



WATERFORD WICK



HERITAGE  
estate group





# AN ABUNDANCE OF NATURE ON YOUR DOORSTEP

An incredible collection of 8 unique new homes, thoughtfully designed to sit alongside the beautiful Waterford Heath Nature Reserve.

Waterford Wick offers stylish, contemporary living spaces combined with picturesque views of green fields and forest, and is situated just minutes away from the bustling market town of Hertford. This idyllic location offers both convenience and luxury, with nature on your doorstep.









# NATURE ON YOUR DOORSTEP

You need only open your front door to enjoy Waterford's Nature Reserve. 39 hectares in size and home to a wonderful variation of wildlife, including large oak and hazel trees in Great Molewood, and dragonflies and kingfishers by the River Beane, the reserve also has a number of exciting walking trails and perfect picnic spots for you to discover.



# HISTORIC MARKET TOWN

Hertford's popular high street is just under 2 miles from Waterford Wick and there you'll be spoilt for choice when it comes to boutique shops, restaurants, bars and pubs. While you'll quite easily find many of the high street favourites, there are also many hidden gems to discover, such as Mr Tanaka's Japanese restaurant - you'll feel as though you've entered from a side street in Tokyo!

- and The Shop, a lovingly curated home accessories store, selling everything you need to turn your house into a home. Of course, there is also the local Farmers Market, which appears in the centre of town every second Saturday of the month. The market square becomes bustling with stalls offering the finest range of artisan breads, as well as local fresh fish, flowers, fruits and vegetables.

