

### PLOTS 120, 124 & 128

## 2 BEDROOM APARTMENTS



2nd Floor - Plots 128  
1st Floor - Plots 124  
Gd Floor - Plots 120



Living / Dining /  
Kitchen 10.51m x 3.55m  
34' 6" x 11' 8"

Bedroom 1 3.86m x 2.99m  
12' 8" x 9' 10"

Bedroom 2 4.86m x 2.72m  
15' 11" x 8' 11"

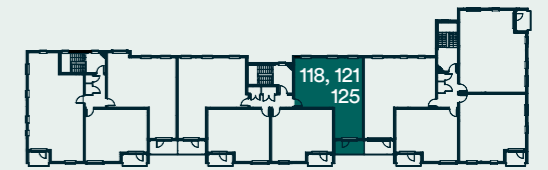
**Total 71.3 m<sup>2</sup>  
767 ft<sup>2</sup>**

DW - Dish Washer  
FF - Fridge/Freezer  
S - Storage  
B - Boiler

## BLOCK C

### PLOTS 118, 121 & 125

## 2 BEDROOM APARTMENTS



2nd Floor - Plots 125  
1st Floor - Plots 121  
Gd Floor - Plots 118



Living / Dining /  
Kitchen 10.51m x 3.55m  
34' 6" x 11' 8"

Bedroom 1 3.86m x 2.99m  
12' 8" x 9' 10"

Bedroom 2 4.86m x 2.72m  
15' 11" x 8' 11"

**Total 71.3 m<sup>2</sup>  
767 ft<sup>2</sup>**

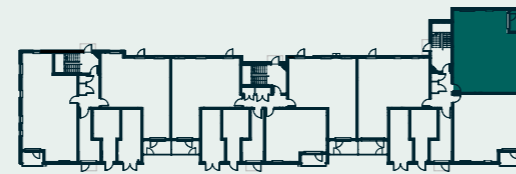
DW - Dish Washer  
FF - Fridge/Freezer  
S - Storage  
B - Boiler



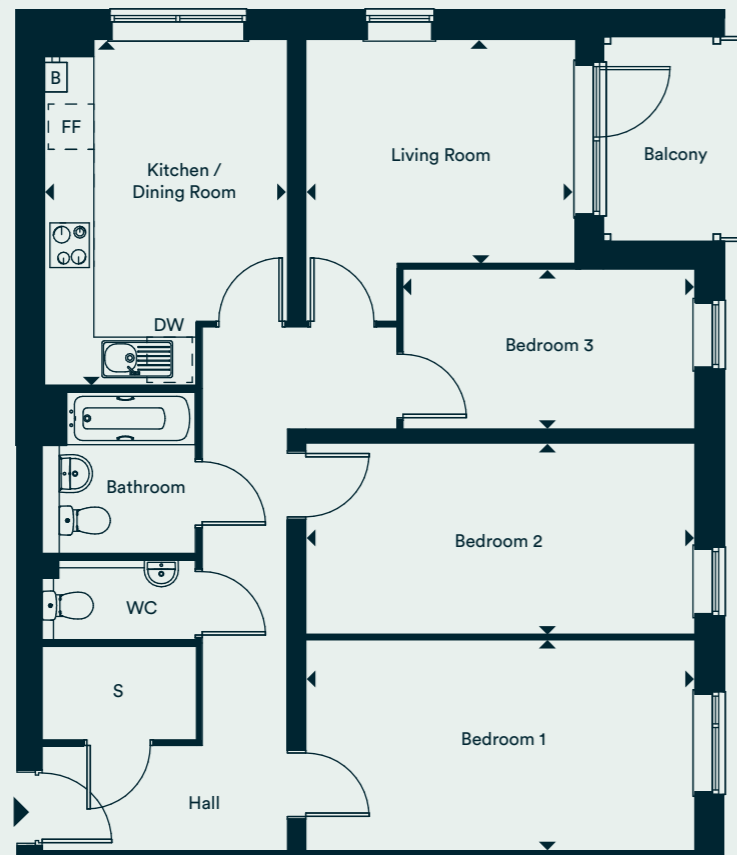
## BLOCK C

### PLOT 129

3 BEDROOM  
APARTMENTS



Ground Floor - Plot 129



Living Room	3.57m x 2.96m	11' 9" x 9' 9"
Kitchen / Dining Room	4.57m x 3.21m	15' 0" x 10' 7"
Bedroom 1	5.14m x 2.79m	16' 11" x 9' 2"
Bedroom 2	5.14m x 2.53m	16' 11" x 8' 4"
Bedroom 3	3.89m x 2.11m	12' 9" x 6' 11"
<b>Total</b>	<b>87.6 m<sup>2</sup></b>	<b>943 ft<sup>2</sup></b>

