



GRAVEL HILL PLACE

— HEMEL HEMPSTEAD —

WELCOME TO GRAVEL HILL PLACE



SITE PLAN

Gravel Hill Place is a wonderful modern development of traditionally constructed homes.

Built to exacting standards these brand-new family homes are designed to combine the very best of modern living with an enviable location in Boxmoor.

Nestled amongst beautiful mature trees and alongside Gravel Hill Allotments these new homes are perfectly placed for those looking for the tranquillity of nature whilst enjoying the benefits of living just 30 minutes from Central London.



- Plots 4 & 5
- Plots 14 & 15
- Plots 16, 17 & 21
- Plots 18 - 20

PLOTS 4 & 5

4 Bedroom Home



PLOT 4 & 5

Floorplan shows Plot 5
Plot 4 right handed version

Ground Floor

Lounge	3.55m x 5.41m	(11'8" x 17'9")
Study	3.48m x 3.16m	(11'5" x 10'4")
Utility	2.00m x 1.86m	(6'7" x 6'1")

Lower Ground Floor

Kitchen/Family	5.18m x 8.46m	(17' x 27'9")
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First Floor

Bedroom 2	3.89m x 2.92m	(12'9" x 9'7")
Bedroom 3	3.88m x 3.16m	(12'9" x 10'4")
Bedroom 4	3.04m x 2.39m	(10' x 7'10")

Second Floor

Bedroom 1	5.12m x 3.16m	(16'10" x 10'4")
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*The dimensions have been taken from construction drawings; the actual sizes may vary slightly from the dimensions shown.

PLOTS 14 & 15

3 Bedroom Home



PLOT 14



Ground Floor

Living Room	5.08m x 3.17m	(16'8" x 10'5")
Dining/Kitchen	4.56m x 5.53m	(15' x 18'2")
Utility	1.58m x 2.25m	(5'2" x 7'5")

First Floor

Bedroom 1	4.32m x 3.43m	(14'2" x 11'3")
Bedroom 2	4.30m x 2.81m	(14'1" x 9'3")
Bedroom 3	3.54m x 2.62m	(11'8" x 8'7")

PLOT 15



Ground Floor

Living Room	5.08m x 3.17m	(16'8" x 10'5")
Dining/Kitchen	4.56m x 5.53m	(15' x 18'2")
Utility	1.58m x 2.25m	(5'2" x 7'5")

First Floor

Bedroom 1	4.32m x 3.43m	(14'2" x 11'3")
Bedroom 2	4.30m x 2.81m	(14'1" x 9'3")
Bedroom 3	3.54m x 2.62m	(11'8" x 8'7")

