

# ROE WOOD PARK

HAROLD HILL



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ROE WOOD PARK IS A COLLECTION OF 2 & 3 BEDROOM HOUSES  
IN THE HEART OF HAROLD HILL

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# LONDON LIVING BELLWAY STYLE



Roe Wood Park is situated a stone's throw from an abundance of open spaces, while keeping all the comforts of town and city nearby. The development has been designed to create a welcoming new community with open space, a play area and parking to all homes. When this is combined with great local schools and nearby transport links the result is a collection of homes that can cater perfectly for first-time buyers, families and commuting professionals.



# AN UNRIVALLED LOCATION



A12 (4 MINUTE DRIVE)  
CO-OP FOOD (5 MINUTE DRIVE)  
HAROLD WOOD STATION  
(7 MINUTE DRIVE)

CENTRAL PARK (HAROLD HILL)

CENTRAL PARK LEISURE CENTRE

SKATE PARK

NOAK HILL  
SPORT COMPLEX

PAINES BROOK

LOCAL CONVENIENCE STORE



MANOR FISHING LAKE  
AND NATURE RESERVE

DAGNAM PARK

Positioned within an abundance of green space, Roe Wood Park is ideal for those who enjoy the fresh air. Essentials such as supermarkets, local shopping and transport links can all be found within easy reach.

A home here can truly give you the best of all worlds.

Aerial image, travel times are approximate only from Roe Wood Park.

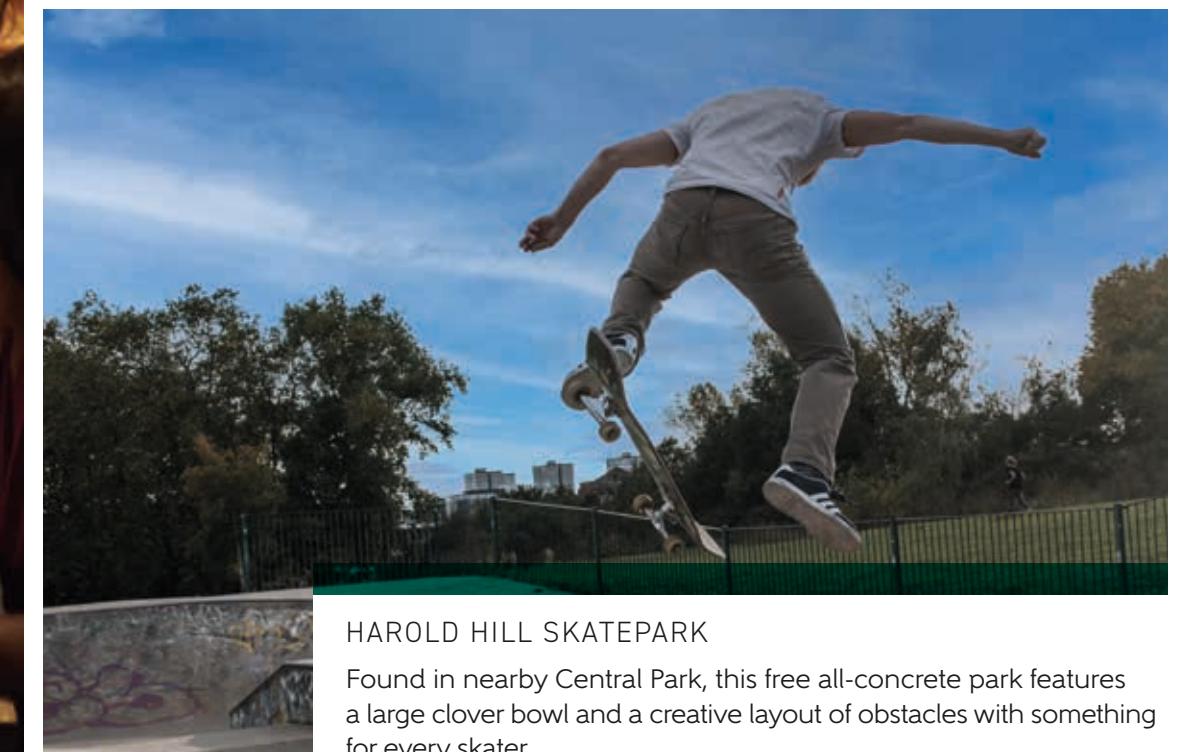
# DISCOVER HAROLD HILL

A VIBRANT, WELL-CONNECTED COMMUNITY WITH ITS FINGER ON THE PULSE OF THE CITY

Harold Hill enjoys an excellent location on the edge of London, between the bright lights of the city and the lush natural beauty of the greenbelt. The central shopping area is just over a mile away and offers a selection of shops and services such as a post office, bank, health centre and pharmacy, plus cafés, pubs and restaurants.

For more excitement, there are plenty of options close by. The towns of Romford and Brentwood are both within 15 minutes by car, between them providing a great selection of shops, leisure and entertainment for the whole family. A little further afield is the fantastic Lakeside Shopping Centre with hundreds of stores, restaurants and entertainment options to choose from.

Alternatively, Harold Wood station is a seven minute drive away and with direct services to London Liverpool Street, via the new Elizabeth Line in just 35 minutes, it puts the rest of London on your doorstep.



