



THE MEWS AT OLD HARLOW

A collection of contemporary
2, 3 & 4 bedroom houses

Station Road, Old Harlow, CM17 0FF

site sales

For further information please call:

0844 800 9448
www.modeharlow.co.uk

The details in this brochure are intended as a guide only and must not be relied on as a statement of fact. They do not form the basis of any contract. The descriptions, specifications, distances and all other information are believed to be correct but their accuracy is in no way guaranteed. Designed and produced by Four Corners Advertising March 2012. Tel: 020 3358 0040.

mode

Mode is a joint development between:

▶ moat

Leadbitter
Homes

mode

STRIKING HOMES IN OLD HARLOW

The Mews at Old Harlow is perfectly nestled in a picturesque location close to Harlow town centre with its myriad of shops and amenities.



Computer generated image



The Mews at Old Harlow offers the best of old and new. Old means the characterful charm of Old Harlow, new is the busy centre of Harlow town, as well as these strikingly designed new homes.

Old Harlow is the most historic part of town and today it still retains a village-like atmosphere where modern needs are served with a health centre, shops, a supermarket, farmers' market, restaurants, traditional pubs and six primary schools within a one mile radius of these new homes.

New Harlow is a thriving town. It offers excellent shopping at the Harvey Centre and the Water Gardens, two cinemas, a theatre and arts centre and every kind of sports facility you could wish for.



Computer generated image



It also has a surprising amount of green space. The 164 acre Harlow Town Park is a wonderful amenity, with an adventure playground and paddling pool for small visitors and regular open air concerts and community events for older ones.



The Mews at Old Harlow is close to Harlow Mill Station with convenient access to London

Planned as one of the 'new towns' in the early 1950s, one of Harlow's advantages has always been its good transport connections. Harlow Mill station, about half a mile from The Mews at Old Harlow, is on the mainline to London with the journey time to Liverpool Street of less than 40 minutes*, making it an easy city commute. Other direct connections from this station include Stansted Airport (23 minutes) and Cambridge (50 minutes).

By road, junction 7 of the M11 is about four miles away with a direct link to Stansted Airport, which is less than ten miles away, the city of Cambridge and junction 27 of the M25. Surprisingly perhaps, you can even access London Underground from Epping station, just under six miles away.

Also within easy range from The Mews at Old Harlow is the countryside of Essex, Cambridgeshire and Hertfordshire, where you can explore picturesque market towns such as Bishop's Stortford, Saffron Walden, the fenland villages around Cambridge and the grandeur of Cambridge itself.

There is a regular bus route, No. 510 that links Old Harlow to the town centre along First Avenue every 20 minutes.

* Times sourced from www.tfl.gov.uk

WELL
CONNECTED
IN HARLOW



Local area images

SPECIFICATION



The Mews at Old Harlow is designed to create contemporary family homes with spacious quality fittings throughout.

GENERAL

- Front door with letterbox, viewer and deadlocks
- Front door bell
- Smooth white painted walls, ceilings and architraves
- Flush oak effect internal doors with brushed chrome ironmongery
- Allocated parking to all plots

KITCHEN

- Contemporary Manhattan kitchens with laminate worktops and upstands
- Under unit lighting
- Stainless steel 1½ bowl sink with mixer tap
- Stainless steel splashback to hob
- Electrolux brushed steel single oven, gas hob and chimney extractor hood
- Electrolux integrated fridge / freezer and dishwasher ¹
- Space for washer / dryer ²
- Brushed chrome sockets and switches
- Ceramic floor tiling

BATHROOM

- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic shower where fitted
- Shower screen to bath where shower is installed
- Silver framed shower enclosure to en-suite
- Large format wall tiling
- Mirror
- Chrome heated towel rail
- White shaver socket
- Ceramic floor tiling

CLOAKROOM

- Contemporary white sanitaryware with chrome mixer taps
- Ceramic tile splashback to basin
- Ceramic floor tiling

