# Hanstead Park

St Albans







### Hanstead Park St Albans

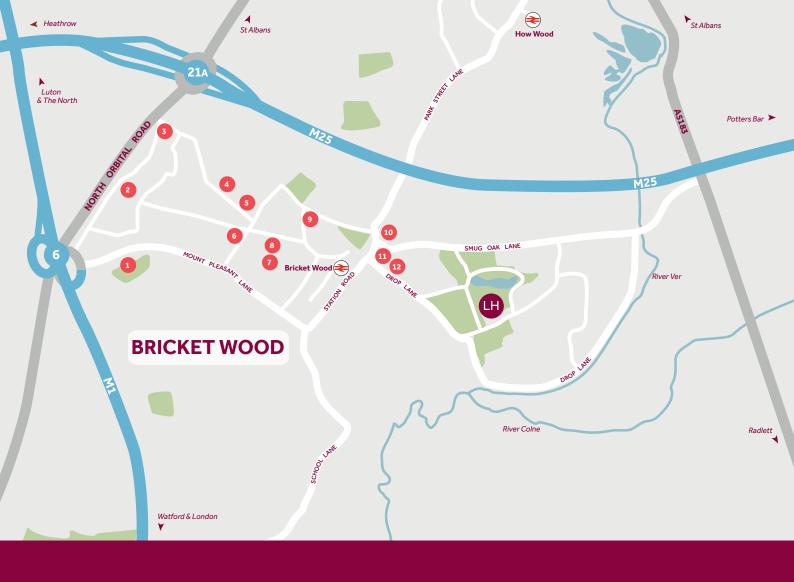
A fine collection of 2 bedroom apartments and 3, 4 & 5 bedroom family houses at Bricket Wood, St Albans.

Hanstead Park is a fabulous new development, perfectly placed within the thriving Hertfordshire village of Bricket Wood, close to excellent transport links and with easy access to Watford, St Albans and London. It also benefits from a range of local amenities, including nursery and primary schools, shops, post office, medical centre and dental practice. Further to this, a couple of great local pubs, a community centre and a social club, plus a host of church and community activities add to the vibrancy of the village.

Being located just 4 miles from the centre of St Albans and 5 miles from Watford opens up an immense range of opportunities for shopping, leisure and entertainment. What's more, the woodland, wildlife and green open spaces all around, provide a wonderful landscape for a range of outdoor activities. Commuters will also find superb transport links, with both the M25 and M1 nearby, while Bricket Wood train station is within walking distance, from where trains to London Euston take 35 minutes via Watford Junction.

Hanstead Park
St. Albans AL2 3UE | 01727 701 423
lindenhomes.co.uk





## Around the local neighbourhood

- Mount Pleasant Lane Primary School
- The Black Boy Public House
- 3 Petrol & Service Station
- 4 Bricket Wood
  Dental Practice

- 5 Village Shops & Post Office
- 6 Bricket Wood United Reform Church
- 7 Bricket Wood Surgery (GPs)
- St Lukes Church (C of E)

- 9 Bricket Wood Social Club
- The Gate
  Public House
- St Stephen
  Parish Centre
- 12 Asbourne Day Nurseries

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). August 2022.





## Specification

We give you so much more





## Specification We give you so much more

Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

Homes 32, 81, 84, 92 & 97

The Alsop

Homes 76 & 77

The Flet cher Executivy

Homes 83 & 85

The Flet cher Platinum

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Personnel door to the rear of the garage

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant





# HERALD WAY HERALD WAY Public Open Space HERALD WAY

# Development layout

#### 5 bedroom home

- The Fletcher Executive
- The Fletcher Platinum
- The Alsop

#### 4 bedroom home

- The Pembroke
- The Mylne

B/C Bin Collection Point CS

v Visitor Parking Space

BS Bin Store

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please askyour Sales Consultant for specific details.

Sub Station





# Development layout

#### 5 bedroom home

- The Fletcher Executive
- The Fletcher Platinum
- The Alsop

#### 4 bedroom home

- The Pembroke
- The Mylne

B/C Bin Collection Point CS Cyclestore
v Visitor Parking Space Sub Station
BS Bin Store

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



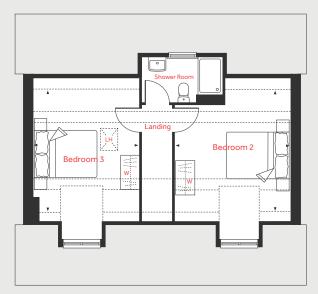
## The Fletcher Platinum 5 bedroom home

Homes 78, 79, 80 & 82

Hanstead Park
St. Albans AL2 3UE | 01727 701 423
lindenhomes.co.uk



#### Second Floor



#### First Floor



#### **Ground Floor**



# The Fletcher Platinum

5 bedroom home

Homes 78, 79, 80 & 82

#### **Ground Floor**

Living Room

4.83m x 3.73m 15'10" x 12'3"

Kitchen/Dining Area

8.28m x 4.79m 27'2" x 15'9"

Study

2.42m x 2.36m 7'11" x 7'9"

#### First Floor

Bedroom 1

3.94m x 3.47m 12'11" x 11'5"

Bedroom 4

4.22m x 2.69m 13'10" x 8'10"

Bedroom 5

3.42m x 2.69m 11'3" x 8'10"

#### Second Floor

Bedroom 2

3.96m x 3.66m 13'0" x 12'0"

Bedroom 3

3.96m x 3.45m 13'0" x 11'4"

LH Loft hatch W Suggested location for wardrobe
Cpd Cupboard OV Eye level single oven
L/F Larder fridge
L/FZ Larder freezer

W Suggested location for wardrobe
For wardrobe
Velux window
Measuring points
--- Reduced ceiling height

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus Somm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. August 2022.





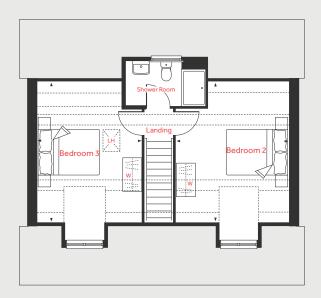
### The Fletcher Executive 5 bedroom home

Homes 74, 83, 85, 86, 87 & 116

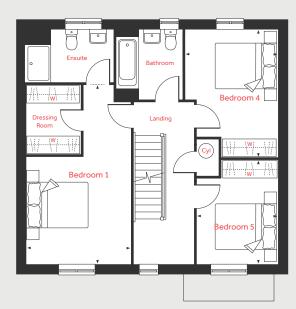
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#### Second Floor



#### First Floor



# Ground Floor Kitchen Cookroom Living Room

# The Fletcher Executive

5 bedroom home

Homes 74\*, 83, 85, 86, 87 & 116

\*Handed/Mirror image

#### **Ground Floor**

#### Living Room

4.83m x 3.71m 15'10" x 12'2"

Kitchen/Dining Area

8.29m x 4.79m 27'2" x 15'8"

Study

2.40m x 2.35m 7'10" x 7'9"

#### First Floor

#### Bedroom 1

5.90m x 3.46m 19'4" x 11'4"

Bedroom 4

4.21m x 3.03m 13'10" x 9'11"

Bedroom 5

3.42m x 2.67m 11'3" x 8'10"

#### Second Floor

#### Bedroom 2

4.57m x 3.66m 15'0" x 12'0"

Bedroom 3

4.57m x 3.46m 15'0" x 11'4"

LH Lofthatch W Suggested location
Cyl Hotwater cylinder
Cpd Cupboard Measuring points
F/F Integrated fridge freezer

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