



COPPER BEECHES

GRANGE ROAD | BUSHEY | HERTFORDSHIRE | WD23 2LF



COPPER BEECHES

BRIDGEWOOD PLC

PRESENT THESE EXCLUSIVE

NEW INDIVIDUALLY DESIGNED DETACHED

FAMILY HOMES IN BUSHEY



COPPER BEECHES

Renowned for its range of distinctive properties, Grange Road has long been considered one of Bushey's premier roads.

This wide, leafy street is now home to a charming new development, created by Bridgewood Plc, which has been specifically designed to reflect the individuality of the area.

Consisting of three unique family homes each with generously proportioned rooms built over three floors, Copper Beeches provides an exceptional standard of living for the modern family.

Complete with superior finishes and fixtures, the development is backed with a ten year structural warranty from Checkmate. Each home is built to the highest standards ensuring they are both elegant and comfortable.





COPPER BEECHES

SPECIFICATION

KITCHENS

Bespoke German kitchens incorporating Integrated Siemens appliances:
Dishwasher, Double Oven / Combination Microwave, 5-ring Gas Hob, Extractor, Fridge and Freezer
Filtered Hot and Cold Water Tap
Sink with Mixer Tap
Stone Worktops
LED Lighting

UTILITY ROOMS

Siemens Appliances:
Washing Machine, Tumble Dryer

BATHROOMS

Fully Tiled
White Sanitary Ware
Chrome mixing Valves and Drenching Showers
Chrome Towel Rail
Wall hung Sanitary Ware and Vanity Units
Mood Lighting

INTERIOR FINISHES

Ground floor fully tiled
Luxury fitted carpets to bedrooms, stairs and landings
Walnut finish doors internal doors with satin chrome ironmongery
Satin chrome electrical fittings
Master & Second bedrooms with a range of beautifully fitted wardrobes



COPPER BEECHES

SPECIFICATION

ELECTRICAL FITTINGS

Audio/visual network to interface with owner's system
Pre-wired for surround sound
Cat 6 cabling
TV Aerial and Satellite dish fitted
5 amp lighting circuit to principal rooms

SECURITY

Burglar alarm
Wired for CCTV
Door entry system with control unit on each floor
External lighting

HEATING

Full gas-fired central heating to operate wet underfloor heating and hot water supply
With smart phone/iPad worldwide control (subject to internet connection)

EXTERNAL DOORS AND WINDOWS

Front Door with 7 point lock
Timber double glazed windows with 20 year guarantee

GARAGE

Remote controlled up and over door
Power and Light

GARDENS

Front gardens with landscaped borders
Block paved drive
Rear gardens landscaped
Rear patio