HEATING & ELECTRICAL

- White sockets and switches throughout except kitchen
- Gas central heating with radiators
- Mains operated smoke detectors
- Brushed steel track light to kitchen
- Energy efficient downlights to bathrooms
- Pendant lighting to hall, landing, living room, dining area and bedrooms
- Loft light switch to landing
- TV point to living room and all bedrooms
- Telephone point to living room and bedroom one
- Digital TV point with Sky+ facility to living room ³

SECURITY

- Secured by design approved aluminium / timber composite double glazed windows with white finish internally
- Dedicated telephone socket and single socket for future provision of a wireless alarm system

EXTERNALS

- Paving to rear garden ⁴
- Rear garden laid to turf
- Fence to rear boundaries
- External light to front entrance

1. Dishwasher may be 600mm or 450mm wide (please check with sales consultant)

2. Plot 4 benefits from a utility room with space for a washer / dryer

3. Subject to individual purchaser connection

4. Paved area as per plan please check with sales consultant



THE MEWS

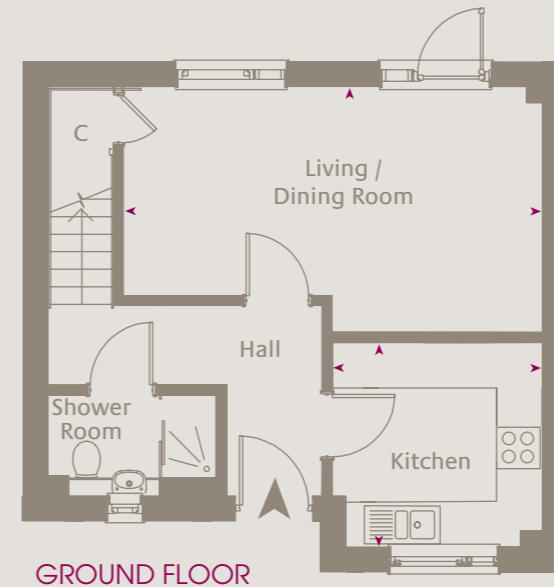
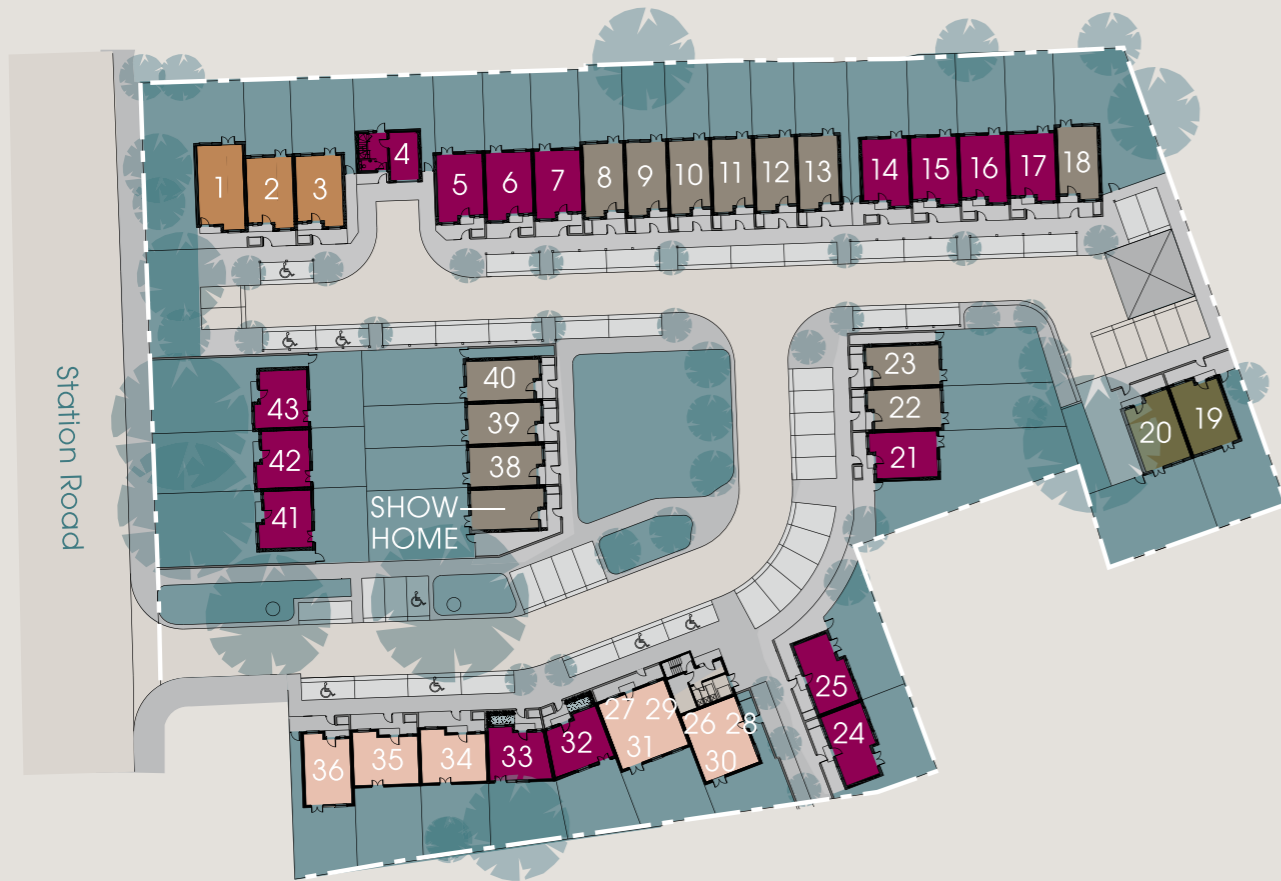
AT OLD HARLOW