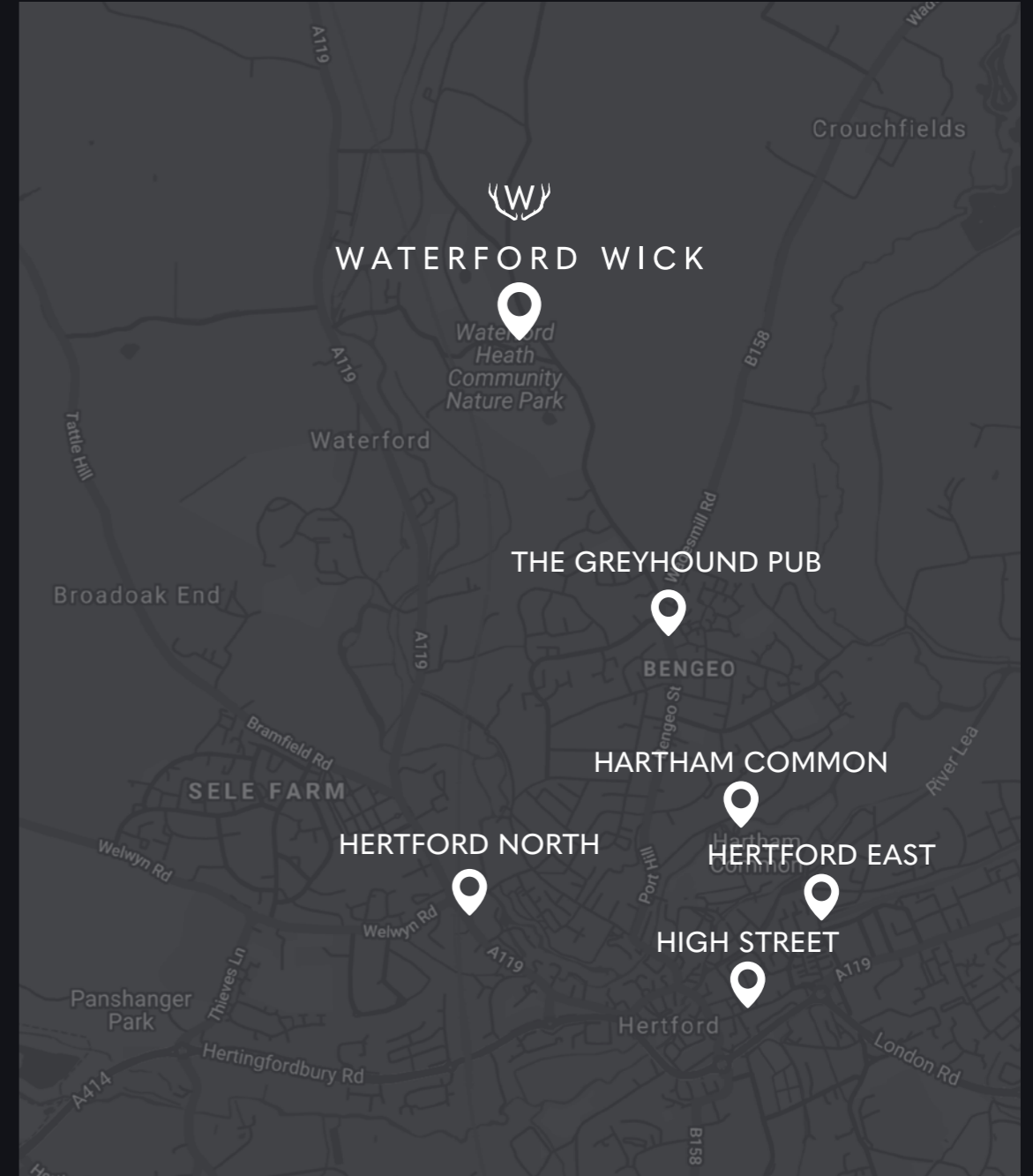




# CLOSE TO THE CITY

If it's London life you're after, Hertford North and Hertford East train stations are just a short drive away (or 30 minute walk) and from there you'll find yourself in Old Street in under 40 minutes.

Jetsetters, you'll be happy to know if you jump in the car you'll arrive at Stansted Airport in 32 minutes or Luton in just 38 minutes.



### Walking

Hertford North Train Station  
35 mins

The Greyhound Pub Bengoe  
20 mins

Hartham Common  
35 mins

### Driving

Stansted Airport  
35 mins

Hertfordshire Country Club Spa  
22 mins

Sainsbury's Hertford  
7 mins

### Train

Upper Street Islington  
40 mins

Alexandra Palace  
25 mins

Old Street  
44 mins





## A\* EDUCATION

For those with young families, we understand the importance of finding an area that not only offers a safe and aspirational environment for your family, but also provides an excellent choice of state schools. You'll also discover there are a number of highly regarded primary and secondary schools in the area, such as Bengeo Primary School and Richard Hale, as well as a number of much loved nurseries and afterschool clubs. There are many sports fields and parks around the area you're bound to be spending plenty of time in!



# THE HOME QUALITY MARK

The homes at Waterford Wick have been designed to be HQM 5 rated. The Home Quality Mark (HQM) is an independently assessed certification scheme for new homes, awarding certificates with a simple star rating for the standard of a home's design, construction and sustainability.

Designed to achieve a rare 5 star rating, these homes have a reduced effect on the

environment, offer benefits to your health and wellbeing, cost significantly less to run and meet a level of quality that can be trusted.

The homes across this development are all net zero carbon properties and boast unmissable features, such as highly efficient heat pumps, rainwater recyclers, sound insulation, and enhanced air quality with advanced ventilation.







**HOME IS WHERE  
THE HERT IS**





# SPECIFICATION

## KITCHEN & UTILITY:

- Individually designed Ital Living contemporary kitchens
- Smeg integrated electric oven, induction hob and integrated extractor
- Smeg integrated dishwasher
- Smeg integrated fridge freezer
- Smeg washing machine
- Smeg tumble dryer
- Bespoke Quartz worktops, up stands and splash backs

## INTERNAL FINISHES:

- Contemporary internal fire doors, finished with brushed chrome ironmongery
- Engineered wood flooring for all living, kitchen and hall areas
- Tiled flooring to utility rooms
- Carpeted bedrooms
- Underfloor heating throughout with controlled zones

