

# HOLLY GROVE

BOXMOOR  
HEMEL HEMPSTEAD  
HP11 3SN



## OVER 40 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes Ltd has been building homes for over 40 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom flats ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.





## THE AREA

**HOLLY GROVE** is a select development of just five detached family homes, situated in the popular Boxmoor area of Hemel Hempstead. Local shops are situated within a mile of Holly Grove, including a post office, restaurants, a cafe and a pub while there are a wide range of shops, supermarkets, bars and restaurants within easy reach. Adjacent to the local shops is Boxmoor Common which is a great place for a stroll or run. Boxmoor cricket club play here, a well established village cricket club which runs three sides in the Saracens Hertfordshire league and also has an active junior section. From here you can follow the canal path which runs alongside the Grand Union canal. In fact, walkers and outdoor fans are well catered for with a number of spectacular walks in the nearby Chiltern Hills. The local rugby club is also nearby which has senior, youth and mini teams and a ladies team. For keen swimmers and gym goers, Hemel Hempstead leisure centre has a wide range of facilities including a fitness studio with a comprehensive range of classes.

In the centre of town you will find the Marlowes retail area which contains a wide array of national chains, a covered mall and Riverside Shopping centre while just to the north you will come across the Old Town, a quaint street with traditional



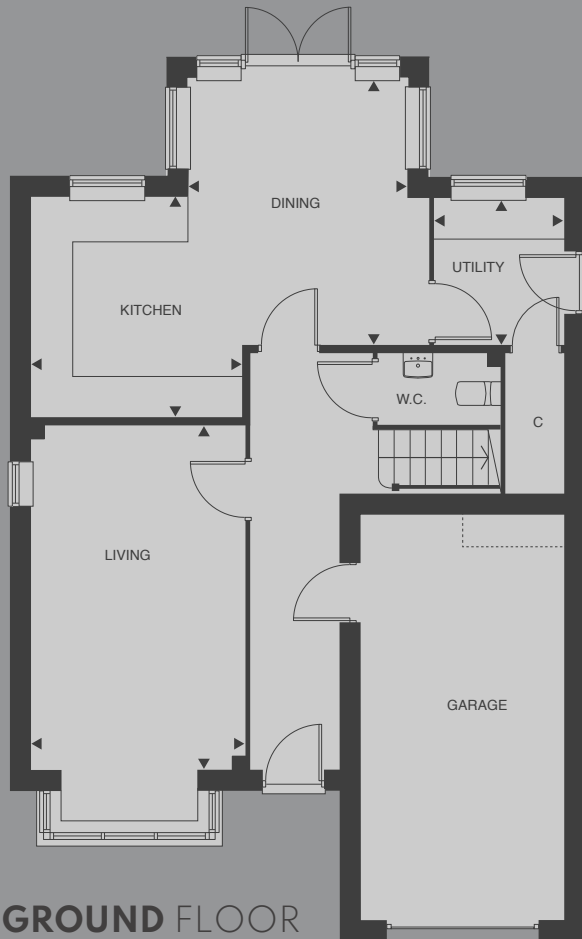
pubs, antique shops, cafes and a wide selection of restaurants, as well as amenities such as the Old Town theatre. With its little passageways and timber framed buildings, the High Street has been described as “the prettiest street in Hertfordshire” and is a lovely place to refuel after a walk in the nearby Gadebridge Park, home to childrens playgrounds, a walled garden, cycle and walking paths and a skate park.

Less than a mile from Holly Grove is Hemel Hempstead railway station which offers fast and frequent services into London Euston (approx 30-40 mins) and the Midlands while the M1 and M25 motorways run to the East and South of Hemel Hempstead respectively allowing easy access to London Heathrow and Luton airports and the wider motorway network. The nearby A41 links the town with Watford, Berkhamsted, Tring and Aylesbury.

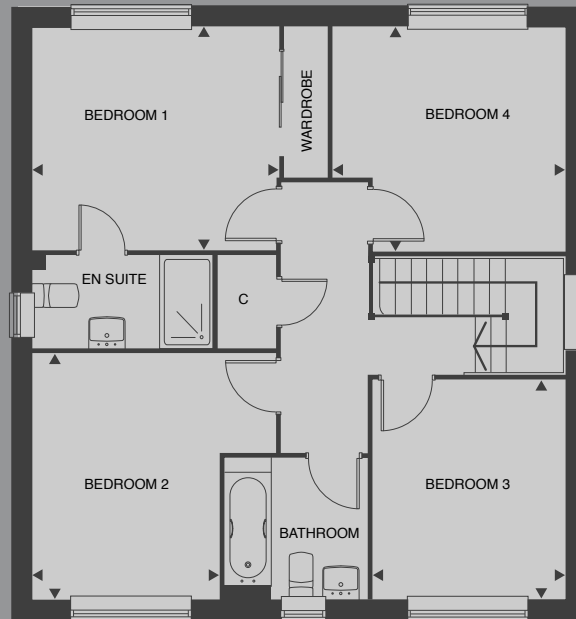
Close to Holly Grove is both a primary school and pre-school while there is a wide range of educational facilities for all ages in the local area.