Site Plan

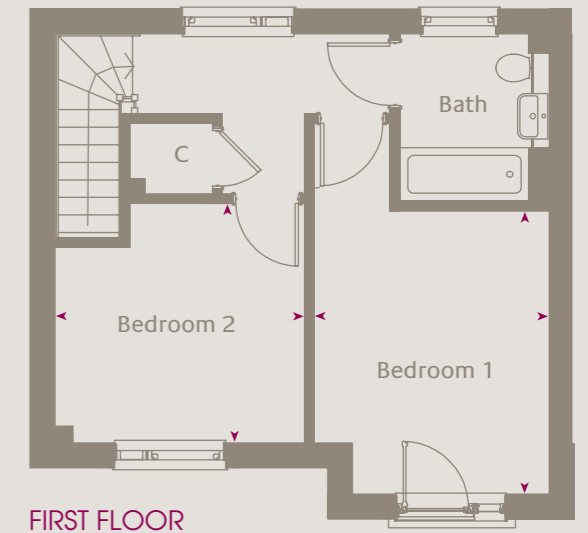
THE MEWS

AT OLD HARLOW

Two bedroom houses



GROUND FLOOR



FIRST FLOOR

Shared Ownership Apartments and Houses

Rental Houses

- Plots 41, 42 & 43
TWO BED HOUSES - 72.8 sq.m. 784 sq.ft.. Plot 43 - 73.8 sq.m. 794 sq.ft.
- Plots 32 & 33
TWO BED HOUSES - 74.9 sq.m. 806 sq.ft.
- Plots 24 & 25
TWO BED HOUSES - 76.2 sq.m. 820 sq.ft.
- Plots 5, 6, 7, 14, 15, 16, 17 & 21
TWO BED HOUSES - 76.4 sq.m. 822 sq.ft. Plot 21 - 77.8 sq.m. 837 sq.ft.
- Plot 4
TWO BED MEWS HOUSE - 89.0 sq.m. 958 sq.ft.
- Plots 8, 9, 10, 11, 12, 13, 18, 22, 23, 38, 39 & 40
THREE BED HOUSES - 88.5 sq.m. 953 sq.ft. Plots 13 & 37 - 90.2 sq.m. 971 sq.ft.
- Plots 19 & 20
FOUR BED HOUSES - 102.1 sq.m. 1,099 sq.ft.

