

Norris & Duvall,
AUCTIONEERS,
LAND AGENTS & SURVEYORS
C. E. CROZIER, F.R.I.C.S., F.A.I.
J. T. CROZIER, M.A., A.R.I.C.S., A.A.I.
B. G. CROZIER, A.R.I.C.S., A.A.I.
TELEPHONE NO. 2249 HERTFORD.
(2 LINES)

106. Fore Street,
Hertford.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT

This is the first Estate to be developed in Hertford since before the War and will be much sought after now that the railway line is on the point of being electrified.

The Estate is being most carefully planned by Messrs. H.C. Leach Limited and the houses are all freehold, well and substantially built in their accepted style. Purchasers should have in mind that this is not an Estate of uniform development for in the first Section of 81 houses 15 different types are being built which will add great variety and charm to the finished Estate. These 81 houses will be completed from October 1960 to May 1961 (approximately.) Every house has a space for a Garage and the prices range from £2,975 to £4,775.

POINTS OF INTEREST ABOUT THE SITE

1. SITUATION:

The Estate stands 220 feet above sea level on gravel sub-soil and whilst having all facilities for reaching the Town and Shops in a few minutes, verges some of the prettiest rural countryside in Hertfordshire.

2. BUS SERVICE:

Buses run at about 15 minute intervals from Bengeo to the Town each week day and quite frequent on Sundays.

3. TRAIN SERVICES TO LONDON:

A fast service of diesel trains runs on the Northern Line and a full service of electric trains is about to be commenced on the Eastern Line. The journey to Kings Cross and Liverpool Street at the moment takes about 45/50 minutes and both stations, whilst within walking distance, can be reached from the Estate by using the 'buses in comparatively few minutes.

4. SCHOOLS:

A new Primary School actually adjoins the Estate. There are Grammer Schools for boys at Hertford and for girls at Ware (2 miles Hertford and fully supplied by buses.)
Excellent private school at Bengeo.
Catholic School at Hertingfordbury.

All services installed.
No road charges to be paid by Purchasers.

SPECIAL FEATURES ABOUT THE HOUSES

1. 11" cavity brickwork to external walls.
2. All flooring is tongued and grooved.

5. Choice of fireplace tiled surrounds will be available to the purchasers.
6. Kitchen, W.C. and Bathroom walls, where not tiled will be emulsion painted. All other walls will be papered with purchasers own selection of wall papers.
7. Choice of colour to all internal painted woodwork and the front door is available.
8. All internal doors will be of flush type.
9. Ceilings to hall and lounge will have a coved cornice.
10. Rear fencing will generally be 3ft 6in chestnut paling. Screen fences will be provided where necessary. A 3ft 6in close boarded fence with single gate is provided at the side of the house. Front boundary walls will be dwarf walls built in brick, stone or concrete. Fences to divide front gardens will be 18" high trellis.
11. A 2ft 9in wide concrete path from the public footpath to the front and rear doors is provided.
12. A concrete fuel store and a dust bin will be provided to each house.

MORTGAGES

Arrangements have been made for two well know Building Societies to advance generous mortgages on a 25 year term at 6% interest. Subject to satisfactory status mortgages of up to 90% of the purchase price will be available.

The Builders will require stage payments as the building proceeds, but in cases where the purchasers require a mortgage this will not involve him in any additional expenditure such as Interest on stage Advances or Re-inspection Fees.

PLANS

The Plans and Specifications are available for inspection during normal hours at the offices of the Joint Sole Selling Agents:

W. Goodchild and Co., 5 Amwell End, Ware.
(Telephone:- Ware 2165)

Norris & Duvall, 106 Fore Street, Hertford.
(Telephone:- Hertford 2249)

.....

SPECIAL NOTE

The information contained in these particulars is for guidance only and does not form a part of any contract and all measurements are approximate only. The Builders reserve the right to modify these and the specification if necessary.

Telephone : Hertford 2249.

Particulars from

NORRIS & DUVALL,

Land Agents, Surveyors and
Auctioneers,

106, FORE STREET, HERTFORD.