# PARK LIFE

ENJOY A WIDE SELECTION OF NEARBY PARKS AND OPEN SPACES THAT ARE PERFECT FOR RECONNECTING WITH FRIENDS, FAMILY AND NATURE



CENTRAL PARK, RM3 8PU

- 🚶 6 minutes on foot
- 🚴 2 minutes by bike

In addition to its extensive open space and surrounding woodland, Central Park offers a number of sports facilities and a kids' play area.



DAGNAM PARK, RM3 9XR

- 🚶 20 minutes on foot
- 🚴 7 minutes by bike

This area of open fields and mature woodland is the perfect place to get close to nature, with a wide range of resident flora, fauna and fallow deer.



BEDFORDS PARK, RM4 1QL

- 🚗 8 minutes by car
- 🚴 18 minutes by bike

Explore the beautiful rolling landscape and say hello to the resident herd of red deer at this Green Flag park and designated nature reserve.



WEALD COUNTRY PARK, CM14 5QS

- 🚗 7 minutes by car
- 🚴 17 minutes by bike

Walk the Stick Man trail, visit the deer park and admire spectacular views among 520 acres of woodland, grassland and wildflower meadows.



GOLF CLUBS

- 🚗 10 minutes by car
- 🚴 15 minutes by bike

Choose from no less than five golf clubs within 10 minutes by car, between them offering a fantastic choice of courses and a driving range.

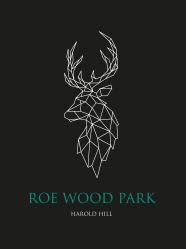


HAINAUT FOREST COUNTRY PARK, IG7 4QN

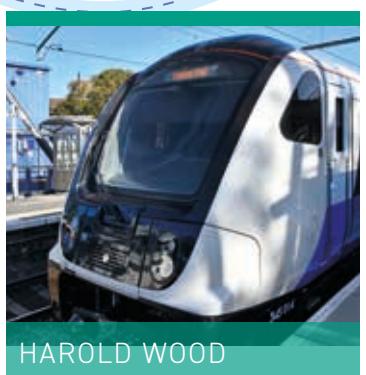
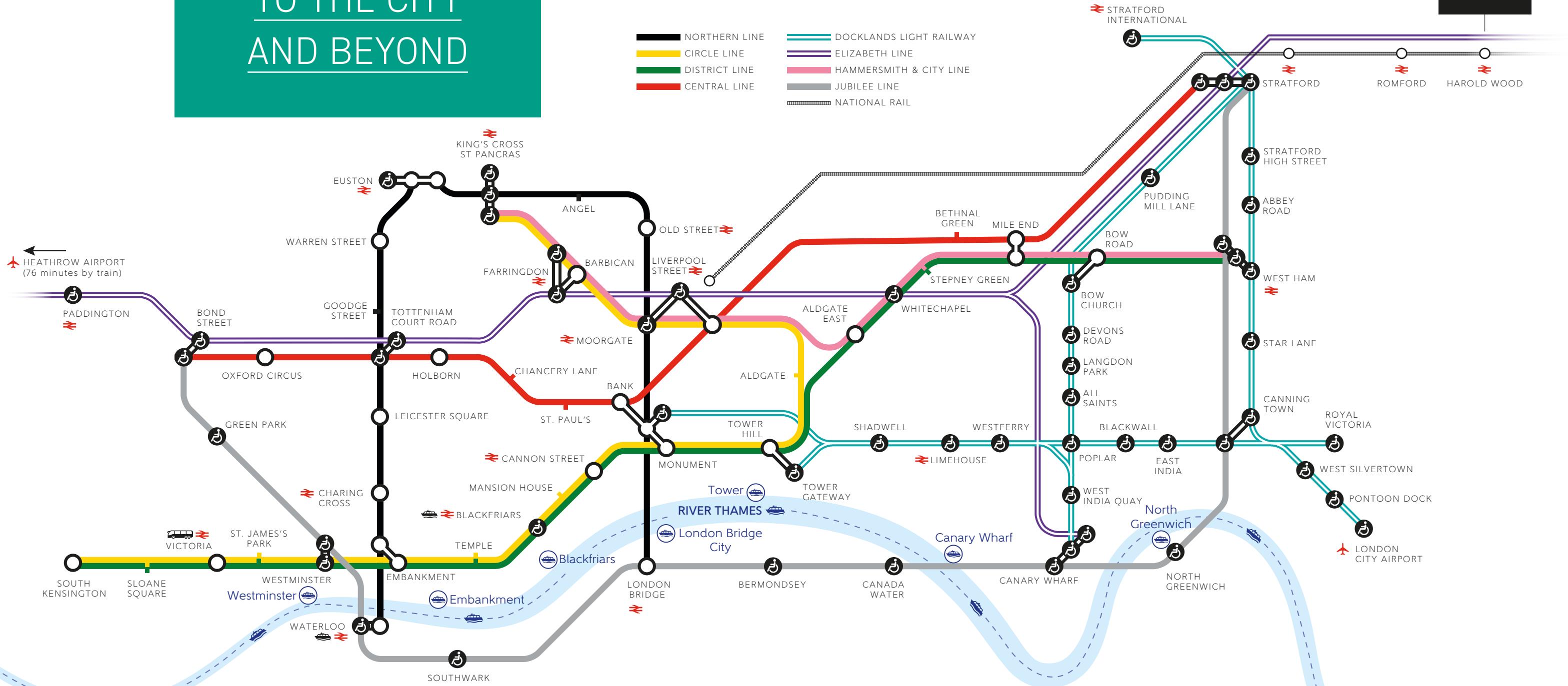
- 🚗 15 minutes by car
- 🚴 39 minutes by bike

Find your escape wandering among ancient trees and listening to the song of the 158 recorded bird species that call this country park home.