Plots 41, 42 & 43*

TWO BEDROOMS
72.8 sq m 784 sq.ft. PLOT 43 - 73.8 sq m 794 sq.ft.

Living / Dining Room
5.45m x 3.22m 17' 11" x 10' 7"

Kitchen
2.77m x 2.70m 9' 1" x 8' 10"

Bedroom 1
3.74m x 3.09m 12' 3" x 10' 2"

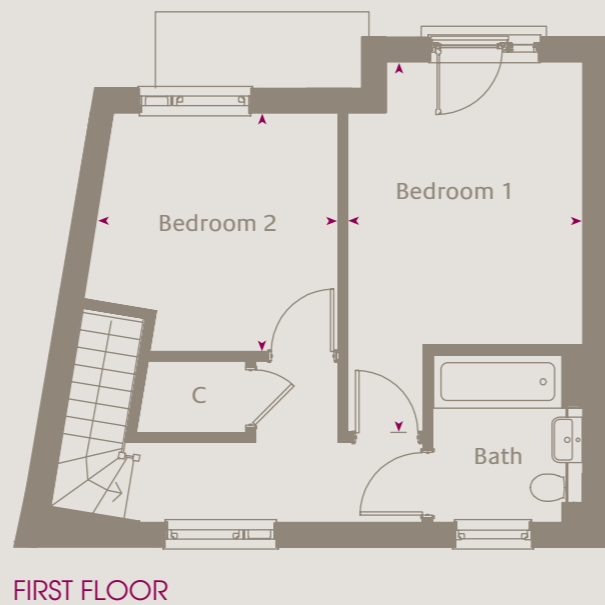
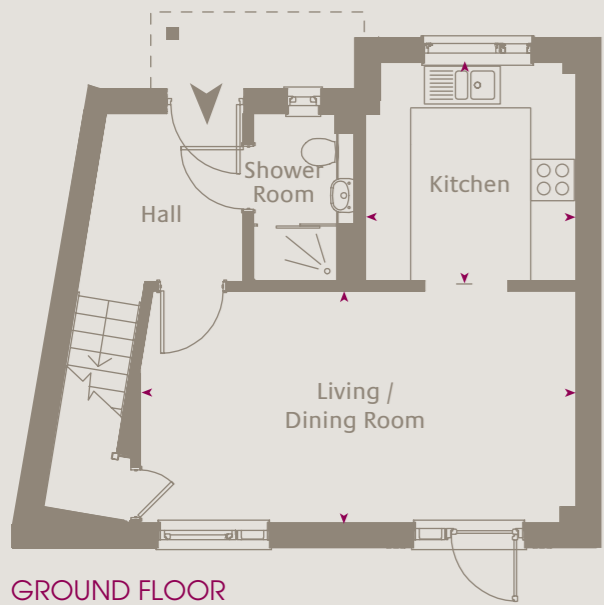
Bedroom 2
3.20m x 3.16m 10' 6" x 10' 4"

* Plot 43 is 88mm wider than the drawing shown above.

THE MEWS

AT OLD HARLOW

Two bedroom houses



Plots 32 & 33*

TWO BEDROOMS
74.9 sq m 806 sq.ft.