Surveys & Valuations of Properties, Furniture, Agricultural Stock, Timber, &c. Agents to the Alliance Assurance Co., Ltd.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT

Semi-detached Bungalows with Central Heating
Type J.9.A.

A SPACIOUS BUNGALOW of which type only two will be erected on this section of the Estate. It is well built of eleven inch cavity brick-work pleasantly relieved by rendered panel and with interlocking tile roof affording the following accommodation:

COVERED PORCH with quarry tiled floor giving access to:

SPACIOUS ENTRANCE HALL, the main portion being 13ft x 5ft, with two section radiator, broom cupboard and meter cupboard. Fully glazed door to:

DINING LOUNGE, 16ft x 11ft 8in with open tiled fireplace to purchaser's choice (£10.10.0d allowed), door to garden. Gas and 13 amp electric skirting point, T.V. conduit from roof space. A service hatch to the kitchen may be provided if required at extra cost.

LARGE MAIN BEDROOM, 14ft x 10ft with two section radiator and 13 amp electric skirting point.

BEDROOM NO. TWO, 10ft x 9ft 9in with two section radiator, 13 amp electric skirting point and deep wardrobe cupboard.

LARGE PARTLY TILED WORKING KITCHEN, 10ft 1in x 8ft 9in, plus door space. Airing cupboard with slatted shelving and 30 gallon copper hot water cylinder and 13 amp electric point for immersion heater. Central heating domestic boiler, larder with fresh air ventilation with cupboards over, enamelled sink unit with cupboards under, floor unit with plastic work-top, wall unit over and broom cupboard. 3 gas and 2 electric points (one wired for cooker panel) Rear door to garden.

BATHROOM/W.C. Partly tiled with white panelled porcelain enamelled bath, white wash hand basin on towel rail brackets, and white low level W.C. suite with plastic seat and cover. Chromium plated fittings. Heated towel rail.

PRICE £3,145 FREEHOLD

A GARAGE will be constructed for £175 if required.

The number of this type now offered is 2 only.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT.
Semi-detached Three Bedroom Bungalows
with Central Heating
Type J.8.A

A BUNGALOW WHICH WILL COMMAND GREAT INTEREST from the Public offering 3 Bedrooms, Large Lounge and Separate W.C. It is well built of eleven inch cavity brickwork with interlocking tile roof, pleasantly relieved with rendered panel, two only of this type being available on this section of the Estate. The accommodation is as under:

COVERED PORCH at side with quarry tiled floor leading to:
ENTRANCE AND INNER HALLS, with two section radiator, meter cupboard and double fully glazed doors to:-

PARTICULARLY LARGE DINING LOUNGE, 16ft 10in x 10ft 10in (plus recess) open tiled fireplace to purchasers choice £10.10.0d. allowed). Gas and 13 amp electric skirting point. T.V. conduit from loft and casement door to garden. A service hatch to the kitchen may be provided at extracost.

BEDROOM ONE, 14ft 6in x 10ft, two section radiator, deep wardrobe cupboard and 13 amp electric skirting point.

BEDROOM NO. TWO, 11ft 6in x 9ft with two section radiator, deep wardrobe cupboard and 13 amp electric skirting point.

BEDROOM NO THREE (or Study) 9ft x 6ft 10in, 13 amp electric skirting point.

LARGE PARTLY TILED WORKING KITCHEN, 11ft 11in x 8ft. Airing cupboard with slatted shelving fitted 30 gallon copper hot water cylinder and 13 amp electric point for immersion heater. Central heating domestic boiler, larder unit with fresh air ventilation and with cupboards over, sink unit with cupboards under, floor unit with plastic work top, wall unit over and broom cupboard. 3 gas and 2 electric points (one wired for cooker panel) and rear door to garden.

PARTLY TILED BATHROOM, with heated towel rail, white panelled porcelain enamelled bath and white wash hand basin on towel rail brackets. Chromium plated fittings.

SEPARATE W.C. White low level suite with plastic seat and cover.

PRICE £3,420 FREEHOLD

A GARAGE will be built if required for £175.