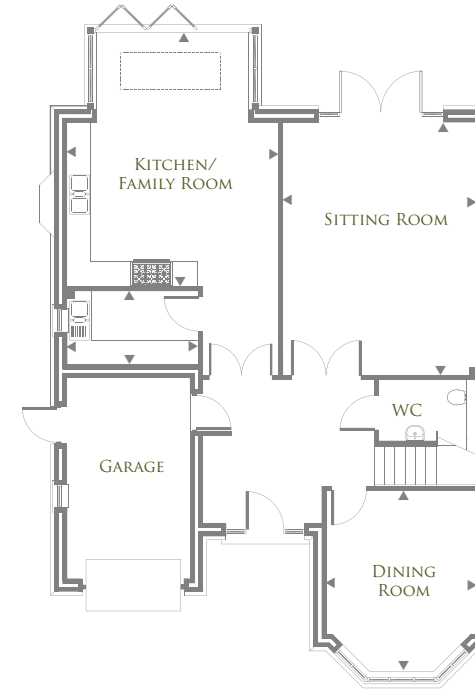


COPPER BEECHES

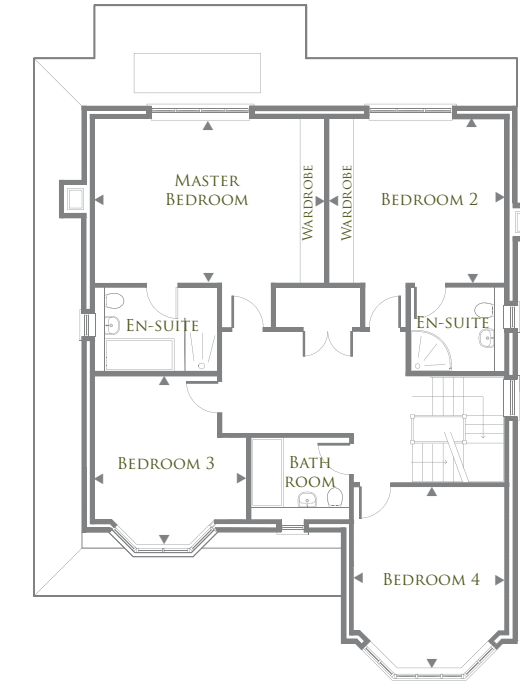
11 GRANGE ROAD



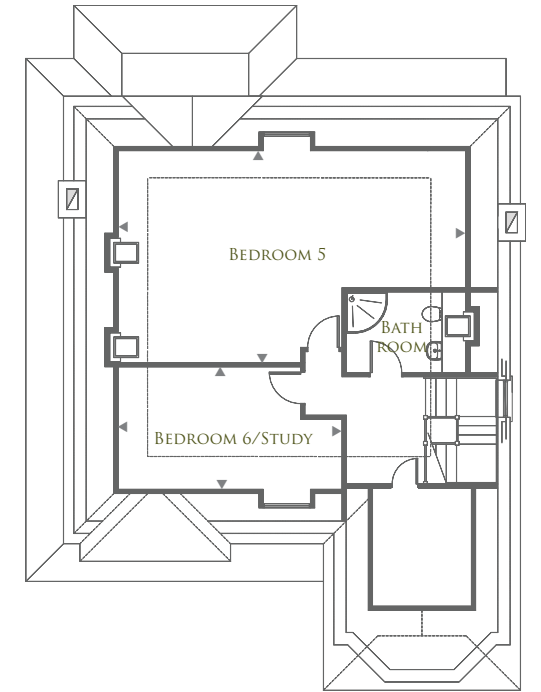
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOM DIMENSIONS

GROUND FLOOR

	Metric	Imperial
Lounge	6150 x 4725	20'2" x 15'6"
Dining	4400 x 3500	14'5" x 11'6"
Kitchen/Family Room	6175 x 5150	20'3" x 16'11"
Utility	3200 x 1800	10'6" x 5'11"

FIRST FLOOR

	Metric	Imperial
Bedroom 1	5600 x 4000	18'5" x 13'2"
Bedroom 2	4275 x 4000	14'0" x 13'2"
Bedroom 3	4100 x 3700	13'5" x 12'2"
Bedroom 4	4400 x 3500	14'5" x 11'6"

SECOND FLOOR

	Metric	Imperial
Bedroom 5	8435 x 5140	27'8" x 16' 10"
Bedroom 6/Study	5430 x 2970	17'10" x 9'9"