# CONNECTED TO THE CITY AND BEYOND



— NORTHERN LINE  
— CIRCLE LINE  
— DISTRICT LINE  
— CENTRAL LINE  
— DOCKLANDS LIGHT RAILWAY  
— ELIZABETH LINE  
— HAMMERSMITH & CITY LINE  
— JUBILEE LINE  
— NATIONAL RAIL



HAROLD WOOD

Harold Wood train station in Zone 6 is just 2 miles from home, with frequent national rail and Elizabeth line trains.



STRATFORD

Shop at Westfield, explore Olympic Park or begin a European adventure from Stratford international.



LIVERPOOL STREET

Perfect for both access to the big business of the city and the east-London chic of Shoreditch.

BY ROAD OR BY RAIL, THE CAPITAL AND THE COUNTRY ARE WITHIN EASY REACH

	DISTANCE	BY CAR
A12	1.3 miles	4 minutes
M25	2.1 miles	5 minutes
LAKESIDE SHOPPING CENTRE	12.2 miles	18 minutes
DARTFORD CROSSING	12.4 miles	17 minutes
BLUEWATER	17.1 miles	26 minutes
STRATFORD	23.2 miles	33 minutes
LONDON CITY AIRPORT	23.7 miles	36 minutes
STANSTED AIRPORT	27.0 miles	32 minutes
GREENWICH	28.1 miles	38 minutes
LONDON BRIDGE	28.9 miles	55 minutes
GATWICK AIRPORT	47.2 miles	51 minutes
HEATHROW AIRPORT	55 miles	58 minutes

Map is illustrative only.

# YOUR NEW HOME AWAITS

INTRODUCING OUR LATEST  
COLLECTION OF 2 & 3 BEDROOM HOUSES



Computer generated image.

# ATTENTION TO DETAIL

## GENERAL SPECIFICATION

- Walls and ceilings painted in Crown matt white emulsion
- Ideal LOGIC combination boiler with Google Nest Dual Zone Thermostat
- Fitted wardrobe to bedroom 1
- External tap
- 10 year NHBC warranty

## KITCHEN

- Handle-less wall units with soft close doors and drawers
- 22mm square edge laminate worktops
- Integrated oven, induction hob and hood
- Coloured glass splashback
- Stainless steel 1.5 bowl sink with chrome finish tap
- Integrated fridge/freezer
- Space and connections for a dishwasher and washer/ dryer
- Feature strip lighting under wall units

## BATHROOM

- Contemporary white Roca sanitaryware with Bristan chrome finish taps
- Soft close WC with chrome dual flush plate
- Walls fully tiled around bath/shower
- Mira 'Minimal EV' Thermostatic shower
- Full height mirror above vanity boxing to en suites (where no window in this location)
- Chrome heated towel rail

## ELECTRICAL

- Ultrafast fibre broadband
- Dual connection satellite point and telephone point to living room (connection to be arranged by purchaser)
- USB socket to kitchen, living room and bedroom 1
- Heat alarm plus smoke and carbon monoxide detectors
- Fused spur is provided for future installation of security alarm by purchaser
- Pendant lights to living areas and bedrooms
- White recessed spotlights to kitchen and bathrooms
- Brushed steel up/down external light to front and rear

Photography from the Show Apartment at Dacres Wood Court.



# UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS TO REFLECT YOUR TASTE

Every Bellway London home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances, fitted wardrobes, flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

## FLOORING

Completely transform your interior by selecting from a variety of carpets, wood flooring and ceramic floor tiles.