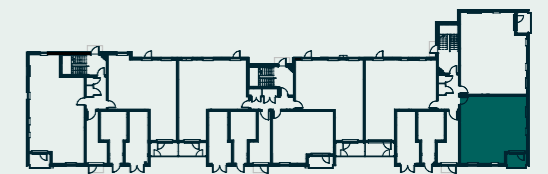
DW - Dish Washer  
FF - Fridge/Freezer  
S - Storage  
B - Boiler

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press, July 2023.

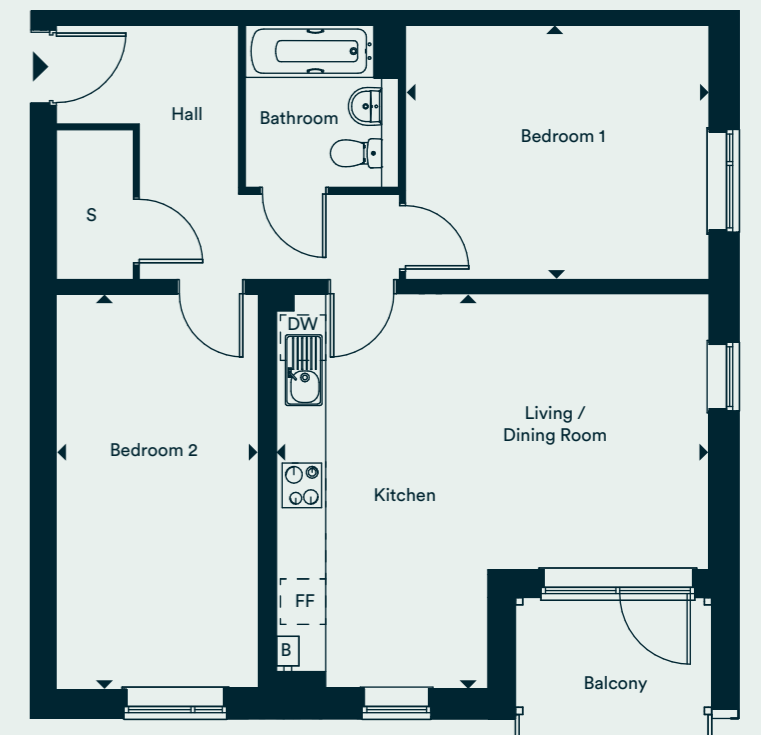
## BLOCK C

### PLOT 130

2 BEDROOM  
APARTMENTS



Ground Floor - Plot 130

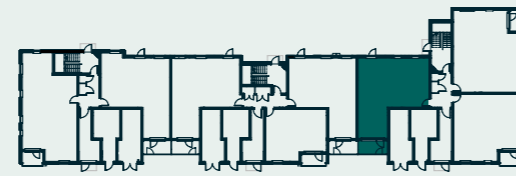


Living / Dining / Kitchen	5.72m x 5.23m	18' 9" x 17' 2"
Bedroom 1	4.01m x 3.37m	13' 2" x 11' 1"
Bedroom 2	5.23m x 2.67m	17' 2" x 8' 9"
<b>Total</b>	<b>71.2 m<sup>2</sup></b>	<b>766 ft<sup>2</sup></b>