## BATHROOMS, EN-SUITES AND CLOAKROOMS:

- Grohe brassware
- Contemporary white sanitary ware
- Concealed thermostatic shower/bath valves, fixed shower heads, hand held shower heads
- Porcelain tiles to all floors and walls
- Chrome heated towel rails

## ELECTRICS:

- Electrical white switches and sockets
- Down lights, under counter lights and feature lights
- Outside lighting
- TV and Sky connection points

## SECURITY:

- Smoke and heat detectors
- Fire alarm
- Burglar alarm

## EXTERNAL:

- Aluminum energy efficient doors, windows & bi-folds
- Private garden
- Cycle/Bin storage
- Planting, fencing & lighting
- Patio paving to rear and side access
- Private driveway

## SERVICES:

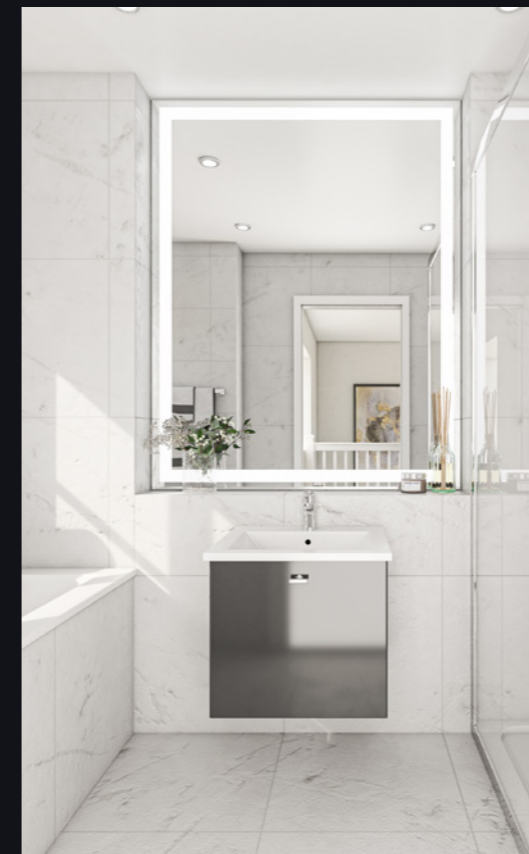
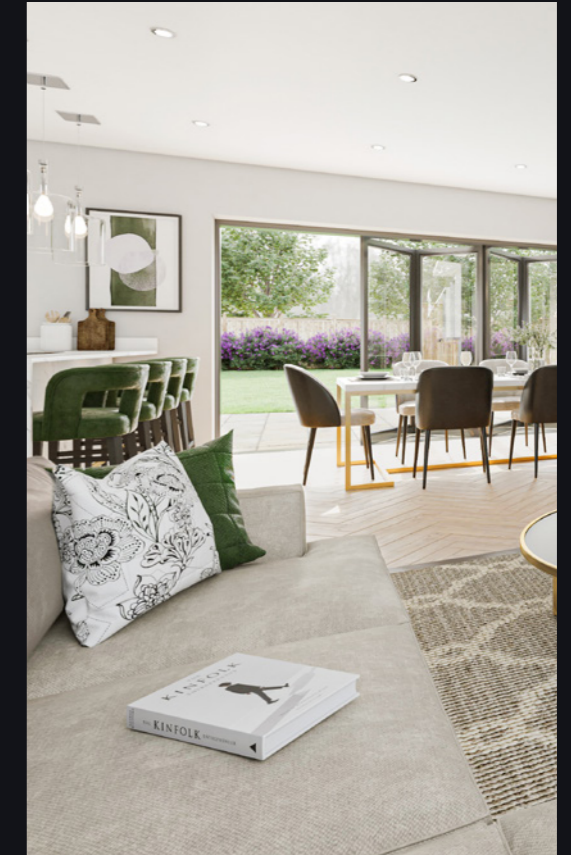
- Electricity and water
- Fibre broadband

## 5\* HOME QUALITY MARK SPECIFIC ITEMS:

Each dwelling is to include the following renewable technology:

- Air source heat pump for heating and hot water generation
- Mechanical ventilation heat recovery (MVHR) for ventilation
- Low energy and LED lighting
- Photovoltaic (PV) solar panels
- Energy metering
- Electric car charging capability

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images.