# MAYFAIR PLOTS 3,4 & 5





**GROUND FLOOR**

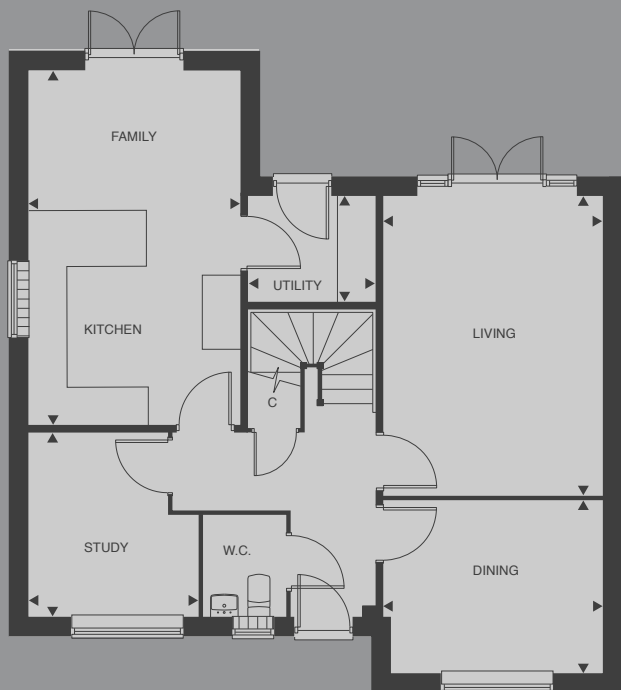


**FIRST FLOOR**

<b>LIVING ROOM</b> 5125 + bay x 3200	16' 10" + bay x 10' 6"
<b>DINING AREA</b> 3975 (max) x 3275 (max)	13' 1" (max) x 10' 9" (max)
<b>KITCHEN AREA</b> 3275 (max) x 3150 (max)	10' 9" (max) x 10' 5" (max)
<b>UTILITY</b> 2175 x 1950	7' 2" x 6' 5"
<b>BEDROOM 1</b> 4400 x 3325	14' 6" x 10' 11"
<b>BEDROOM 2</b> 3650 x 2775 (min)	12' 0" x 9' 2" (min)
<b>BEDROOM 3</b> 3250 x 2875	10' 8" x 9' 6"
<b>BEDROOM 4</b> 3475 (max) x 3350 (max)	11' 5" (max) x 11' 0" (max)

# BELGRAVE PLOTS 1 & 2





**GROUND FLOOR**



**FIRST FLOOR**

<b>LIVING ROOM</b> 4800 x 3500	15' 9" x 11' 6"
<b>DINING ROOM</b> 3500 (max) x 2750	11' 6" (max) x 9' 1"
<b>STUDY</b> 2950 (max) x 2700 (max)	9' 9" (max) x 8' 11" (max)
<b>KITCHEN/FAMILY</b> 5675 x 3375	18' 8" x 11' 1"
<b>UTILITY</b> 2175 x 1950	7' 2" x 6' 5"
<b>BEDROOM 1</b> 4450 x 3375	14' 8" x 11' 1"
<b>BEDROOM 2</b> 3575 x 3400	11' 9" x 11' 2"
<b>BEDROOM 3</b> 3575 (max) x 3450 (max)	11' 9" (max) x 11' 4" (max)
<b>BEDROOM 4</b> 3500 (max) x 3350 (max)	11' 6" (max) x 11' 0" (max)



Photographs from previous Matthew Homes show homes

# SPECIFICATION

Gas central heating

Vertical five panel internal doors

Chrome finish door furniture

UPVC double glazed windows

Lemongrass fitted kitchen with quartz worktops

Integrated kitchen including high level oven, gas hob, cooker hood, fridge/freezer, washing machine and dishwasher

Choice of floor tiling to kitchen and utility room (subject to stage of construction)

Built-in wardrobes to bedroom 1 (and to bedroom 2 in Belgrave house type)

Choice of floor and wall tiling to bathroom and en-suite (subject to stage of construction)