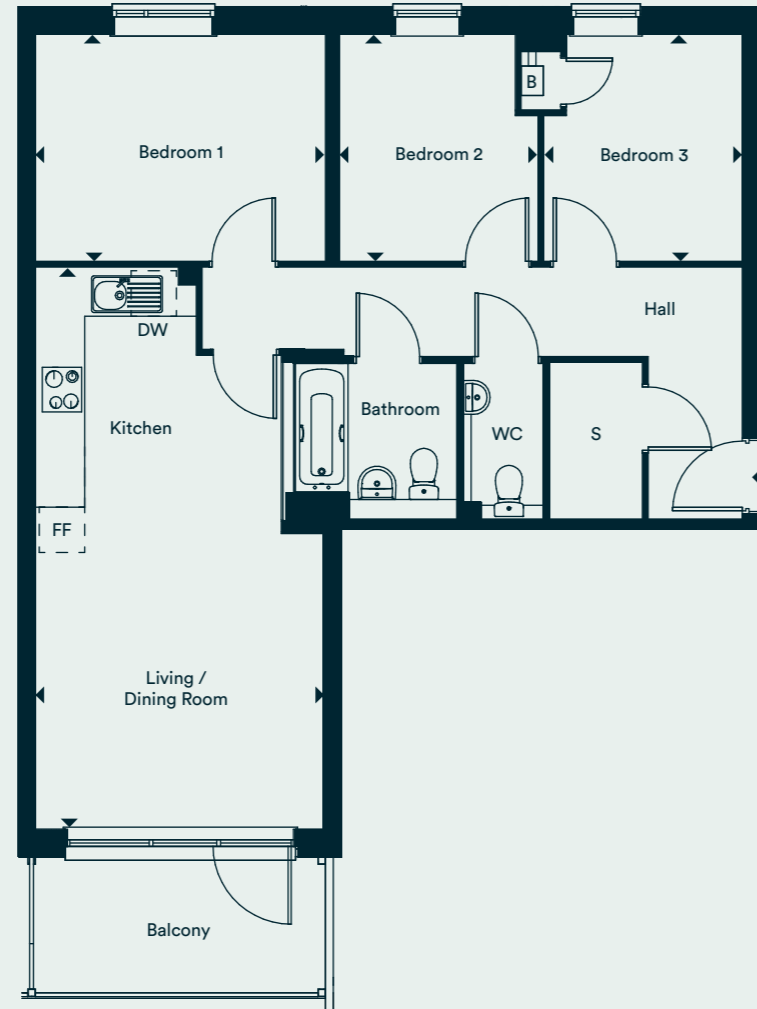
DW - Dish Washer  
FF - Fridge/Freezer  
S - Storage  
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Ground Floor - Plot 131



Living / Dining / Kitchen	7.43m x 3.77m	24' 5" x 12' 5"
Bedroom 1	3.84m x 3.00m	12' 7" x 9' 10"
Bedroom 2	3.00m x 2.62m	9' 10" x 8' 7"
Bedroom 3	3.00m x 2.62m	9' 10" x 8' 7"
<b>Total</b>	<b>75.2 m<sup>2</sup></b>	<b>809 ft<sup>2</sup></b>

DW - Dish Washer  
FF - Fridge/Freezer  
S - Storage  
B - Boiler



A previous development show home photography



# SPECIFICATION



## KITCHEN

- Contemporary, white high gloss fitted kitchen with Handle-less doors with Black Brazil post formed worktops with matching upstand
- Stainless Steel built in electric oven with frameless black 4 Zone induction hob
- SMEG integrated canopy cooker hood
- Integrated 70:30 fridge freezer
- Fully integrated washer dryer or free standing washer dryer depending on unit type
- Integrated dishwasher
- Black toughened glass 600mm wide to suit hob
- Blanco Toga 6S stainless steel 1½ bowl inset sink with single drainer and Blanco Crest Single mixer tap
- Amtico Spacia Sun Bleached Oak floor tiles

## BATHROOM

- Ideal Standard contemporary white bathroom suite
- Tempo Arc bath with a Cerathem T25 exposed thermostatic shower mixer pack and idealrain s3 3 function handspray, rail and hose. New Connect Angle bath screen
- Tempo close coupled pan, seat and cover to WC
- Ideal Standard Tempo washbasin built in to a white vanity unit beneath and slim single-lever basin mixer
- Tempo washbasin with pedestal to cloakrooms
- Bathroom mirror
- Heated chrome towel rail
- Large Chelsea 2 grey floor tiles and matching grey wall tiles full height around bath with one tile above washbasin to full width
- Extractor fan