## THE HOMES RESERVED FOR LUXURY LIVING

Each of our homes offer a large open plan living space, ideal for entertaining your guests, spending time with your family and cooking up a storm in your state-of-the-art kitchen overlooking the green reserve. You can enjoy modern design and comfort with a traditional, natural finish.

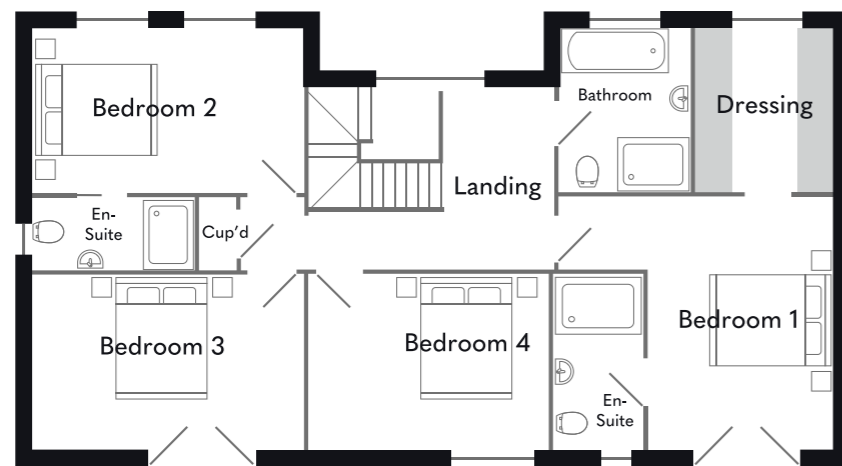
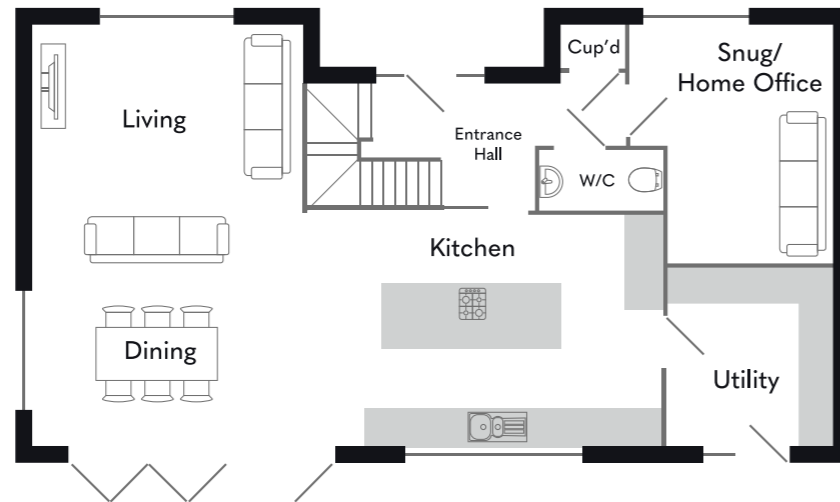
All homes at Waterford Wick have been thoughtfully designed with both practicality and elegance in mind. From the wide and welcoming entrance halls, to the spacious double bedrooms and high-spec bathrooms, you'll find these new homes tick all the boxes when it comes to luxury and convenience.