Roca sanitaryware

Chrome heated towel rails to bathroom and en-suite

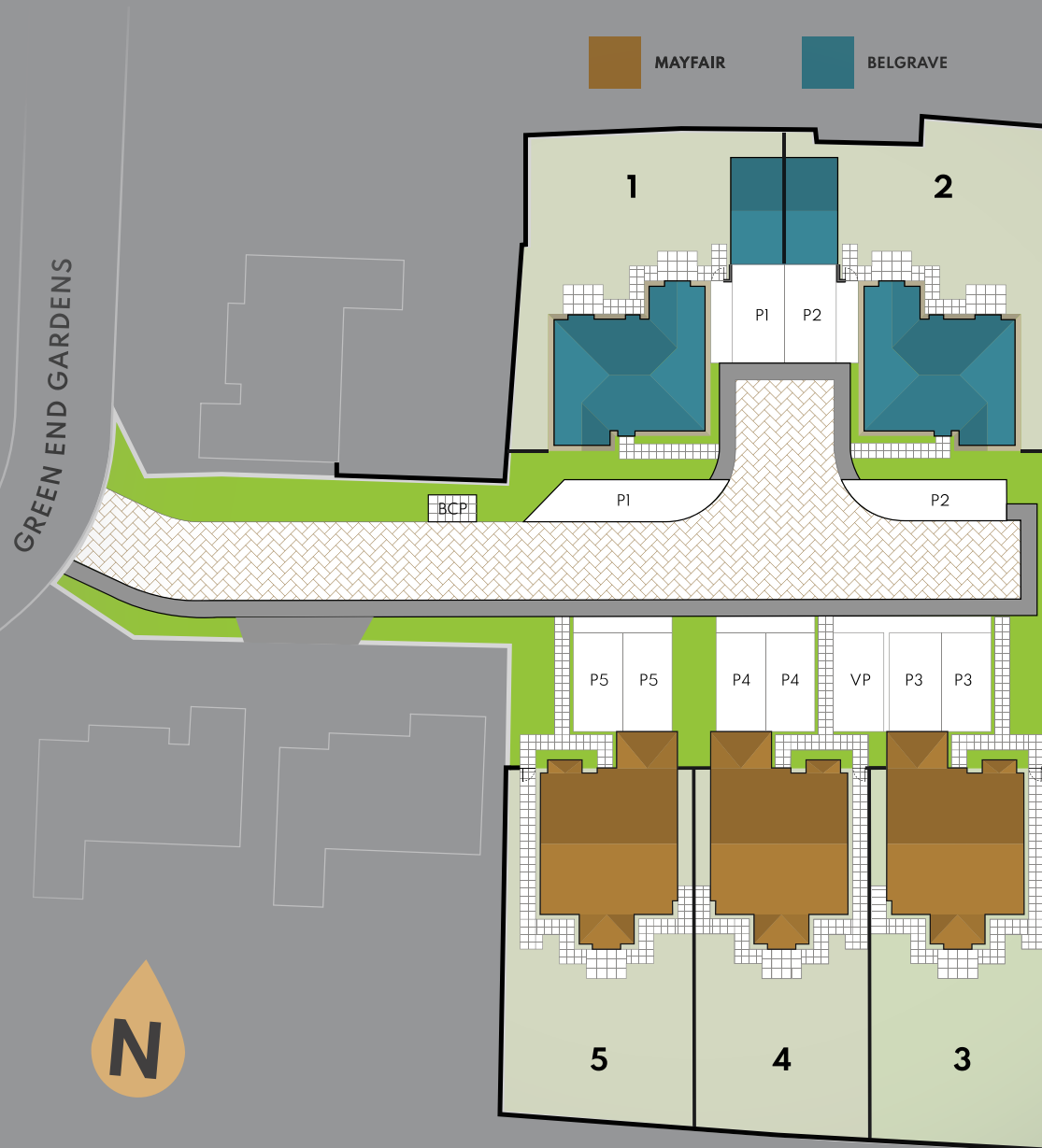
Inset ceiling lights to kitchen, bathroom and en-suite