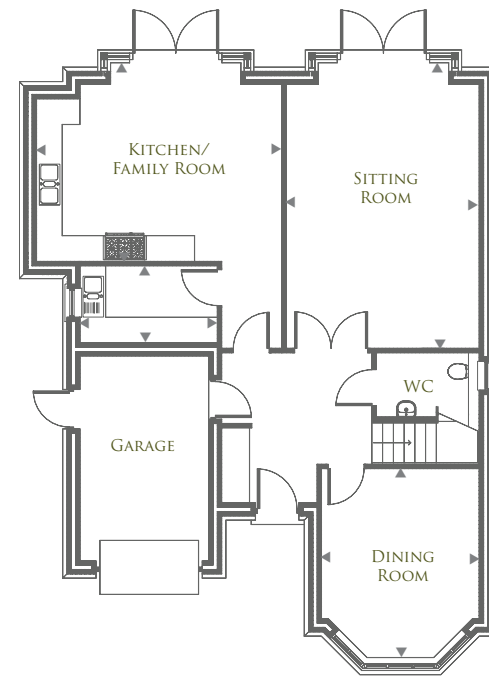


COPPER BEECHES

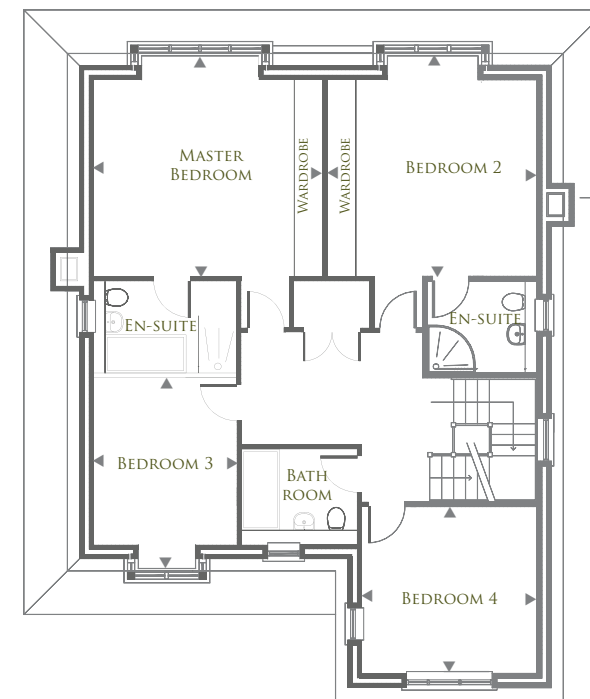
15 GRANGE ROAD



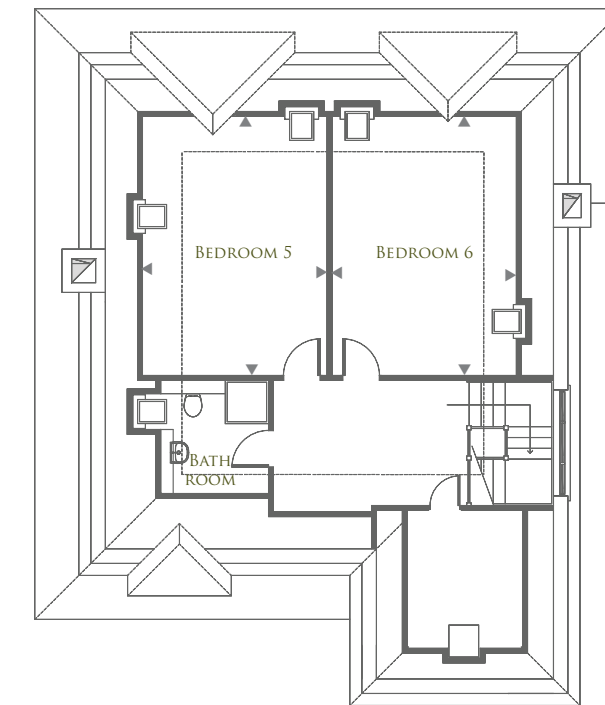
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOM DIMENSIONS

GROUND FLOOR

	Metric	Imperial
Lounge	6650 x 4500	21'10" x 19'9"
Dining	4400 x 3500	14'5" x 11'6"
Kitchen/ Family Room	5713 x 4625	18'9" x 13'6"
Utility	3200 x 1800	10'6" x 5'11"

FIRST FLOOR

	Metric	Imperial
Bedroom 1	4800 x 4625	15'9" x 15'2"
Bedroom 2	4400 x 4625	14'5" x 15'2"
Bedroom 3	4000 x 3000	13'1" x 9'10"
Bedroom 4	3675 x 3500	12'1" x 11'6"

SECOND FLOOR

	Metric	Imperial
Bedroom 5	5350 x 3800	17'7" x 12'6"
Bedroom 6	5350 x 3800	17'7" x 12'6"