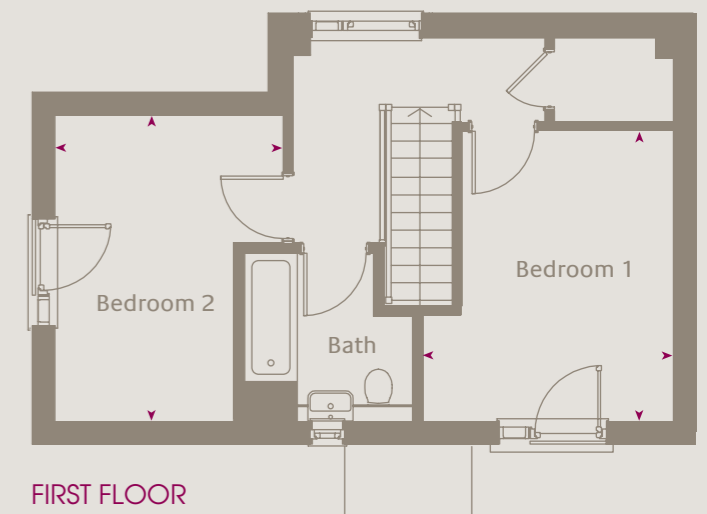
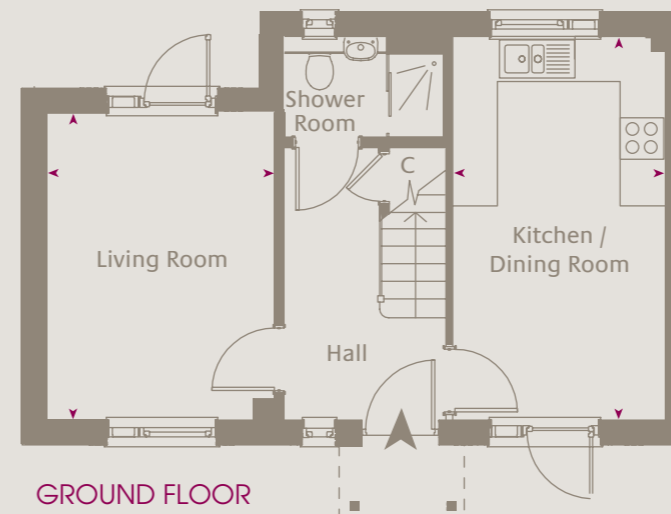
Living / Dining Room
5.74m x 3.05m 18' 10" x 10' 0"

Kitchen
2.87m x 2.78m 9' 5" x 9' 1"

Bedroom 1
4.90m x 3.10m 16' 1" x 10' 2"

Bedroom 2
3.18m x 3.15m 10' 5" x 10' 4"

* Handed to the one drawn



Plots 24* & 25

TWO BEDROOMS
76.2 sq m 820 sq.ft.

Living Room
4.04m x 3.00m 13' 3" x 9' 10"

Kitchen / Dining Room
5.06m x 2.78m 16' 7" x 9' 1"

Bedroom 1
3.83m x 3.31m 12' 7" x 10' 10"

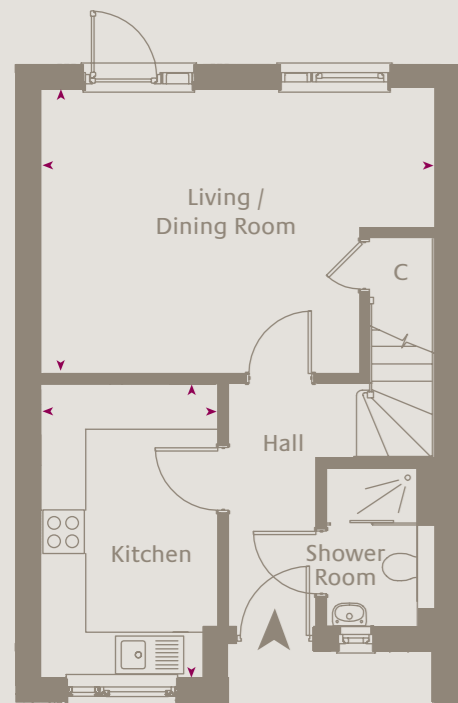
Bedroom 2
4.05m x 3.03m 13' 3" x 9' 11"