Approximate Internal Floor Area

175 sq<sup>m</sup> | 1885 sq<sup>ft</sup>



# FLOOR PLAN Plots 5 & 8

<b>Kitchen / Living / Dining</b>	10.55m x 6.95m	} <b>Ground floor</b>
<b>Utility</b>	2.95m x 2.75m	
<b>Snug/ Home Office</b>	3.95m x 3.35m	
<b>WC</b>	2.00m x 0.95m	
<b>Bedroom 1</b>	4.60m x 4.25m	} <b>First floor</b>
<b>Bedroom 1 Dressing Room</b>	2.80m x 2.30m	
<b>Bedroom 1 En-Suite</b>	2.90m x 1.50m	
<b>Bathroom</b>	2.80m x 2.20m	
<b>Bedroom 2</b>	4.45m x 2.70m	
<b>Bedroom 2 En-Suite</b>	2.20m x 1.15m	
<b>Bedroom 3</b>	4.60m x 2.95m	
<b>Bedroom 4</b>	4.00m x 2.95m	



# 4 BEDROOM HOME

A handsome 4-bed home with an incredible living space and a kitchen designed for those who love to entertain - if you're not already sold by this home's impressive exterior and surroundings, you're sure to be bowled over by its stylish and spacious interior.

From the large entrance hall you'll discover the fantastic high-spec, open-plan kitchen and bright dining and living area, which looks out onto the nature reserve through bifold doors. With enough room to separate the chilled living area from the elegant dining space,

it's the perfect place for hosting friends and family. Elsewhere downstairs you'll find a home office or comfortable snug, as well as a downstairs WC and separate utility room off the kitchen.

Upstairs, 4 double bedrooms - two ensuite - a separate family bathroom and dressing room ensure each family member has their own privacy. The master bedroom boasts French doors to allow you to make the most of those balmy summer evenings across the reserve.





# 3 BEDROOM HOME

A picture-perfect 3-bed home with generous living space, this beautiful home offers features such as its attractive bay window, large wrap-around garden and stylish open-plan kitchen and dining area that'll ensure it isn't on the market for long.

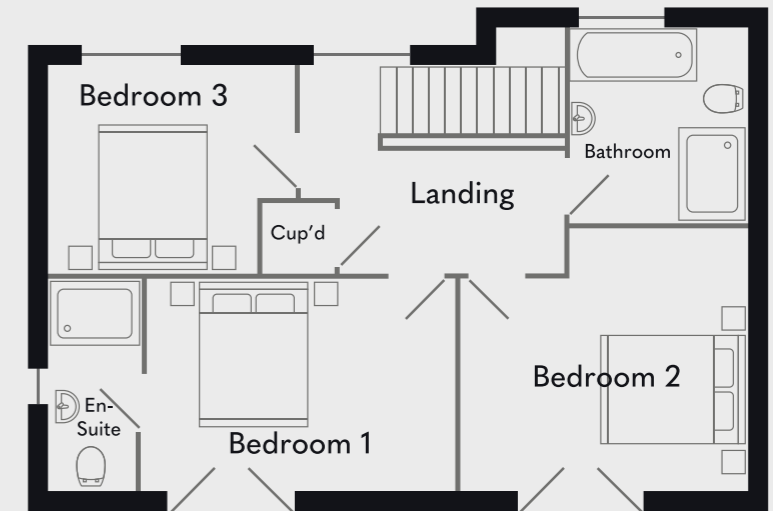
The welcoming entrance lobby leads you into a high-spec kitchen, complete with a breakfast bar separate to the spacious dining area which opens out via bifolds onto a lovely patio area overlooking the garden. The living area (featuring the bay window) is the ideal spot

to retire to after a long day and feels comfortably separate from the dining area. A separate utility room and downstairs WC offer practicality without spoiling the aesthetic of this home.

Upstairs you'll find a spacious family bathroom and 3 large double bedrooms, two of them boasting French doors opening out onto beautiful views. The master bedroom (significantly larger) comes with an en-suite bathroom.