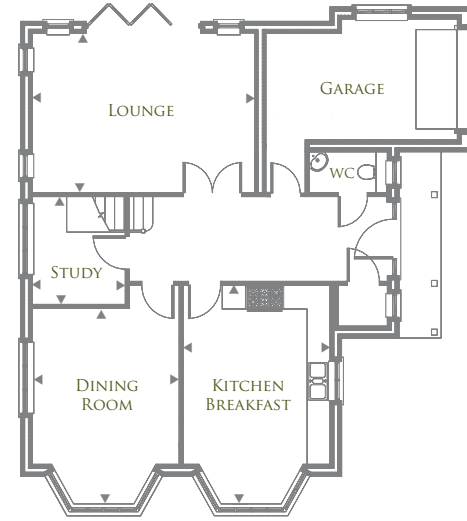


COPPER BEECHES

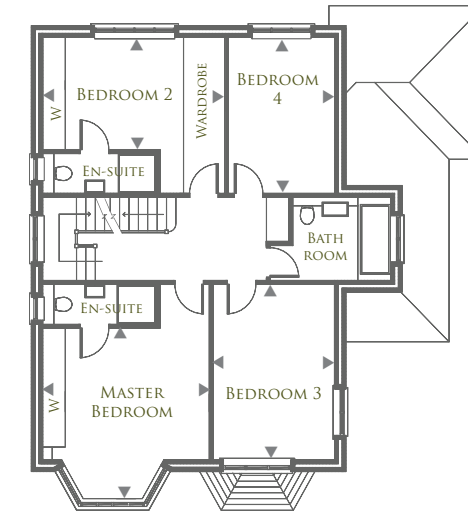
65 BELMONT ROAD



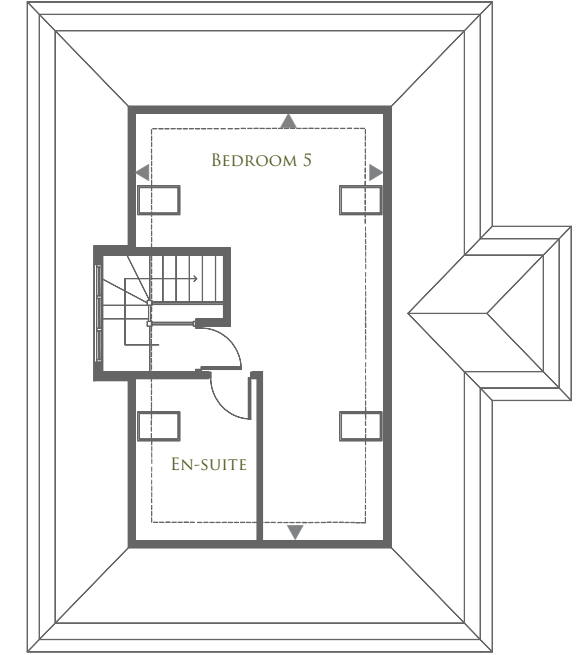
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOM DIMENSIONS

GROUND FLOOR

	Metric	Imperial
Lounge	5809 x 4030	19'1" x 13'3"
Dining	4947 x 3840	16'3" x 12'7"
Kitchen/Breakfast	5530 x 3840	18'2" x 12'7"
Study	2430 x 2730	8'0" x 9'0"

FIRST FLOOR

	Metric	Imperial
Bedroom 1	4440 x 4400	14'7" x 14'5"
Bedroom 2	4849 x 2900	15'11" x 9'6"
Bedroom 3	4530 x 3240	14'10" x 10'8"
Bedroom 4	4029 x 2830	13'3" x 9'3"
Bathroom	2617 x 2147	8'7" x 7'1"

SECOND FLOOR

	Metric	Imperial
Bedroom 5	7869 x 4740	25'10" x 15'6"