* Handed to the one drawn

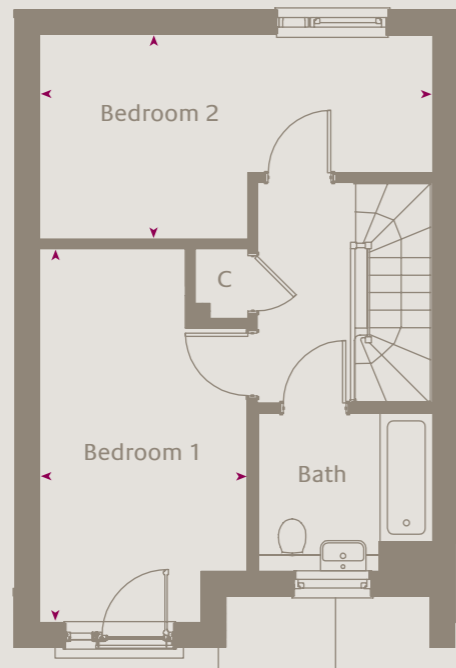
THE MEWS

AT OLD HARLOW

Two bedroom houses



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Plot 21 has a different window position, as shown above.

Plots 5, 6, 7, 14*, 15*, 16*, 17* & 21[†]

TWO BEDROOMS

76.4 sq m 822 sq.ft. PLOT 21 - 77.8 sq m 837 sq.ft.

Living / Dining Room
5.19m x 3.74m 17' 0" x 12' 3"

Kitchen
3.87m x 2.31m 12' 8" x 7' 7"

Bedroom 1
4.94m x 2.77m 16' 2" x 9' 1"

Bedroom 2
5.19m x 2.69m 17' 0" x 8' 10"

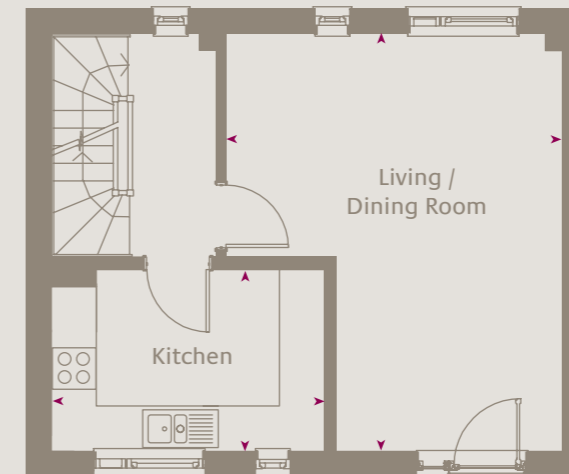
* Handed to the one drawn

[†] Plot 21 is 88mm wider than the drawing shown above.

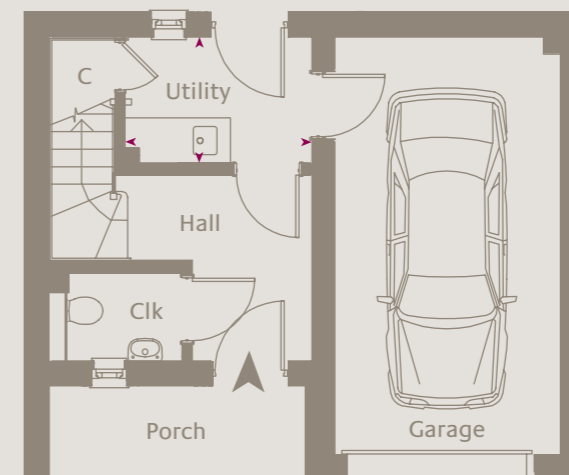
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Plot 4

TWO BEDROOMS

89.0 sq m 958 sq.ft.