The number of this type of property now offered is 2 only

Telephone : Hertford 2249.

Particulars from

NORRIS & DUVALL,

Land Agents, Surveyors and
Auctioneers,

106, FORE STREET, HERTFORD.

Surveys & Valuations of Properties, Furniture, Agricultural Stock, Timber, &c. Agents to the Alliance Assurance Co., Ltd.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT

Semi-Detached Three Bedroom Residences
With Central Heating
Type M.2.

AN ARTISTIC SEMI-DETACHED RESIDENCE of which type there will be only four on this section of the Estate. The houses are well built of eleven inch cavity brickwork with attractive semi-mansard tiled roof some portions of the lower elevations being rendered and affording the following accommodation:

ON THE GROUND FLOOR:

Covered Porch, at side with quarry tiled floor leading to:
Entrance Hall with radiator. Cloakroom off having white corner wash hand basin with chromium plated fittings and white glazed tile splashback and whitelow level w.c. suite with plastic seat and cover.
Most Attractive Reception Room, across full width of house 17ft 6in x 11ft with open tiled fireplace to purchasers choice (£12.10.0d. allowed) Gas and 13 amp electric skirting point. T.V. conduit from roof space. Door to:
Dining Room (or Bedroom) 12ft 11in x 9ft 10in with radiator, 13 amp electric skirting point, under stairs cupboard and fully glazed door to garden.
Half Tiled Kitchen, 9ft 9in (max) x 7ft 3in with 4ft white tiled dado, central heating domestic boiler, white sink unit with cupboards under, broom cupboard with other cupboards over, floor unit with plastic worktop, wall unit over, 3 gas points and 2 electric points (one wired for cooker panel.) Rear door to garden.
Centrally placed Staircase, leading to:

ON THE FIRST FLOOR;

Spacious Landing with airing cupboard with ample slatted shelving, containing 30 gallon copper hot water cylinder and electric point for immersion heater.
Bedroom No. One, 14ft 10in x 10ft 2in, plus dormer window with radiator and 13 amp electric skirting point. A well lit room with windows on side and rear elevations.
Bedroom No. Two, 12ft 10in x 9ft plus dormer window, radiator and 13 amp electric skirting point. A pleasant room with windows on side and front elevation.
Bedroom No. Three, 7ft 11in x 7ft 2in with radiator and 13 amp electric skirting point.

continued

TYPE M.2. (CONTINUED.)

Half Tiled Bathroom/W.C. with 4ft white tiled dado with white panelled porcelain enamelled bath, built in soap dish and white pedestal wash hand basin. Chromium plated fittings, Heated towel rail. White low level w.c. suite with plastic seat and cover.

PRICE FROM £4,150 to £4,200 FREEHOLD.

A GARAGE may be built for £175 if required.

The number of this type now offered is 4.

Telephone: Hertford 2249.

Particulars from

NORRIS & DUVALL,

Land Agents, Surveyors and
Auctioneers,

106, FORE STREET, HERTFORD.

Surveys & Valuations of Properties, Furniture, Agricultural Stock, Timber, &c. Agents to the Alliance Assurance Co., Ltd.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT

Semi-Detached Three/Four Bedroom Residences
with Central Heating
Type M

A RESIDENCE OF MOST ATTRACTIVE DESIGN of which type only six will be built on this section of the Estate. The houses are well built of eleven inch cavity brickwork with attractive semi-mansard tiled roof. The artistic projection on the front elevation being rendered and the following accommodation being afforded:

ON THE GROUND FLOOR

Covered Porch with quarry tiled floor to:

Entrance Hall with Radiator and meter cupboard. Cloakroom off with white rectangular wash basin, white glazed tile splashback and white low level w.c. suite with plastic seat and cover.

Most Charming "L" shaped double-aspect Lounge/Dining Room, 19ft 2in x 11ft 3in from front to rear, plus Dining area 6ft 8in x 8ft 2in at the rear of the room, giving a total width across the rear of 17ft 10in. Open tiled fireplace to purchaser's choice (£12.10.0d. allowed), gas and 2 13 amp electric skirting points and T.V. conduit from loft. Double fully glazed casement doors to garden. A serving hatch to the kitchen may be provided at extra cost if required.