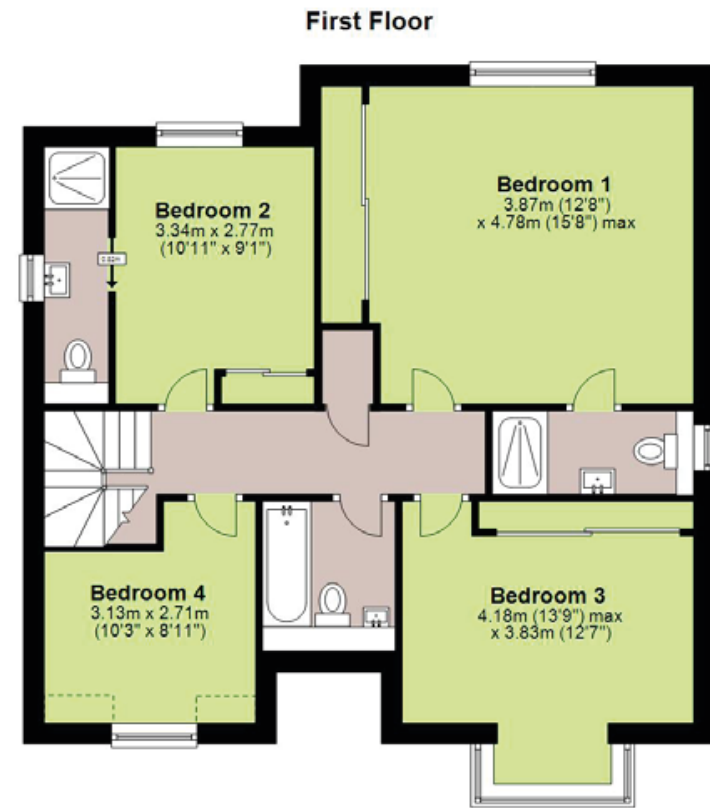
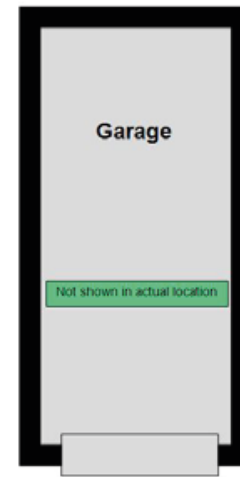
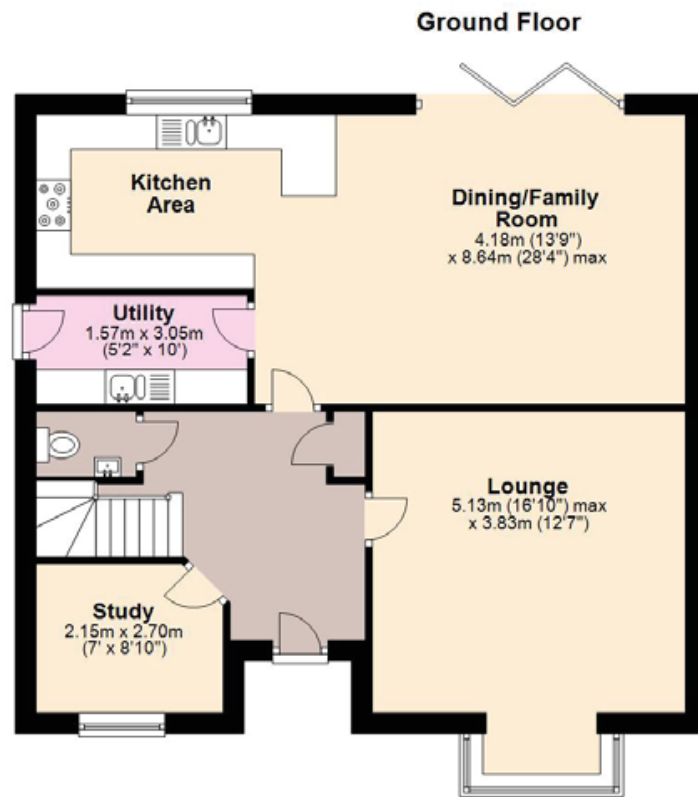
*The dimensions have been taken from construction drawings; the actual sizes may vary slightly from the dimensions shown.

PLOTS 16, 17 & 21

4 Bedroom Home



PLOTS 16, 17 & 21



Ground Floor

Lounge	5.13m x 3.83m	(16'10" x 12'7")
Dining/Kitchen	4.18m x 8.64m	(13'9" x 28'4")
Utility	1.57 x 3.05m	(5'2" x 10')
Study	2.15m x 2.70m	(16'10" x 14'10")

