



4 Halls Close  
Braughing

Joint selling agents



**Oliver  
Minton**  
*Village & Rural Homes*

**CHEFFINS**



# 4 Halls Close Braughing

A superb 3 bedroom, detached property by respected developer Logan Homes with a high specification and generous proportions, enjoying a prominent position in this prestigious new development

Entrance Hall | Kitchen/ Breakfast Room | Sitting Room | Master Bedroom with En-Suite | Second Double Bedroom | Family Bathroom | Covered Car Port and additional parking space

## Halls Close

Halls Close is a new development of 9 individually designed and beautifully finished properties, set within the popular and picturesque village of Braughing. Each property has been thoughtfully designed to compliment its location, incorporating traditional details whilst providing a high specification.

## Location

Braughing is surrounded by beautiful countryside through which there are many wonderful footpaths and bridleways. The village enjoys three village pubs/eateries, a highly rated primary school, St Mary's Church and numerous societies and sports clubs. In addition, there is a cricket field, tennis courts, a village hall and of course the ford that is the focal point of the annual Braughing wheelbarrow race.

Stations for those who commute are not far away in



Ware, Hertford and Bishops Stortford and the A10 provides excellent access to the surrounding area, the M25, London and Cambridge. Stansted Airport is about 20 or 30 minutes drive, far enough away but still convenient.

## Logan Homes

Logan Homes approach each project with a fresh perspective, creating truly, distinctive and individually designed homes. While the designs may be bespoke, common to all developments are two key elements: exceptional build quality and a superb specification. A Logan home combines stunning good looks with traditional aesthetic values and all the comforts that modern homeowners expect.

For complete peace of mind, all properties carry a 10-year ICW warranty.

To see examples of our previous projects and the quality of finish that we provide, please do visit our website: [www.logan-homes.co.uk](http://www.logan-homes.co.uk)

## Halls Close Management Company

A management company will be formed and handed over to the residents on completion of the final sale of which all residents will be equal shareholders. The management company will be responsible for the maintenance of the shared access road, landscaped areas and fences.

# Specification

Fully fitted kitchen, energy efficient heating via air-source heat pump, super-fast broadband, tile and carpet floor finishes throughout, landscaped garden, electric vehicle charger

## Kitchen

- Fully fitted kitchen, incorporating fitted base and eye level units with Silestone worktops
- Integrated appliances including fan oven, combi microwave, induction hob
- Integrated fridge and freezer
- Integrated dishwasher
- Sink with polished chrome tap

## Utility

- Space and plumbing for washing machine and tumble dryer
- Sink with polished chrome tap
- Co-ordinated wall units with worktops to match kitchen

## Bathrooms

- Contemporary styled bathrooms
- Vanity basin with chrome tap
- Mirror with light and de-mist element
- Showers with adjustable heads
- Baths with chrome filler taps, shower screen and shower over
- WCs with water efficient dual flush and soft close seats
- Heated towel rails
- Ceramic floor tiles and wall tiling to selected areas

## Heating, electrical and lighting

- Heating via an energy efficient air source heat pump with under floor heating to ground floor, thermostatically controlled radiators to first floor
- Pressurised hot water system
- Polished or brushed effect chrome light switches

throughout

- White plastic plug sockets throughout, except above kitchen, utility counters, kitchen islands (polished or brushed effect chrome). Some sockets to incorporate USB charging outlets
- Power and light to loft with ladder access

## Home entertainment and communications

- Provision for TV points to kitchen, all reception rooms and bedrooms
- Telephone point in hall
- Fibre cabling providing super-fast broadband

## Interior finishes

- Painted double glazed windows with French doors to rear terraces.
- Ceramic floor tiles to hall, cloakroom, kitchen/breakfast room, utility and all bathrooms. Fitted carpets to the rest of the house
- Fitted wardrobe to Bedroom 1
- Satin paint finishes to all internal joinery
- Internal walls emulsion
- Half round coving throughout
- Staircases with Oak hand, base rails and newels with painted stop chamfered balusters