Breakfast Room or (Bedroom), 8ft x 7ft 9in with radiator 13 amp electric skirting point and deep cupboard.

Large Half-tiled working Kitchen, 11ft x 8ft with 4ft white tiled dado with central heating domestic boiler, sink unit with cupboards under, broom cupboard with other cupboards over, floor unit with plastic worktop and wall unit over. 3 gas and 2 electric points. (one wired for cooker panel.) Rear door to garden.

Reverse Staircase leading to:

ON THE FIRST FLOOR

"L" Shaped Landing with airing cupboard with ample slatted shelving containing 30 gallon copper hot water cylinder and point for immersion heater.

Bedroom No. One, 15ft x 10ft plus dormer window, radiator and 13 amp electric skirting point.

Bedroom No. Two, 10ft 8in x 10ft with dormer window at the rear and additional window on the side elevation. Radiator and 13 amp electric skirting point.

Bedroom No. Three, 11ft 3in x 7ft 10in plus dormer window, radiator and 13 amp electric skirting point.

TYPE M HOUSE (CONTINUED.)

Half Tiled Bathroom/W.C. with 4ft white tiled dado with rectangular porcelain enamelled bath, built in soap dish and pedestal wash hand basin. Chromium plated fittings. Heated towel rail. Low level W.C. suite with plastic seat and cover.

PRICE £4,300 FREEHOLD

A GARAGE may be built for £175 if required.

The number of this type now offered is 6.

Telephone: Hertford 2249.

Particulars from

NORRIS & DUVALL,

Land Agents, Surveyors and
Auctioneers,

106, FORE STREET, HERTFORD.

Surveys & Valuations of Properties, Furniture, Agricultural Stock, Timber, &c. Agents to the Alliance Assurance Co., Ltd.

MOLEWOOD ESTATE

A "LEACH" DEVELOPMENT

Type T.l. & T.l.A.

Detached Four Bedroom Residence with Built-in Garage and Central Heating

A MOST ATTRACTIVE DETACHED FOUR BEDROOM RESIDENCE with spacious rooms planned on modern lines and yet offered at a very moderate price. There will be five of these houses on this Section of the Estate. They are well built of cavity brickwork with tiled roof. All the doors in the Hall being faced with polished hardwood. The property is pleasantly relieved by rendered panels and affords the following accommodation:

ON THE GROUND FLOOR

Covered Porch with quarry tiled floor leading to:

Large Entrance Hall 9ft 4in x 9ft with radiator and cloak cupboard.

Cloakroom off with white rectangular wash hand basin on towel rail brackets, chromium plated fittings and white glazed tile splash back. White low level W.C. suite with plastic seat and cover.

Charming Double Aspect Lounge/Diner, 21ft 9in from front to rear x 10ft 10in in the front and 17ft 6in in the dining part. Open tiled fireplace to purchasers choice (£15.0.0d. allowed) two radiators, gas point and two 13 amp electric skirting points. T.V. conduit from roof space. Serving hatch to kitchen, and fully glazed casement doors to garden.

Superb half-tiled Kitchen/Breakfast Room, 12ft 1in x 11ft with 4ft white tiled dado, central heating domestic boiler, Larder unit with fresh air ventilation, sink unit with cupboards under, broom cupboard with small cupboard units over, floor unit with plastic worktop and wall unit over, 3 gas and 2 electric points (one wired for cooker panel.) Side door to garden.

Garage, 16ft 2in x 8ft 10in narrowing to 7ft 11in towards the rear (internal measurements). Electric light point, double cedar doors, and personal door at the side. Plasterboard ceiling and fair faced internal brick walls.

ON THE FIRST FLOOR

Spacious Landing

Bedroom No. One, 12ft 8in x 12ft 3in, 3 section radiator and 13 amp electric skirting point. Windows to front and side elevations.