First Floor

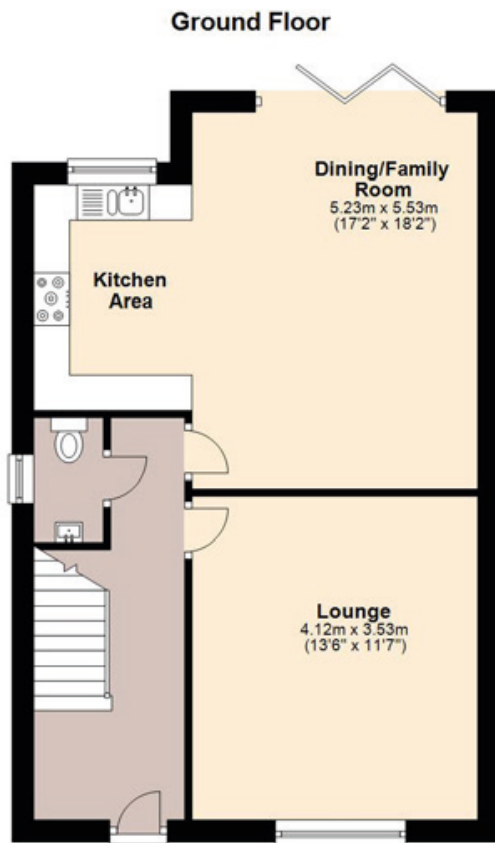
Bedroom 1	3.87m x 4.78m	(12'8" x 15'8")
Bedroom 2	3.34m x 2.77m	(10'11" x 9'1")
Bedroom 3	4.18m x 3.83m	(13'8" x 12'7")
Bedroom 4	3.13m 2.71m	(10'3" x 8'11")

PLOTS 18, 19 & 20

3 Bedroom Home

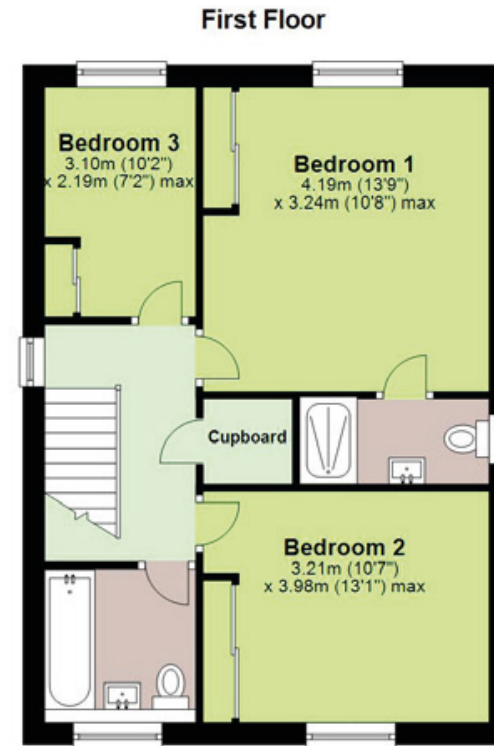


PLOTS 18, 19 & 20



Ground Floor

Lounge	4.12m x 3.53m	(13'6" x 11'7")
Dining/Kitchen	5.23m x 5.53m	(17'2" x 18'2")



First Floor

Bedroom 1	4.19m x 3.24m	(13'9" x 10'8")
Bedroom 2	3.21m x 3.98m	(10'7" x 13'1")
Bedroom 3	3.10m x 2.19m	(10'2" x 7'2")

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– HEMEL HEMPSTEAD –

Town living, with the beautiful Hertfordshire countryside on your doorstep.