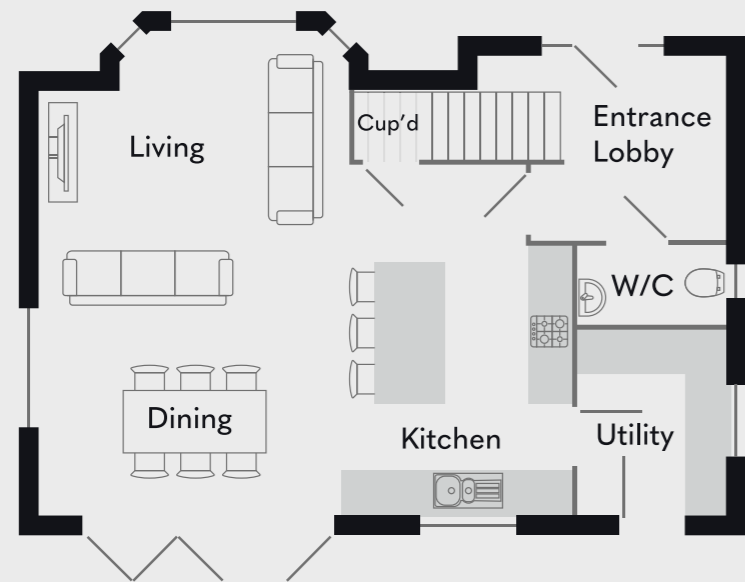
Approximate Internal Floor Area  
123 sqm | 1325 sqft



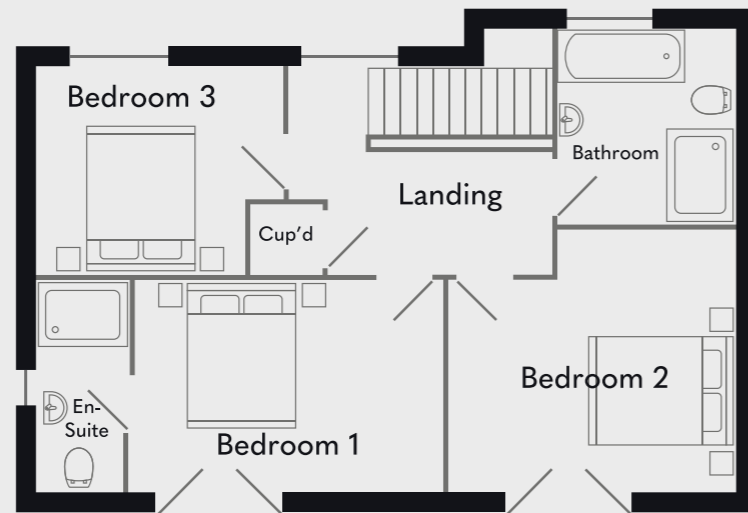
## FLOOR PLAN Plot 3

<b>Kitchen / Living / Dining</b>	7.55m x 6.00m	Ground floor
<b>Utility</b>	2.60m x 2.05m	
<b>WC</b>	2.05m x 1.05m	
<b>Bedroom 1</b>	4.35m x 2.95m	First floor
<b>En-Suite</b>	2.95m x 1.15m	
<b>Bedroom 2</b>	4.00m x 3.65m	
<b>Bedroom 3</b>	3.35m x 2.90m	