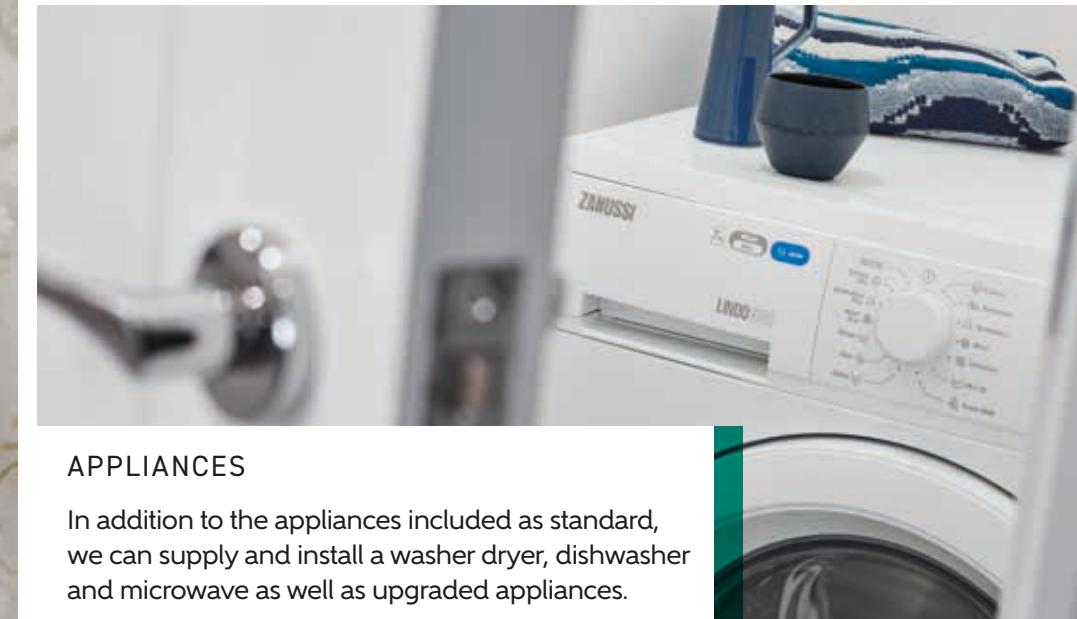
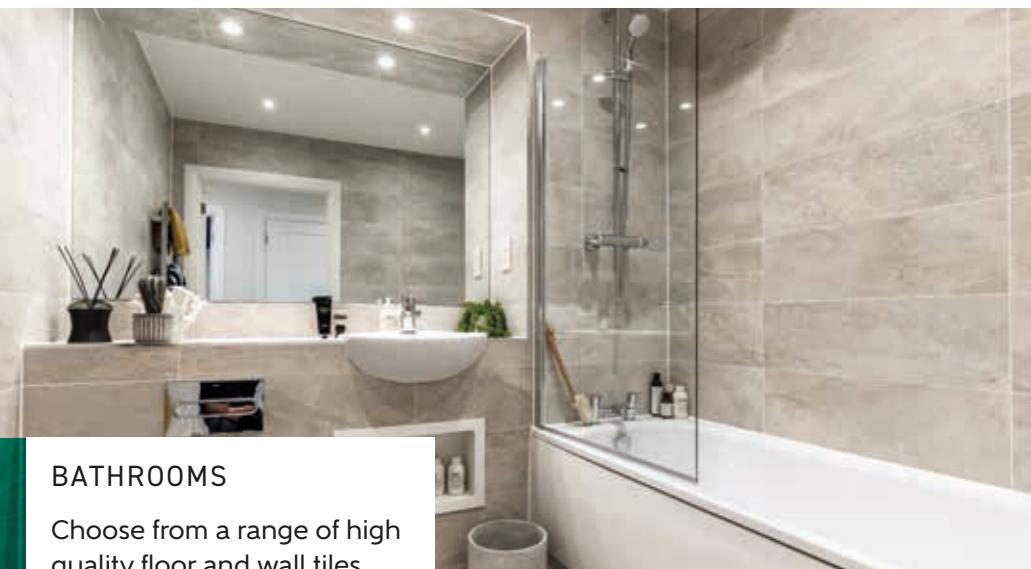
## BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



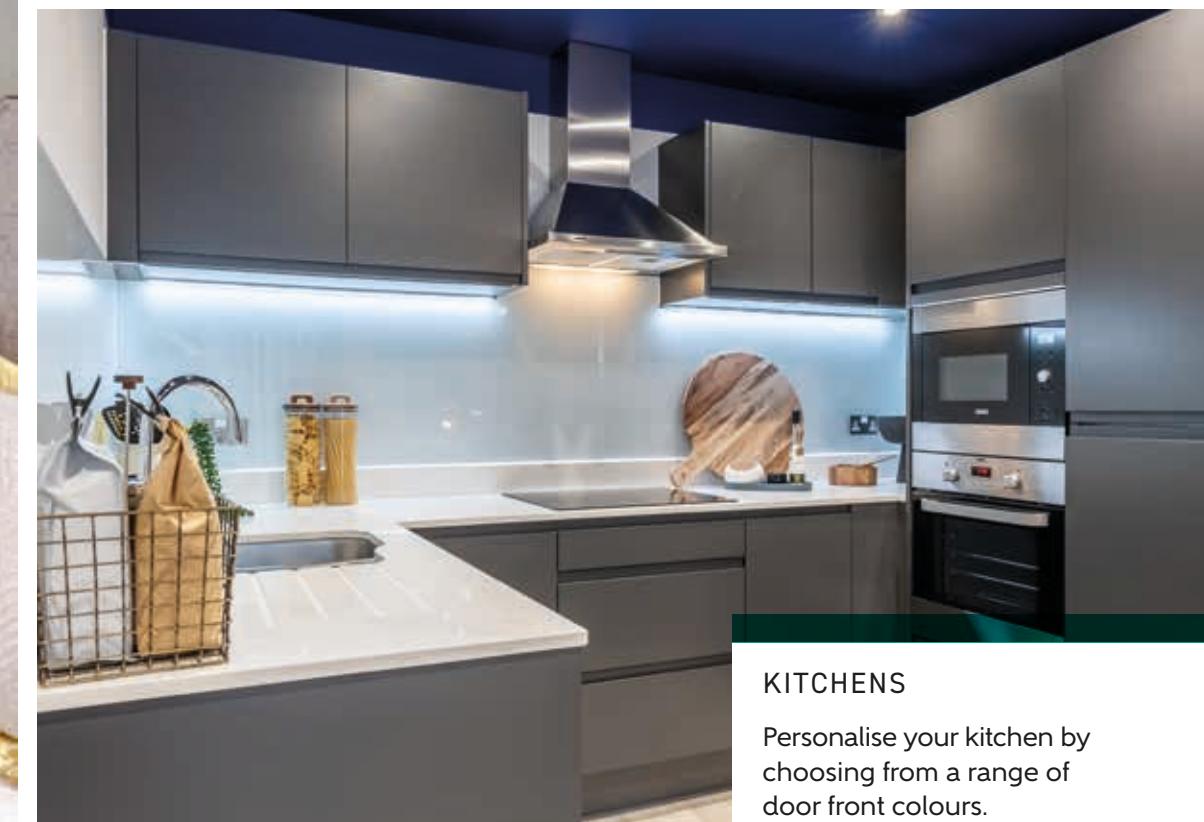
## BATHROOMS

Choose from a range of high quality floor and wall tiles.