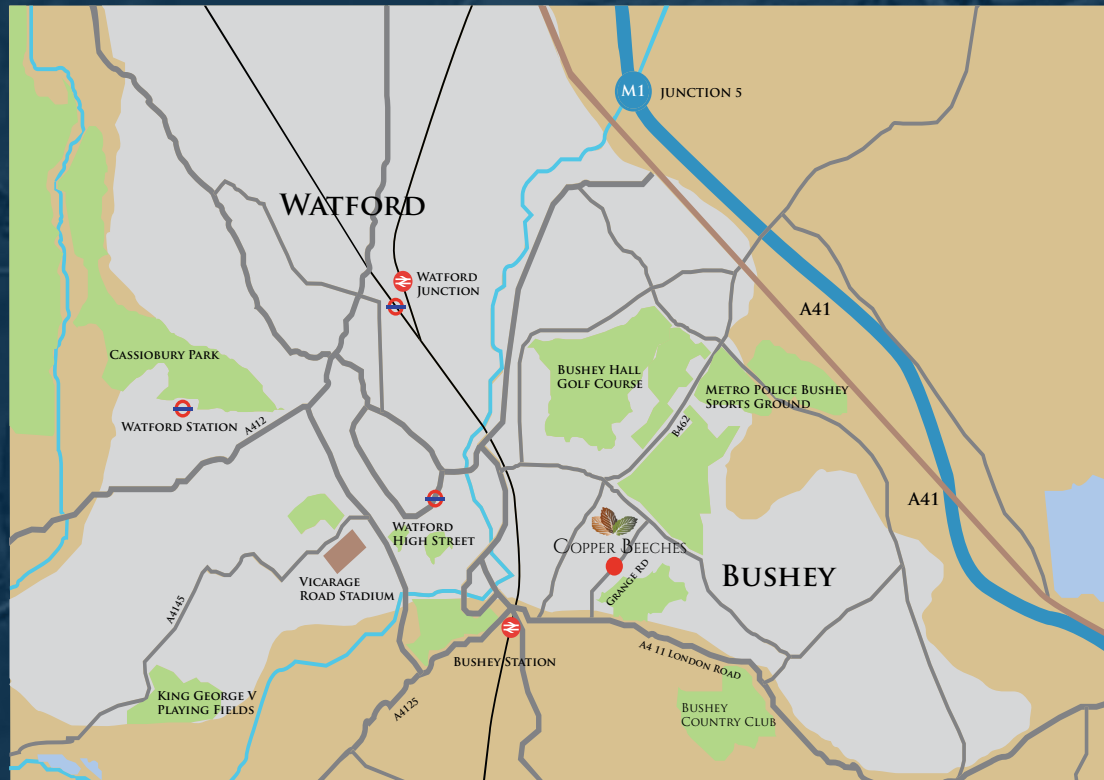
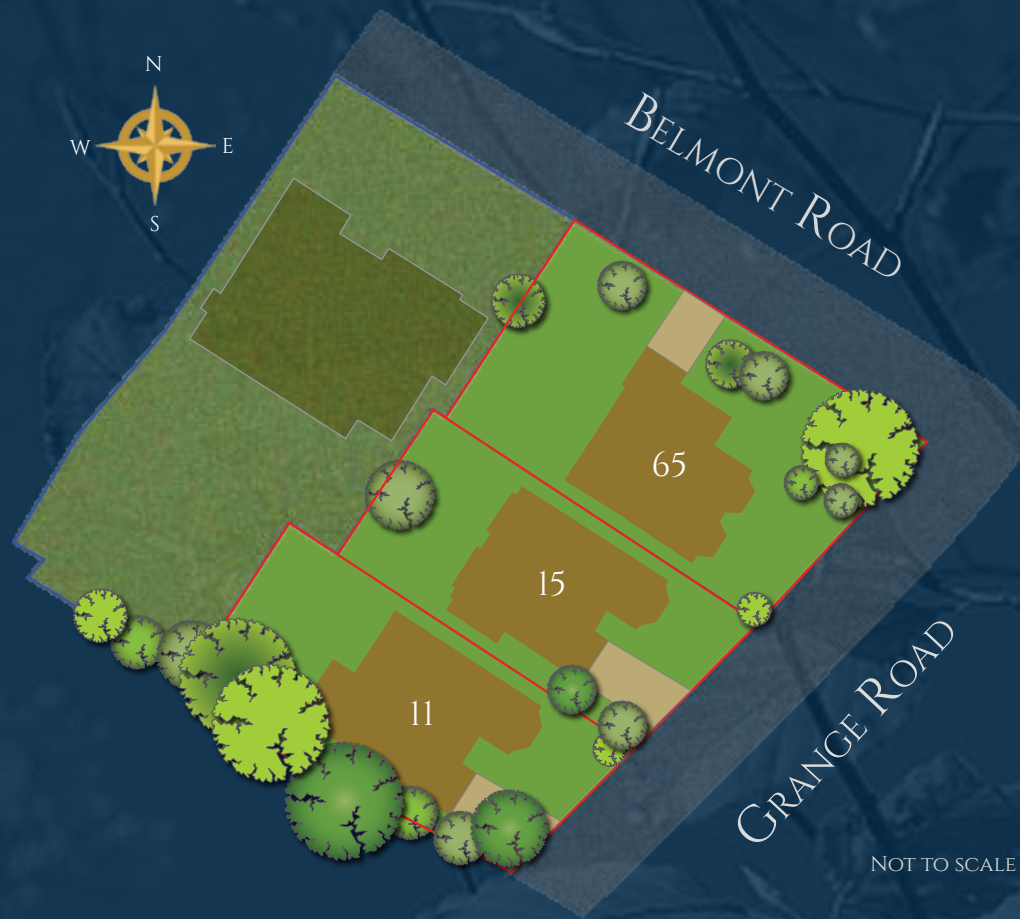
COPPER BEECHES