Approximate Internal  
Floor Area  
123 sq<sup>m</sup> | 1325 sq<sup>ft</sup>



# FLOOR PLAN

Plot 2, 6, 7

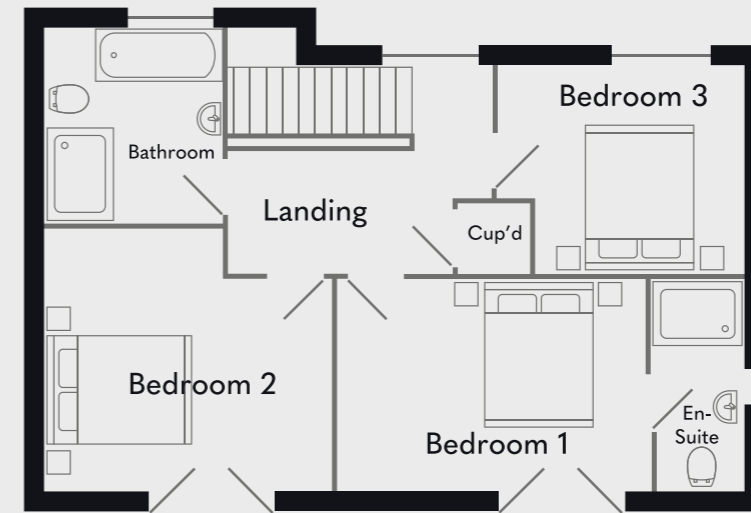
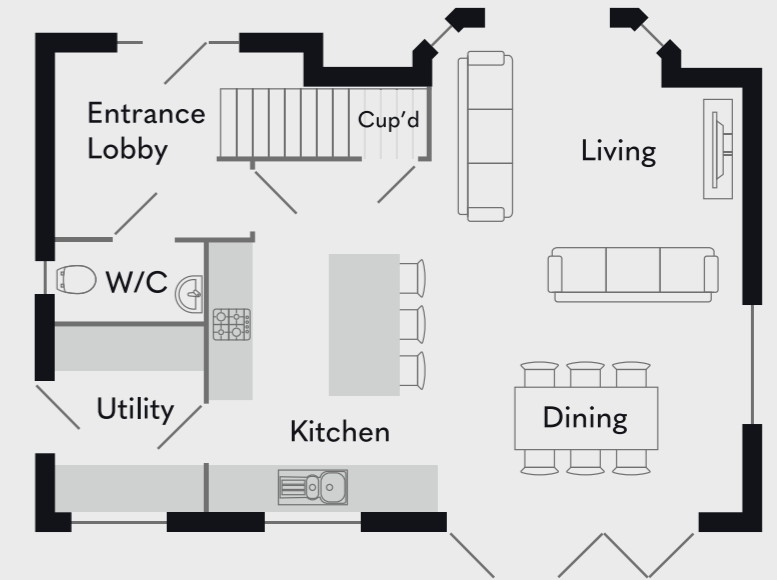
<b>Kitchen / Living / Dining</b>	7.55m x 6.00m	} <b>Ground floor</b>
<b>Utility</b>	2.60m x 2.05m	
<b>WC</b>	2.05m x 1.05m	
<b>Bedroom 1</b>	4.35m x 2.95m	} <b>First floor</b>
<b>En-Suite</b>	2.95m x 1.15m	
<b>Bedroom 2</b>	4.00m x 3.65m	
<b>Bathroom</b>	2.70m x 2.40m	
<b>Bedroom 3</b>	3.35m x 2.90m	







Approximate Internal  
Floor Area  
123 sq<sup>m</sup> | 1325 sq<sup>ft</sup>



# FLOOR PLAN

Plot 1, 4 (Handed)

<b>Kitchen / Living / Dining</b>	7.55m x 6.00m	} <b>Ground floor</b>
<b>Utility</b>	2.60m x 2.05m	
<b>WC</b>	2.05m x 1.05m	
<b>Bedroom 1</b>	4.35m x 2.95m	} <b>First floor</b>
<b>En-Suite</b>	2.95m x 1.15m	
<b>Bedroom 2</b>	4.00m x 3.65m	
<b>Bathroom</b>	2.70m x 2.40m	
<b>Bedroom 3</b>	3.35m x 2.90m	





All Saints, Maldon



Pavilion Place, Bishops Stortford



Forest House, Leytonstone



# HERITAGE

estate group

Waterford Wick is brought to you by Heritage Estate Group, a contemporary solution for building innovative homes and living opportunities. "Passionate about property since 1975, we're devoted to building innovative homes and living opportunities."

Led by a trio of industry connoisseurs, the company is backed by 40 years of development experience that spans across projects large and small. They have established an excellent reputation through the revival of fine heritage buildings and the creation of new-build residential schemes.

Endeavouring to shape the future of land and property development, the founders have kept three core values in the front of their minds; take all challenges, pursue quality, and remain result-driven. It's a powerful vision and one that takes the group to a new height of service.

We look forward to welcoming you to Waterford Wick.





WATERFORD WICK

WATERFORDWICK.CO.UK

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