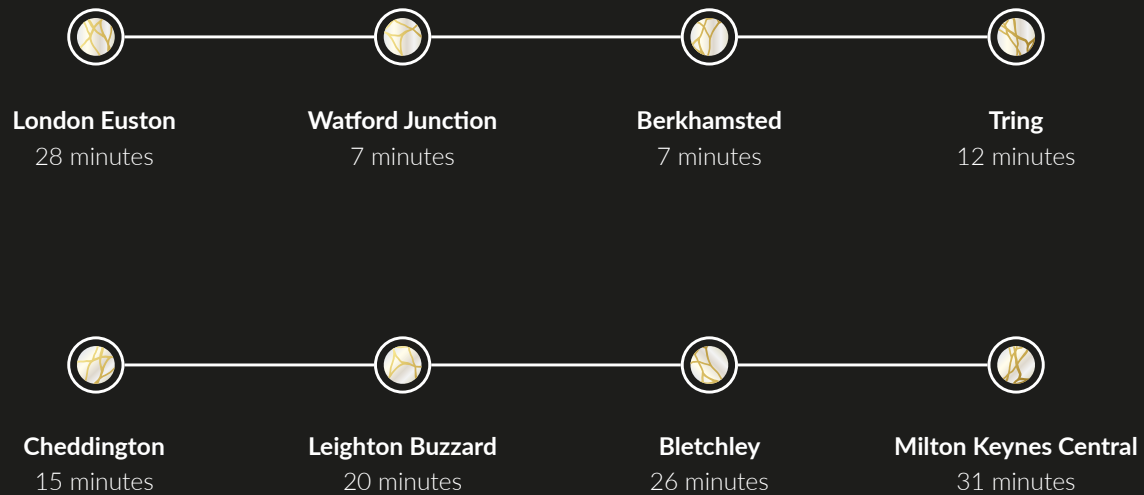


BY RAIL

Gravel Hill Place is perfectly located for commuters.

Central London is only 28 minutes via mainline services, with surrounding towns only minutes away.

Hemel Hempstead



SPECIFICATIONS

Kitchen/Family Room

- Porcelanosa tiles to floors
- Silestone work-surfaces with upstands
- Undermount sinks with 3 in 1 instant boiling mixer taps
- Bosch built in appliances
- Glass splashback above hob
- Under cabinet LED strip lighting

Bathroom

- Porcelanosa wall tiles to wet splash areas
- Chrome finished ladder towel radiators
- Porcelanosa tiles to floors
- Saneux Sanitaryware with high quality polished Chrome fittings

Finish & Heating

- Porcelanosa floor tiling to entrance hall and wc
- Walnut wood flooring to living room
- Carpets to stairs, landing and bedroom areas
- American Black Walnut Internal doors with chrome furniture
- American Black Walnut finish to staircase handrail and newel post
- White satinwood finish to all woodwork
- Walls finished throughout in Dulux Chiltern white
- Shaker style sliding wardrobes as noted on floorplans
- White timber factory finished double glazed windows by Arden
- Dual Zone heating system, Viessmann boilers, with underfloor heating to ground and lower ground floors, flat panel radiators to upper floors
- Thermal solar panels for hot water, with Viessmann solar megaflow tank
- Digital aerial and satellite dish, Sky Q ready (separate connection with sky required)

All properties subject to annual service charge - contact Castles for further information

OUT & ABOUT

There is plenty to do in and around Hemel Hempstead,
a town with everything ... on your doorstep.



Wine & Dine
5 minutes



Shopping Centre
5 minutes



Gadebridge Park
5 minutes



Hemel Station
5 minutes



M1 / M25
10/15 minutes



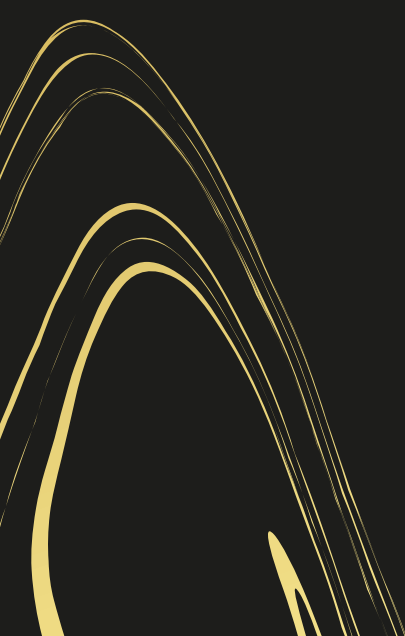
Ski Centre
10 minutes



Supermarket
5 minutes



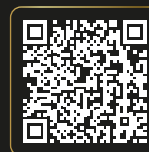
Medical
10 minutes



A build by



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 gravelhillplace

**For more information,
contact exclusive selling agent**

Castles

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