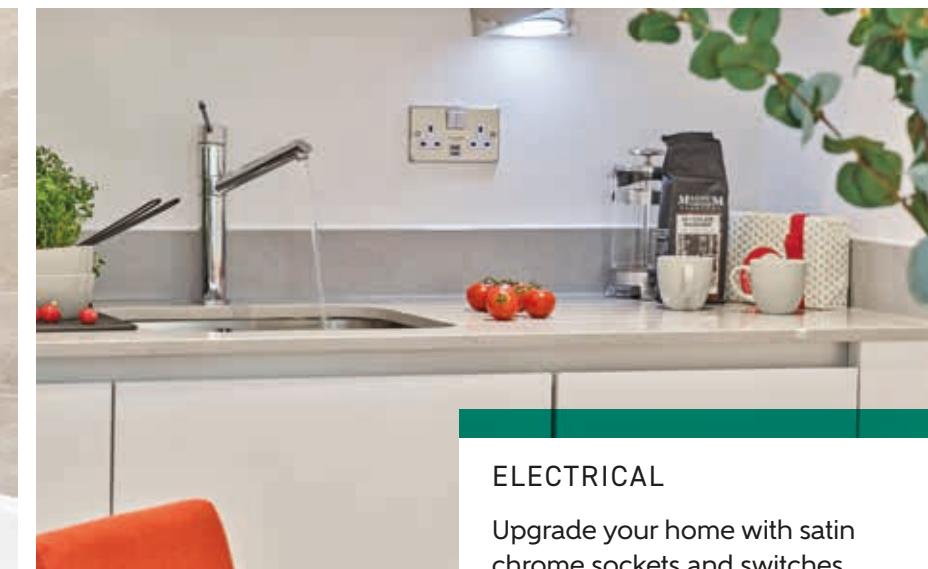
## APPLIANCES

In addition to the appliances included as standard, we can supply and install a washer dryer, dishwasher and microwave as well as upgraded appliances.



## KITCHENS

Personalise your kitchen by choosing from a range of door front colours.



## ELECTRICAL

Upgrade your home with satin chrome sockets and switches.

The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.



THE  
**ARTISAN**  
COLLECTION



# ROE WOOD PARK

## HAROLD HILL

# DEVELOPMENT PLAN



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only.

# THE COINER

TWO BEDROOM HOME

PLOTS 88-90, 98-101, 106 & 107



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



## GROUND FLOOR

Kitchen	2.65m x 3.35m (max)	8'8" x 11'0" (max) (max)
Living/Dining Room	4.08m x 5.12m (max)	13'5" x 16'10" (max) (max)
Cloakroom	1.99m x 1.09m (max)	6'6" x 3'7" (max) (max)
Total Area	81.34 sq.m.	876 sq.ft.

## FIRST FLOOR

Bedroom 1	4.08m x 3.11m (max)	13'5" x 10'2" (max)
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"

# THE HARPER

## THREE BEDROOM HOME

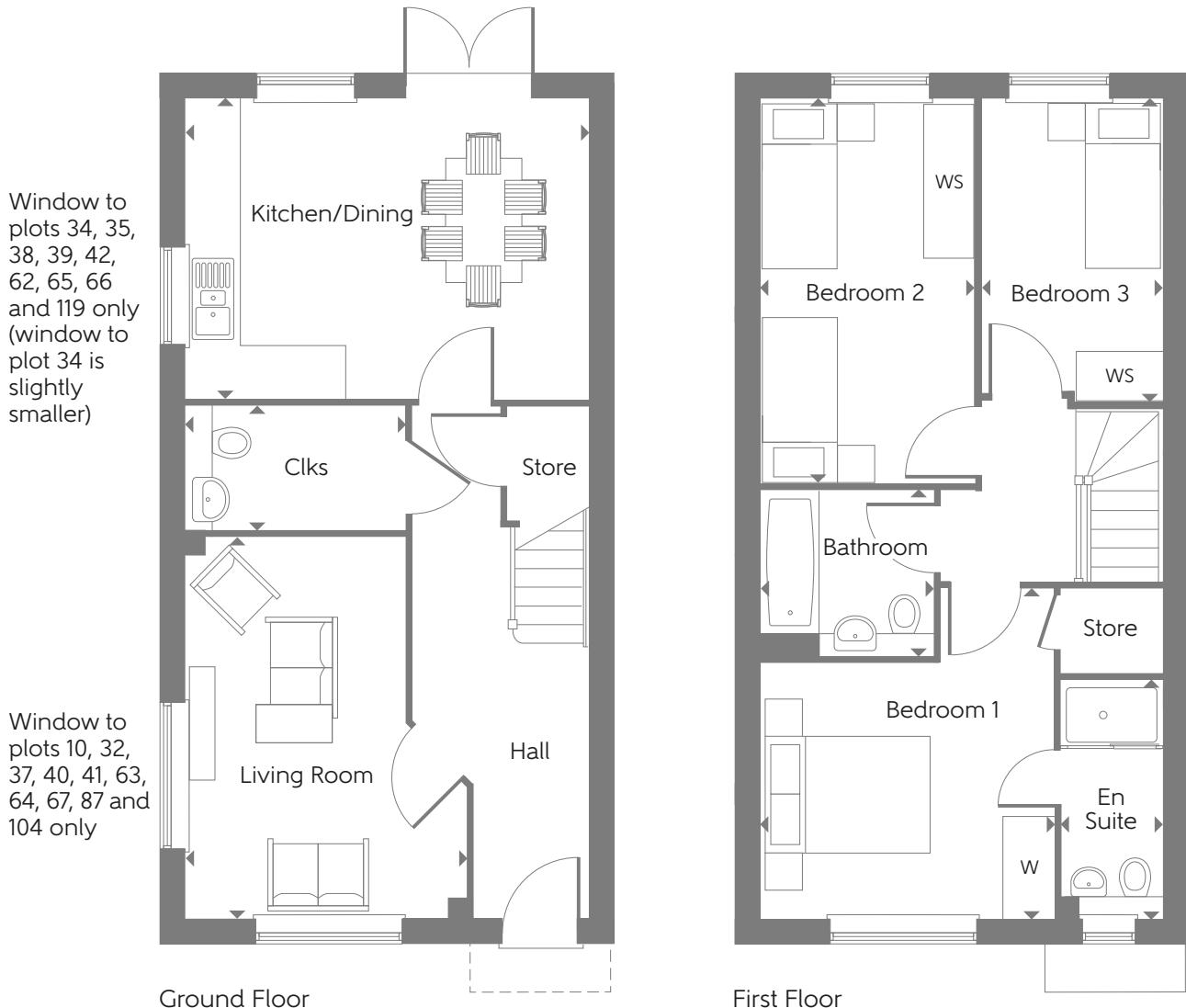
PLOTS 1, 2, 3, 6, 7, 8, 10, 32, 34, 35, 37, 38, 39, 40, 41, 42, 62, 63, 64, 65, 66, 67, 87, 103, 104, 105 & 119



