

# Hanstead Park

St Albans



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## 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.

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## Around the local neighbourhood

- |   |  |                                    |
|---|--|------------------------------------|
| <b>1</b> Mount Pleasant Lane Primary School | <b>5</b> Village Shops & Post Office       | <b>9</b> Bricket Wood Social Club  |
| <b>2</b> The Black Boy Public House         | <b>6</b> Bricket Wood United Reform Church | <b>10</b> The Gate Public House    |
| <b>3</b> Petrol & Service Station           | <b>7</b> Bricket Wood Surgery (GPs)        | <b>11</b> St Stephen Parish Centre |
| <b>4</b> Bricket Wood Dental Practice       | <b>8</b> St Lukes Church (C of E)          | <b>12</b> Asbourne Day Nurseries   |

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

We give you so much more

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# 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.

The Mylne & Pembroke  
Homes 32, 81, 84, 92 & 97  
The Alsop  
Homes 76 & 77  
The Fletcher Executive  
Homes 83 & 85  
The Fletcher Platinum  
Homes 78, 79, 80 & 82

## Kitchens

Kitchen units from the Symphony Woodbury or Cranbrook shaker range	■	■	■	■
Quartz stone worktop, splashback and matching upstands	■	■	■	■
Blanco single lever chrome mixer tap with under mounted stainless steel sink	■	■	■	■
Kitchen island with Quartz stone worktop		■		■
Bosch 800mm 5 ring induction hob		■		■
Bosch 750mm 5 ring gas hob		■		
Bosch 600mm 4 ring gas hob	■		■	
Bosch stainless steel two 'eye-level' single ovens				■
Bosch stainless steel 'eye-level' double oven	■	■	■	
Bosch stainless steel chimney hood 750mm		■		■
Bosch stainless steel chimney hood 600mm	■		■	
Bosch Integrated larder fridge		■		■
Bosch Integrated larder freezer		■		■
Bosch Integrated fridge/freezer	■		■	
Bosch Integrated dishwasher	■	■	■	■
Bosch Integrated washing machine (The Mylne home only)	■			

## Utility Room (selected homes)

Space for 2 freestanding laundry appliances	■			
Bosch freestanding washing machine		■	■	■
Laminate worktop with matching splashback	■			
Stainless steel single bowl sink	■			
Quartz stone worktop with matching splashback (selected homes only)		■	■	■
Blanco single lever chrome mixer tap with under mounted stainless steel sink (selected homes only)		■	■	■

## Bathrooms & ensembles

Ideal Standard Tempo sanitaryware with modern semi ped basin with chrome mixer tap	■	■	■	■
Porcelanosa ceramic full height wall tiling to bathrooms and ensembles		■	■	■
Roman shower enclosure to ensembles	■	■	■	■
Myson heated chrome towel radiators	■	■	■	■

## Cloakroom

Half height tiling to WC	■	■	■	■
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## Electrical & lighting

BT hub	■	■	■	■
Sky and TV outlet to living room and bedroom 1 (Sky subject to subscription by customer)	■	■	■	■
Sky and TV outlet to dining/family area (Sky subject to subscription by customer)		■		
Chrome LED Downlighters to kitchen, bathroom, cloakroom and ensembles	■	■	■	■
Chrome LED Downlighters to dining/family area				■
Pendant light fitting with low energy bulbs to all remaining rooms	■	■	■	■
Modern chrome light to utility personnel door		■		
Mains powered smoke detectors with battery backup	■	■	■	■
Mains operated bell push to front door	■	■	■	■
Carbon monoxide detector battery operated	■	■	■	■

## Internal finishes

Internal doors with white finish and satin chrome ironmongery	■	■	■	■
Internal walls finished in Dulux white emulsion	■	■	■	■
Internal woodwork finished in Dulux white gloss	■	■	■	■
Staircases in Dulux white painted timber with a painted Dulux white timber handrail	■	■	■	■