Bedroom No. Two, 12ft 1in x 11ft 11in (max) with two section radiator and 13 amp electric skirting point. Airing cupboard with ample slatted shelving with 30 gallon copper hot water cylinder and point for immersion heater.

continued

TYPE T1 and T1A (CONTINUED)

Bedroom No. Three, 9ft 6in x 8ft 9in plus door space. Two section radiator and 13 amp electric skirting point.

Bedroom No. Four, 9ft 3in x 8ft 6in with 13 amp electric skirting point.

Half Tiled Bathroom/W.C. with 4ft white tiled dado with white panelled porcelain enamelled bath, built-in soap dish, white pedestal wash hand basin and heated towel rail. Chromium plated fittings. White low level W.C. suite with plastic seat and cover.

PRICE £4,625 TO £4,775 FREEHOLD
INCLUDING GARAGE

The number of this type now offered is 5.

Telephone : Hertford 2249.

Particulars from

NORRIS & DUVALL,

Land Agents, Surveyors and
Auctioneers,

106, FORE STREET, HERTFORD.

Surveys & Valuations of Properties, Furniture, Agricultural Stock, Timber, &c. Agents to the Alliance Assurance Co., Ltd.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT
Semi-Detached Bungalows
With Central Heating.
Type J4A

AN EXCELLENT BUNGALOW RESIDENCE well planned to give access to the Lounge well screened from the remainder of the rooms and of this type only seven will be available on this section of the Estate. The Bungalows are well built of eleven inch cavity brickwork with interlocking tile roof and the elevations are pleasantly relieved with rendered panels, the accommodation being as follows:

COVERED PORCH with quarry tiled floor leading to:

SPACIOUS ENTRANCE HALL, having two sections radiator, airing cupboard with slatted shelving with 30 gallon copper hot water cylinder and 13 amp. point for immersion heater. Cloaks/meter cupboard.

CHARMING LOUNGE/DINING ROOM, 14ft x 14ft with open tiled fireplace to purchasers choice (£10.10.0d. allowed) and attractive angle window. Gas and 13 amp electric skirting point, T.V. conduit from loft. A serving hatch to the kitchen will be provided at extra cost if required.

BEDROOM NO. ONE, 12ft 1in x 11ft 5in, with two section radiator and 13 amp electric skirting point.

BEDROOM NO. TWO, 11ft 5in x 9ft with two section radiator, 13 amp. electric skirting point and large built-in wardrobe cupboard.

SPACIOUS KITCHEN, 10ft 3in x 9ft 2in with tiled splashbacks around sink and cooker space, central heating solid fuel domestic boiler, white sink unit with cupboards under, floor unit with plastic work-top, wall units, larder unit and broom cupboard, 3 gas and 2 electric points (one wired for cooker panel) and side door to garden.

BATHROOM/W.C. with white panelled porcelain enamelled bath, white wash hand basin on towel rail brackets, heated towel rail, and low level W.C. suite with plastic seat and cover. Tiled splashbacks around bath and wash hand basin.

PRICE £3,145 FREEHOLD

A GARAGE will be constructed for £175 if required.

The number of this type now offered is 7

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT

Semi-Detached Bungalows with Central Heating
Type J.3.A

THIS IS A BUNGALOW RESIDENCE of most pleasing design and excellently planned to give full screening from front door of Bedrooms, Bathroom and Kitchen. Seven only of this type will be built on this section of the Estate. The Bungalows are well built of eleven inch cavity brickwork and interlocking tile roof. The elevations are pleasantly relieved with rendered panels and the accommodation is as follows:-

WIDE COVERED LOGGIA PORCH with quarry tiled floor leading to:
CENTRALLY PLACED ENTRANCE HALL with airing cupboard with slatted shelves containing 30 gallon copper hot water cylinder and 13 amp point for immersion heater. Two section radiator and meter cupboard.

Charming (front to rear)

LOUNGE/DINING ROOM, 18ft 2in x 11ft 4in (10ft 6in in dining part) With open tiled fireplace to purchaser's choice (£10.10.0d allowed) gas and 13 amp electric skirting point and T.V. conduit from loft. French doors to Loggia 9ft 9ins long which has a quarry tiled floor. A serving hatch to the Kitchen can be provided if required at extra cost.