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### GROUND FLOOR

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"
Total Area	95.28 sq.m.	1026 sq.ft.

### FIRST FLOOR

Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.06m x 1.99m	6'9" x 6'6"

# THE BLEMmere

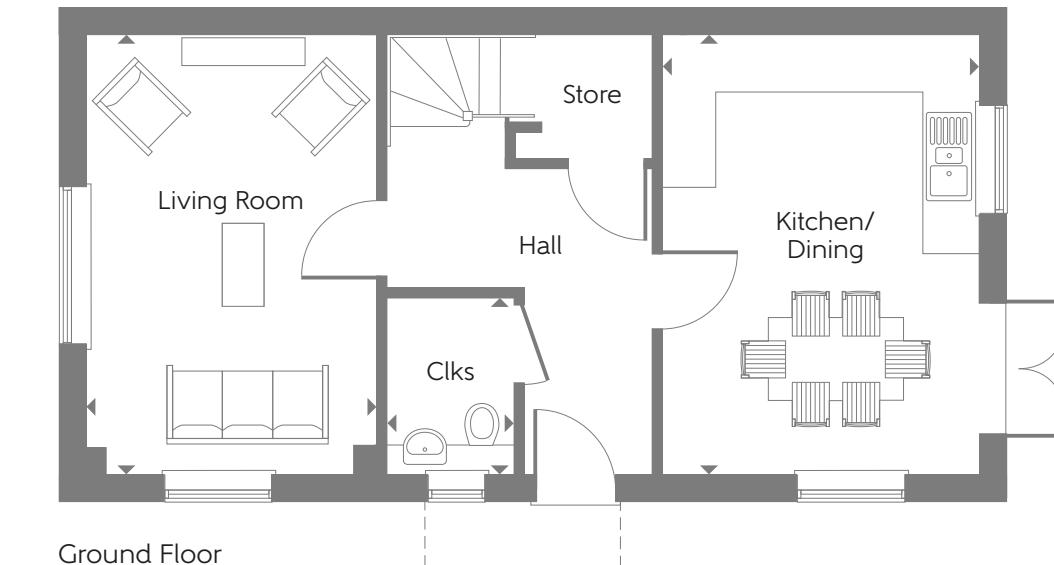
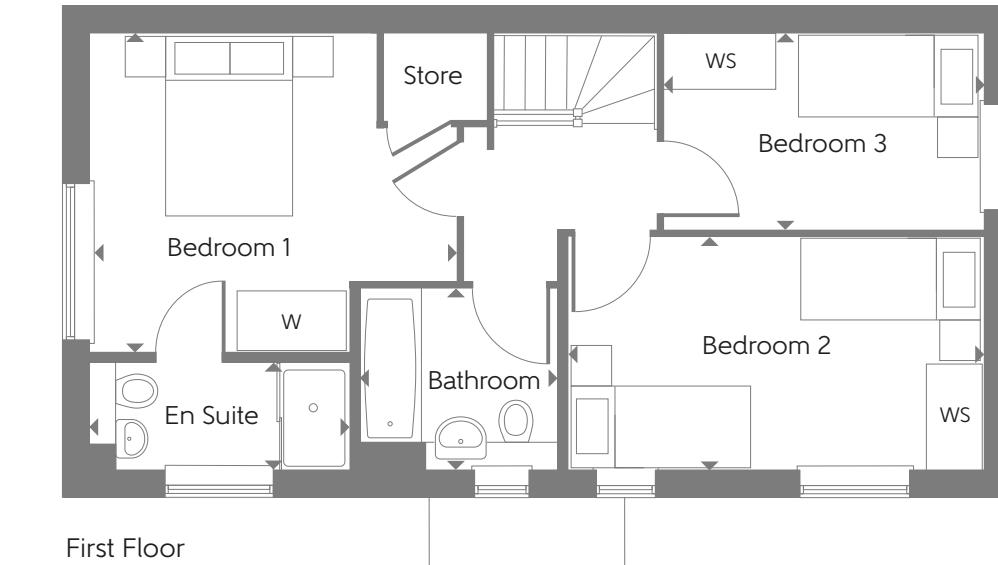
THREE BEDROOM HOME  
PLOTS 4, 9, 33, 36, 43, 61, 68,  
86, 102, 108 & 120