With Watford on its door step and London only a short train ride away, Bushey manages to retain a village feel whilst being incredibly well connected. This lush green suburb offers home owners the best of all worlds – a stunning semi-rural location close to all amenities with quick and easy access to the capital.

The site is well situated for local shopping whilst all major brands and stores can be found at Intu Watford Shopping Centre. Leisure facilities such as Bushey Golf and Country Club and Bushey Grove Leisure Centre are just a short walk away.








Due to the areas superb transport links into London and the rest of the country via the M1 and M25, in addition to a fast train service straight to Euston, it is a perfect choice for commuters.

Particularly appealing is the number of nursery, junior and secondary schools in close proximity.



PERFECTLY LOCATED & SUPERBLY CONNECTED


BY FOOT

-  Bushey Grange Junior School
2 minutes
-  Bushey Academy
10 Minutes
-  Bushey Village
11 minutes
-  Bushey Hall Golf Club
11 minutes
-  Bushey Grove Leisure Centre
12 minutes
-  Bushey Station
12 minutes
-  First Place Nursery
13 minutes

BY CAR

-  M1 Junction 5
7 minutes
-  Intu Shopping Centre
7 minutes
-  Watford Palace Theatre
7 minutes
-  Watford Football Club
7 minutes
-  Hartsbourne Golf and Country Club
8 minutes
-  Haberdashers Boys and Girls School
10 minutes
-  M25 Junction 19
12 minutes
-  Stanmore Underground
12 minutes
-  Luton Airport
23 minutes
-  Heathrow Airport
27 minutes

BY TRAIN

-  Euston
19 minutes
-  Leicester Square
35 Minutes
-  Waterloo
36 minutes
-  Paddington
41 minutes



COPPER BEECHES

GRANGE ROAD | BUSHEY | HERTFORDSHIRE | WD23 2LF

For information contact Joint Agents



T: 01923 608373
E: Newhomes@imagine-group.co.uk



T: 020 8954 8626
E: newhomes@prestonbennett.co.uk

These details are correct at the time of printing but are subject to changes to accommodate manufacturing alteration when substitution of alternative items may take place. Elevation treatments, brickwork colour, positions, handing of design may be subject to alteration. Dimensions quoted and Artist's impressions are for illustrated purposes only. Internal photographs are taken from a similar development completed by Bridgewood Plc.

A development by



T: 020 7794 1110
E: info@bridgewood.plc.uk
W: www.bridgewood.plc.uk