## BEDROOMS

- Grey carpet to all bedrooms, 100% Polypropylene New Dublin Twist
- TV points to master bedrooms
- Telephone point to main bedroom
- Fitted wardrobe to main bedroom

## FINISHES

- Amtico Spacia Sun Bleached Oak floor tiles to kitchen, living, dining and hall
- Square Edge rounded MDF skirting skirting and architraves
- Premium flat front door with 4 horizontal moulded lines
- Oak veneer internal doors with polished chrome satin finish handles (for site A) and 5 panel moulded white internal doors with polished chrome satin finish handles (for site B)

## HEATING & ELECTRICAL

- Individual gas central heating with 7 day programmable heating controls
- Radiators with thermostatic radiator valves
- LED downlighters to kitchens, bathrooms and en-suites
- Pendants lighting to living, dining area, hallways and bedrooms
- Under unit lighting and sensor lighting to cuboard interior in kitchen
- Main operated Smoke and Carbon Monoxide detectors
- Standard phone provision capable of delivering broadband service (subject to purchaser subscription)
- Media plate TV/FM/sat/telephone socket outlet
- Sockets and switches to Satin Chrome throughout the unit

## EXTERNAL

- Wall mounted stainless steel external balcony/terrace light fitting
- Entroprotect KMS Door entry system fitted with a high frequency PAC key fobs for door entry

## WARRANTY

- NHBC 10 year Warranty



A previous development show home photography



# TOP 10 REASONS TO CHOOSE SHARED OWNERSHIP AT TREESIDE



**1 BEAUTIFUL HOMES**

Homes are built and equipped to the highest standards and include the latest energy saving features.

**2 GREAT LOCATION & AMENITIES**

From shops to restaurants to live entertainment, everything is close at hand. With London on your doorstep.



**3 FOREST WALKS**

You'll be living adjacent to the ancient woods of Epping Forest and the countryside of East Anglia is within reach.



**4 FOR EVERY FAMILY**

A wide choice of open spaces, sports clubs and a dedicated play area on site make this a great place to raise children.

**5 GREAT CONNECTIONS**

By tube, bus, bike or car, it's easy to get to surrounding towns and commute into the centre of London.



**6 A NEW COMMUNITY**

You'll be there at the start of a growing new community, with plenty of opportunities to make new friendships.

**7 EDUCATION FOR THE FUTURE**

There is an excellent choice of local schools from pre-nursery all the way through to university level.

**8 MORE AFFORDABLE**

Shared Ownership with Network homes can give you the repayment flexibility you need to get on the housing ladder.



**9 A STEP UP**

No more sharing the fridge with strangers. With a Shared Ownership home you're in charge and free to decide the style and décor.



**10 A NAME YOU CAN TRUST**

We have the experience and expertise to tailor exactly the right Shared Ownership package for you, simply and affordably.



# HOW SHARED OWNERSHIP WORKS



The homes at Treeside are available to buy through Shared Ownership and offer a fantastic opportunity for local people to take their first step onto the property ladder. The remainder is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving. There will also be a service charge payable to cover the cost of the communal maintenance and this includes the building insurance.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the Epping Forest District. Every application is assessed individually. Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called "staircasing" which means you could eventually own all of the property. The benefit is the more you own, the less rent you pay.





# NURTURE & GROW WITH NETWORK HOMES



Because good homes make everything possible

Network Homes is one of England's leading providers of quality homes. We love to build and we take great pride in the homes we deliver and manage. We build homes for Shared Ownership with a range of homes in London and the home counties.

We operate commercially but our profits are reinvested back into building more homes and providing a first class service to our customers. We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.

**Working in partnership to provide  
local homes to local people.**







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have relied upon information supplied by others. The images and photographs contained in this brochure are not all of the development Treeside. This brochure includes imagery for illustrative purposes only. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales advisor. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Travel times are approximate only and are subject to change. All information believed to be correct at time of print. The map is not to scale. August 2023.





FIND US AT:

Borders Lane, Loughton, Essex IG10 3SA

0344 8000 968

[networkhomessales.co.uk](http://networkhomessales.co.uk)