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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## GROUND FLOOR

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"
Total Area	95.28 sq.m.	1026 sq.ft.

## FIRST FLOOR

Bedroom 1	3.50m x 4.00m	11'6" x 13'1"
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	1.98m x 2.20m	6'6" x 7'3"

# THE WARRENER

THREE BEDROOM HOME  
PLOTS 111, 112, 115 & 116



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

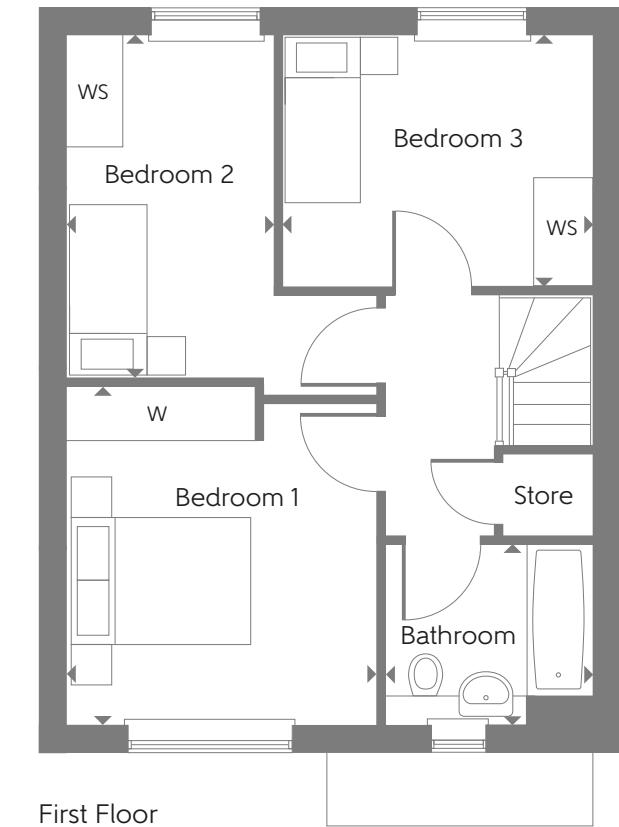
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## GROUND FLOOR

Kitchen/Dining	5.75m x 2.68m	18'10" x 8'9"
Living Room	2.67m x 4.72m	8'9" x 15'6"
Cloakroom	1.51m x 1.98m	5'0" x 6'6"
Total Area	88.09 sq.m.	948 sq.ft.



## FIRST FLOOR

Bedroom 1	3.41m x 3.71m (max)	11'2" x 12'2" (max)
Bedroom 2	2.27m x 3.75m	7'5" x 12'4"
Bedroom 3	3.39m x 2.74m	11'2" x 9'0"
Bathroom	2.25m x 1.98m	7'4" x 6'6"

# THE HILLARD

THREE BEDROOM HOME  
PLOTS 117 & 118



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

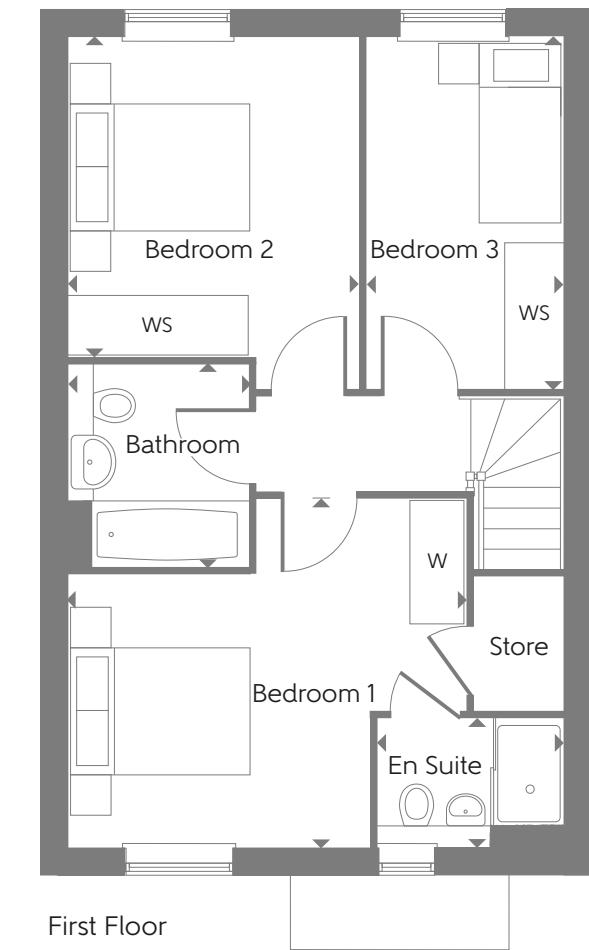
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## GROUND FLOOR

Kitchen/Breakfast	2.60m x 5.30m (max)	8'6" x 17'5" (max)
Living/Dining Room	5.41m x 3.45m	17'9" x 11'4"
Cloakroom	1.46m x 1.95m	4'10" x 6'5"
Total Area	97.71 sq.m.	1052 sq.ft.