BEDROOM NO. ONE, 13ft x 11ft 2in with two section radiator and 13 amp. electric skirting point.

BEDROOM NO. TWO, 11ft 9in x 9ft with two section radiator and 13 amp electric skirting point.

LARGE WORKING KITCHEN, 11ft approx x 8ft with central heating domestic boiler, white sink unit with cupboards under, floor unit with plastic work-top, wall units, larder unit with fresh air ventilation and broom cupboard. 3 gas and 2 electric points (one wired for cooker panel,) white tiled splashbacks around sink and cooker space. Rear door to garden.

BATHROOM/W.C. with heated towel rail, white panelled porcelain enamelled bath, white hand basin on towel rail brackets, chromium plated fittings, low level w.c. suite with plastic seat and cover. White tiled splashbacks around bath and wash hand basin.

PRICE £3,345 FREEHOLD

A GARAGE will be constructed for £175 if required.

The number of this type now offered is 7

Telephone : Hertford 2249.

Particulars from

NORRIS & DUVALL,

Land Agents, Surveyors and
Auctioneers,

106, FORE STREET, HERTFORD.

Surveys & Valuations of Properties, Furniture, Agricultural Stock, Timber, &c. Agents to the Alliance Assurance Co., Ltd.

MOLEWOOD ESTATE
A "LEACH" DEVELOPMENT.

Detached Four Bedroom Residences
with Central Heating
Type S.

A CAREFULLY PLANNED DETACHED RESIDENCE with attractive elevations of which type there will be only six on this section of the Estate. The houses are well built of eleven inch cavity brickwork with tiled roof, an interesting feature being the rendered portion to the front and raised floral beds. The accommodation afforded is:

ON THE GROUND FLOOR

Covered Porch with quarry tiled floor leading to:

Square Entrance Hall with radiator. Cloakroom off with white corner wash hand basin, chromium plated fittings and white glazed tile splash back. White low level w.c. suite with plastic seat and cover.

Fully glazed door to double-aspect Lounge/Dining Room of most interesting and unusual shape. The Lounge part (from front to rear) measures approximately 18ft x 11ft 9in. The fireplace (surround to purchasers choice - £15.0.0d. allowed) is placed centrally in the room and partly separates the Lounge from the Dining Area, which measures approximately 14ft 4in x 7ft 10in. Radiator, two 13 amp electric skirting points, gas point and T.V. conduit from roof space. Fully glazed casement doors to garden. Deep cupboard under stairs. A serving hatch to the kitchen may be provided at extra cost if required.

Half Tiled Kitchen/Breakfast Room, 11ft 1in x 9ft 2in, with fresh air ventilation to larder, central heating domestic boiler, white sink unit with cupboards under, broom cupboard with small cupboards over, floor unit with plastic work-top, corner floor unit and wall units above. 3 gas and 2 electric points (one wired for cooker panel). Side door to garden.

ON THE FIRST FLOOR

Spacious Landing, with airing cupboard containing 30 gallon copper hot water cylinder and point for immersion heater.

Bedroom No. One, 14ft 6in x 11ft 3in, radiator, and 13 amp electric skirting point.

Bedroom No. Two, 11ft 11in x 9ft 2in, radiator and 13 amp electric skirting point.

continued.....

TYPE 'S' (CONTINUED)

Bedroom No. Three, 8ft 7in x 7ft 8in plus recess, radiator and 13 amp electric skirting point.

Bedroom No. Four, 10ft x 6ft 1in plus door space, 13 amp electric skirting point.

Half tiled Bathroom/W.C. with white panelled porcelain enamelled bath, built in soap dish and white pedestal wash hand basin. Chromium plated fittings. Heated towel rail. White low level w.c. suite with plastic seat and cover.

PRICE £4,450 to £4,510 FREEHOLD

A GARAGE may be built for £175 if required.

The number of this type now offered is 6.