## Wardrobes

Wardrobes with sliding doors fitted to bedroom 1. Speak to Sales Consultants for more details	■	■	■	■
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## Heating

Gas fired boiler supplying Myson radiators fitted with thermostatic valves to habitable rooms	■	■	■	■
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## External finishes

Paved area to rear garden with buff riven slabs (Please ask a Sales Consultant for more information)	■	■	■	■
Turfed garden to rear of property	■	■	■	■
Landscaping to front of property	■	■	■	■
Energy efficient white double glazed French doors and windows	■	■	■	■
Energy efficient modern bi-folding doors (specific to selected house types and plots. Please ask a Sales Consultant for information)	■	■	■	■
Energy efficient Velux white double glazed windows (selected homes only)			■	■
Black composite front door with secure 3 point locking system	■	■	■	■
Rear outside tap	■	■	■	■
Rear outdoor double waterproof socket	■	■	■	■
Power and lighting to garage	■	■	■	■
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



# 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		Cycle store
	Visitor Parking Space		Sub Station
	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.












# 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	Cycle store
	Visitor Parking Space			Sub Station
	BS			Bin Store

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# The Fletcher Platinum 5 bedroom home

Homes 78, 79, 80 & 82

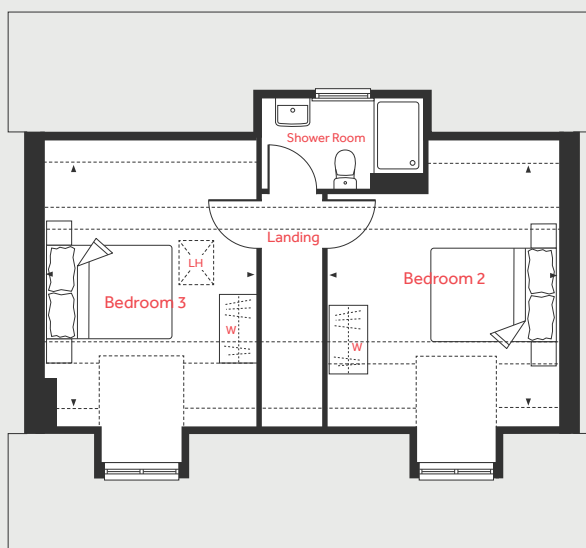
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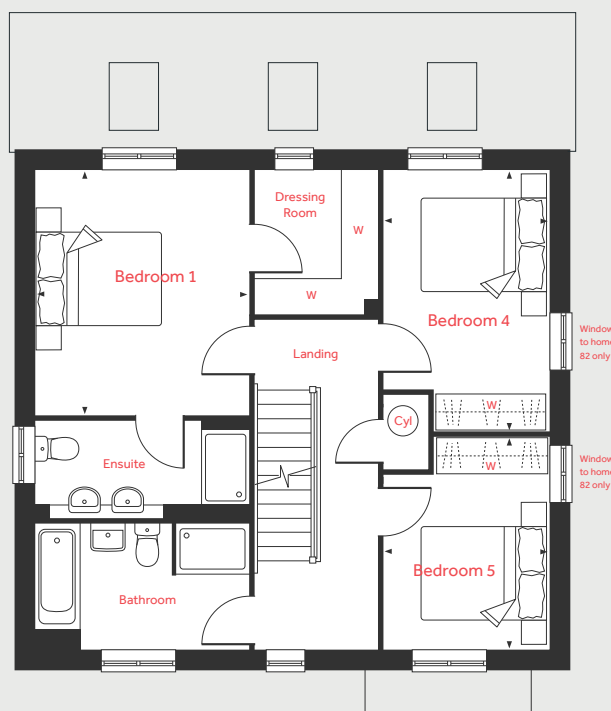
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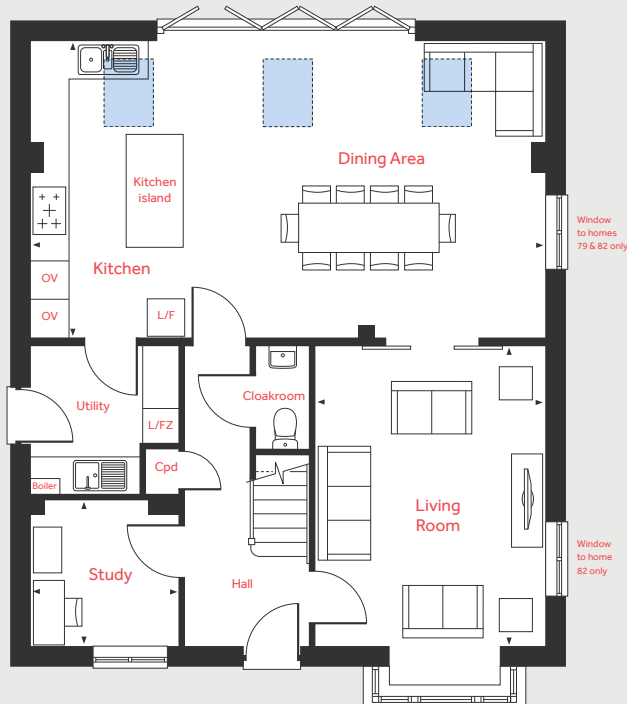
## Second Floor