Utility
2.47m x 1.67m 8' 1" x 5' 6"

Living / Dining Room
5.51m x 4.45m 18' 1" x 14' 7"

Kitchen
3.61m x 2.40m 11' 10" x 7' 10"

Bedroom 1
3.32m x 3.27m 10' 11" x 10' 9"

Bedroom 2
3.46m x 3.29m 11' 4" x 10' 10"

THE MEWS

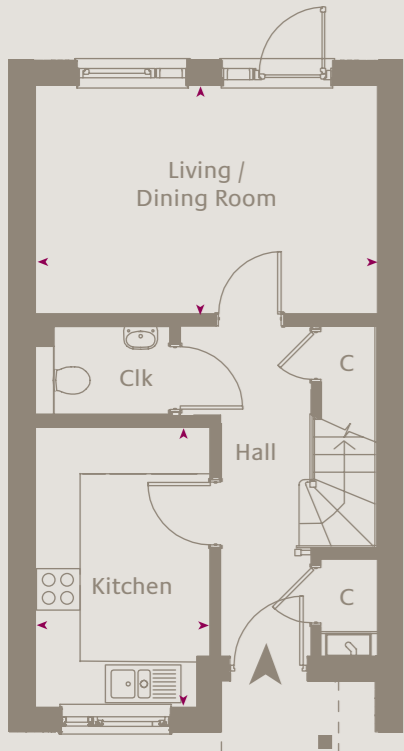
AT OLD HARLOW

Three bedroom houses

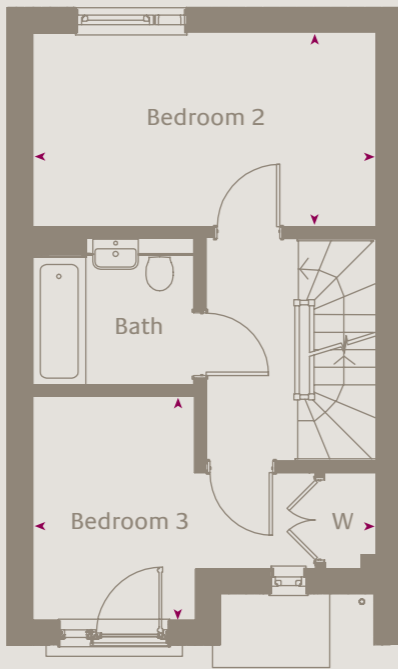
THE MEWS

AT OLD HARLOW

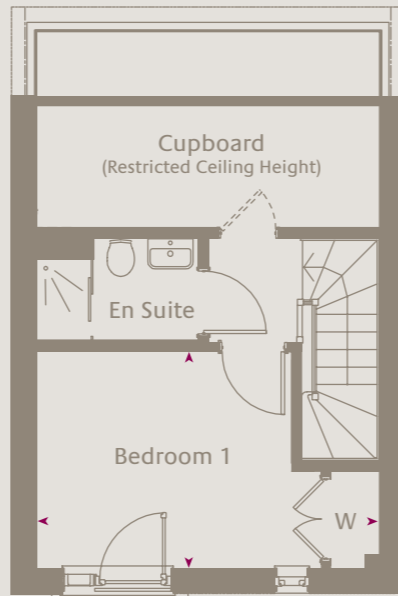
Four bedroom houses



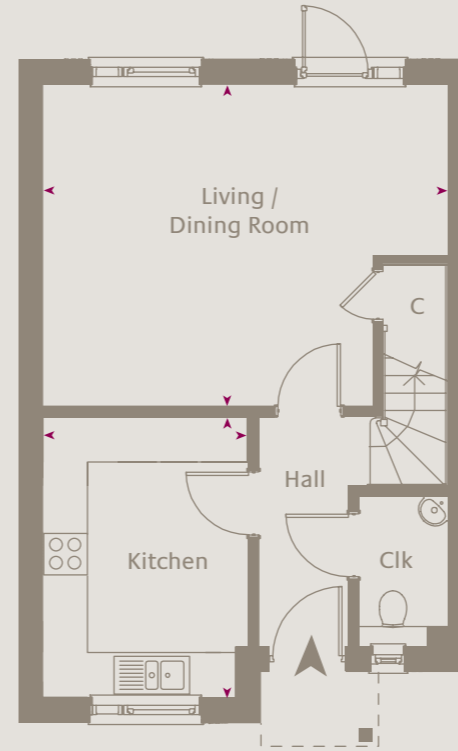
GROUND FLOOR



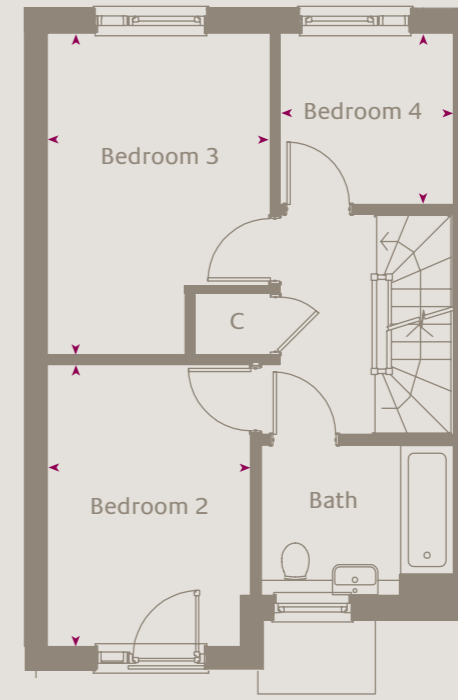
FIRST FLOOR



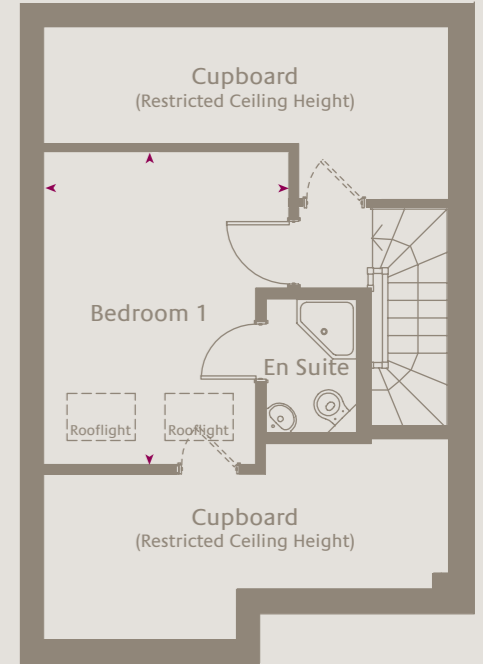
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Plots 8, 9, 10, 11, 12, 13[†], 18*,
22, 23, 38*, 39* & 40*

THREE BEDROOMS

88.5 sq m 953 sq.ft. PLOT 13 - 90.2 sq m 971 sq.ft.

Living / Dining Room
4.52m x 3.02m 14' 10" x 9' 11"

Kitchen
3.70m x 2.40m 12' 2" x 7' 10"

Bedroom 1
4.52m x 2.95m 14' 10" x 9' 8"

Bedroom 2
4.52m x 2.56m 14' 10" x 8' 5"

Bedroom 3
4.52m x 2.95m 14' 10" x 9' 8"

* Handed to the one drawn.

† Plot 13 is 88mm wider than the drawing shown above.

Plots 19* & 20

FOUR BEDROOMS

102.1 sq m 1,099 sq.ft.

Living / Dining Room
5.35m x 4.25m 17' 7" x 13' 11"

Kitchen
3.71m x 2.72m 12' 2" x 8' 11"

Bedroom 1
4.12m x 3.24m 13' 6" x 10' 8"

Bedroom 2
3.72m x 2.68m 12' 2" x 8' 10"

Bedroom 3
4.25m x 2.93m 13' 11" x 9' 7"

Bedroom 4
2.29m x 2.26m 7' 6" x 7' 5"

* Handed to the one drawn