## External finishes

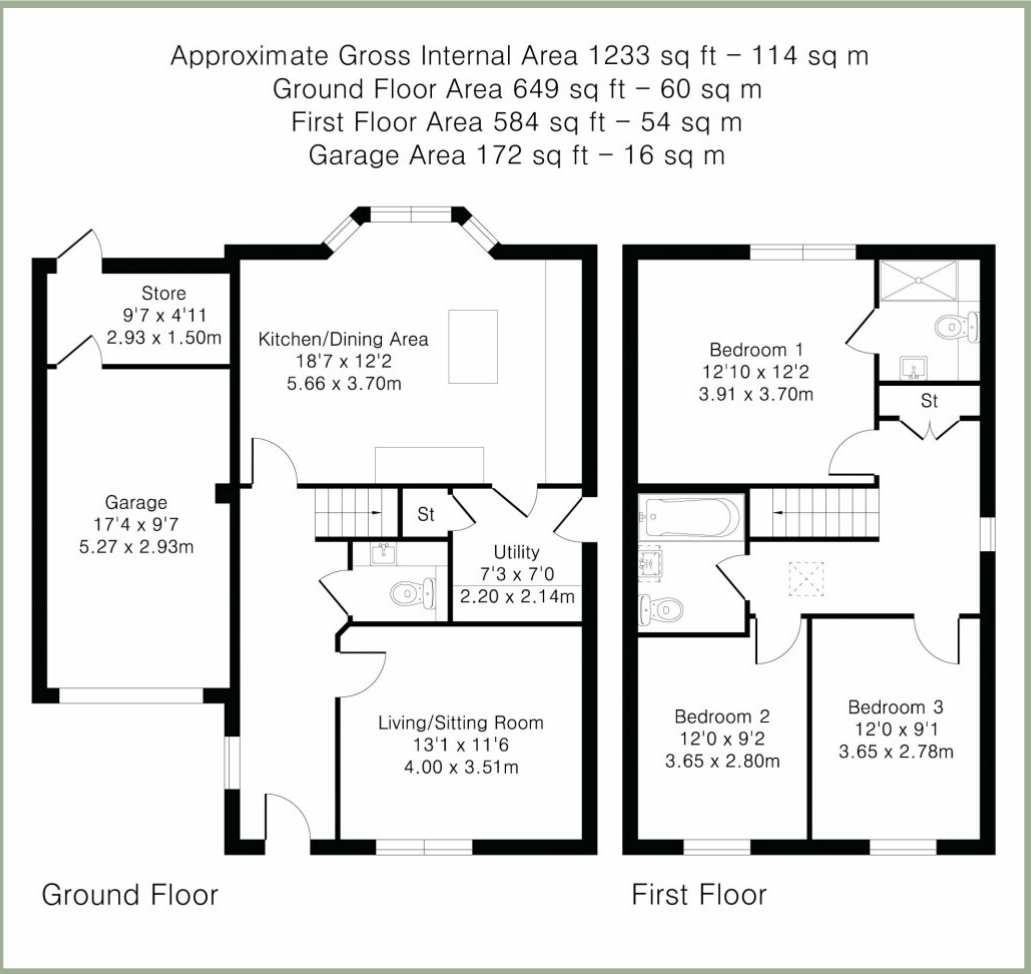
- Landscaped garden areas with turfed or seeded grass depending on the time of year
- Natural sandstone paving to rear terrace
- External tap and power point
- Single garage with light, power, Electric Vehicle Charger and private drive area in front

## Security and peace of mind

- External light to all external doors
- Fully fitted intruder alarm
- Mains fed smoke detector with battery back up fitted to hall and landing
- 10 year ICW structural warranty



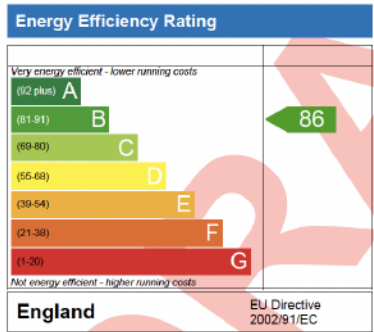
# Floor Plan



# Development Layout



## Predicted EPC



For more information, please contact our joint selling agents:



01223 214214  
[New.Homes@cheffins.co.uk](mailto:New.Homes@cheffins.co.uk)



01920 822999  
[puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)



Room sizes are approximate and floorplans are not to scale. Kitchen and bathroom layouts are indicative. Plans and specification are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. If there are any important matters that may affect your decision to buy, please check these with our selling agents.