Light and power to garages

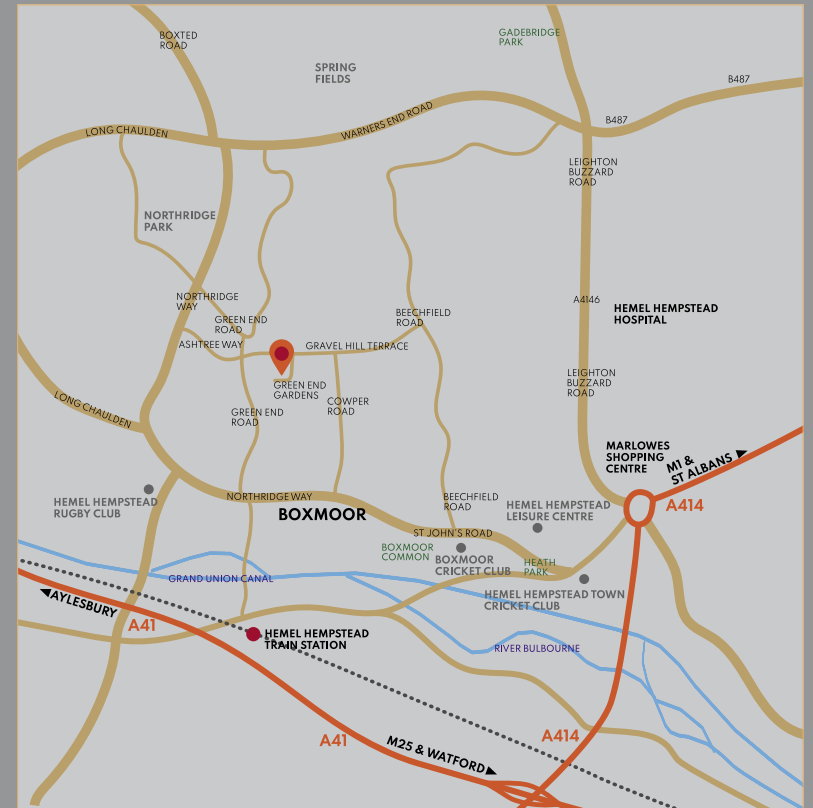
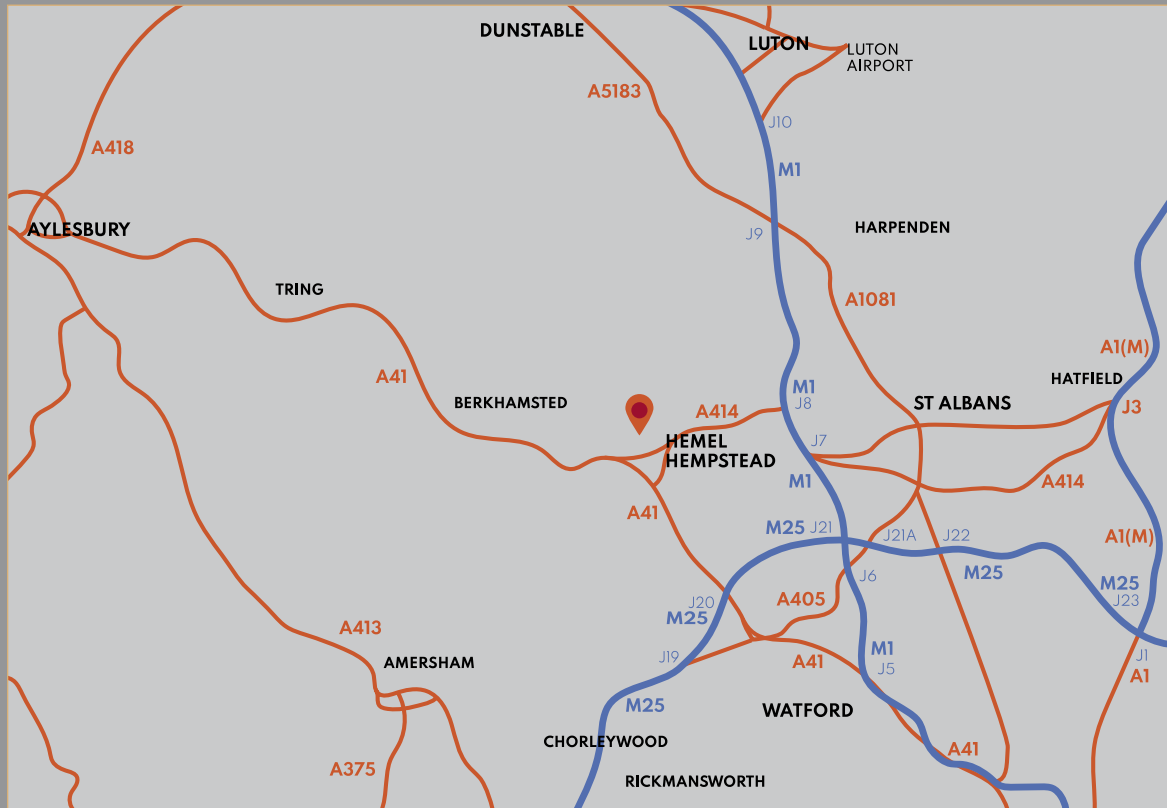
NHBC cover



# SITE PLAN



# LOCATION





Matthew Homes Ltd.  
Matthew House  
45-47 High Street, Potters Bar  
Hertfordshire EN6 5AW  
Tel: 01707 655550  
email: [sales@matthew-homes.com](mailto:sales@matthew-homes.com)  
[www.matthew-homes.com](http://www.matthew-homes.com)

Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.

March 2022



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