## FIRST FLOOR

Bedroom 1	4.37m x 3.81m (max)	14'4" x 12'6" (max)
Bedroom 1 En Suite	2.01m x 1.40m	6'7" x 4'7"
Bedroom 2	3.17m x 3.51m	10'5" x 11'6"
Bedroom 3	2.15m x 3.86m	7'1" x 12'8"
Bathroom	1.98m x 2.18m	6'6" x 7'2"

# A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



## OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing

this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

\*For more details, we advise you to visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and take a look at the 'Welcome to NHBC warranty and insurance' brochure.



Beckton Parkside Show Apartment.

## SHARMIN & GERGO

SHARMIN AND GERGO RECENTLY FOUND THEIR DREAM TWO-BEDROOM APARTMENT AT BELLWAY LONDON'S NEARBY BECKTON PARKSIDE DEVELOPMENT.



"It was only when we looked around Beckton Parkside that we were sure of what we wanted – it ticked all the boxes. There was also something about owning a new-build home that was really attractive to us," says Sharmin.

"We are really looking forward to the summer when the weather gets a bit better, so we can take full advantage of the garden and meet more of our neighbours."

Describing how their lives have changed since moving in, Sharmin said: "I think the main thing is how happy we are. Having our own space was a really big thing for us and we feel much more content now that we have achieved it."

"The customer service we received was amazing. I have already recommended Bellway to my friends and family who are also looking to purchase their first property soon."

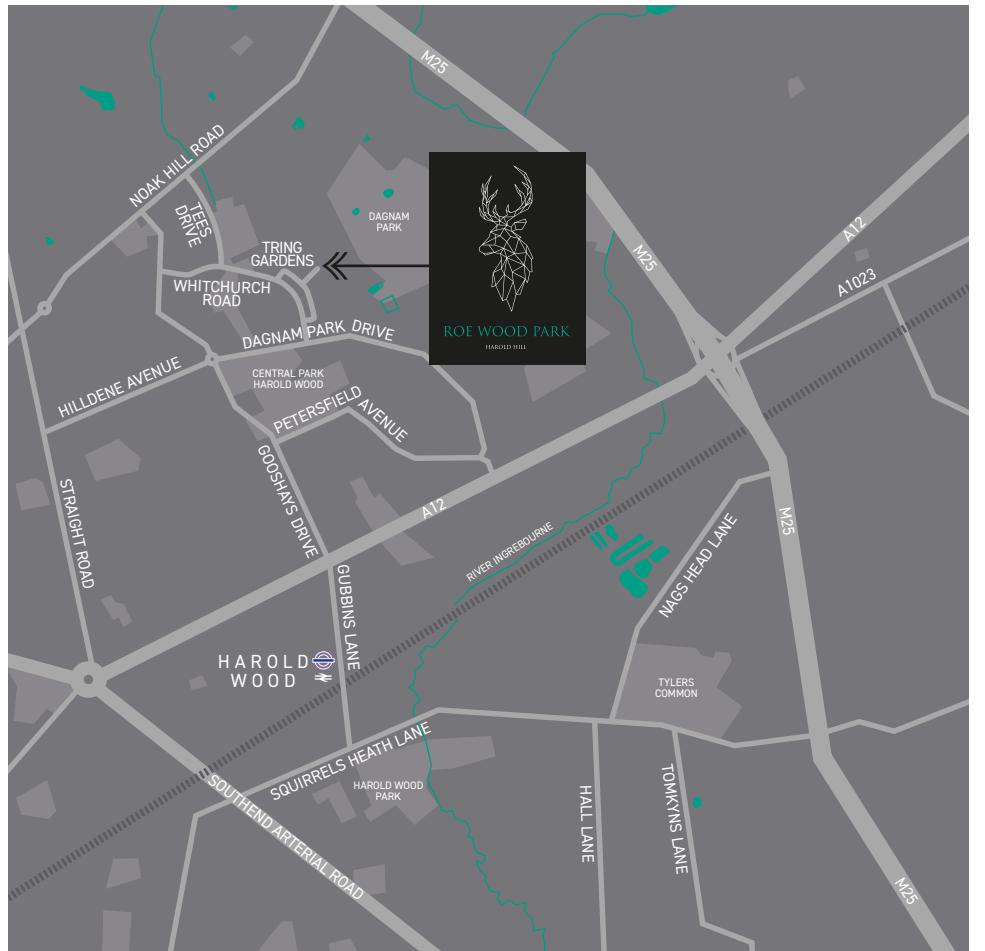


## AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND  
US TO A FRIEND

Bellway London has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway London to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



**Bellway** | London

Bellway Homes Limited (Thames Gateway Division), Bellway House,  
Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

Telephone: 0203 784 8395 | [www.bellwaylondon.co.uk](http://www.bellwaylondon.co.uk) | [@bellwaylondon](https://twitter.com/bellwaylondon) | [bellwaylondon](https://facebook.com/bellwaylondon)

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 05013-05/07/24.