## 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
Cyl	Hot water cylinder		Velux window
Cpd	Cupboard		Measuring points
OV	Eye level single oven		Reduced ceiling height
L/F	Larder fridge		
L/FZ	Larder freezer		

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 50mm. 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.

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# The Fletcher Executive 5 bedroom home

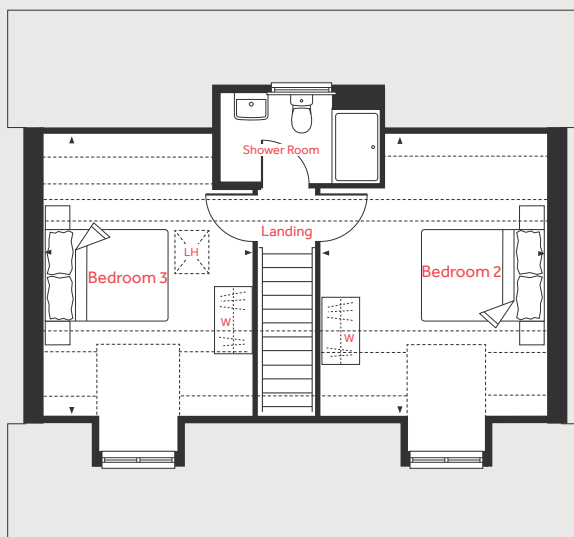
Homes 74, 83, 85, 86, 87 & 116

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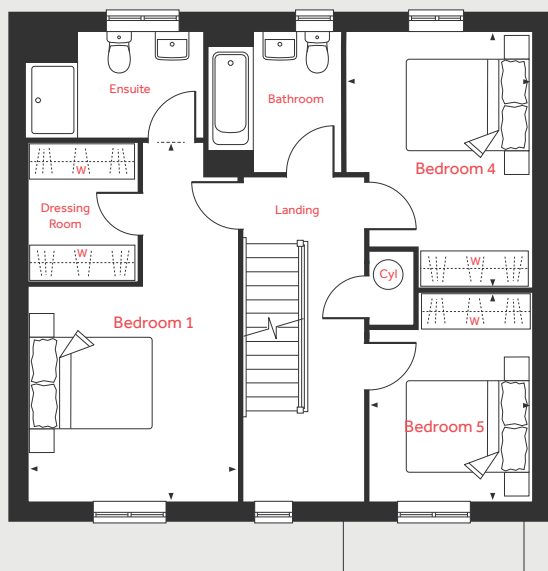
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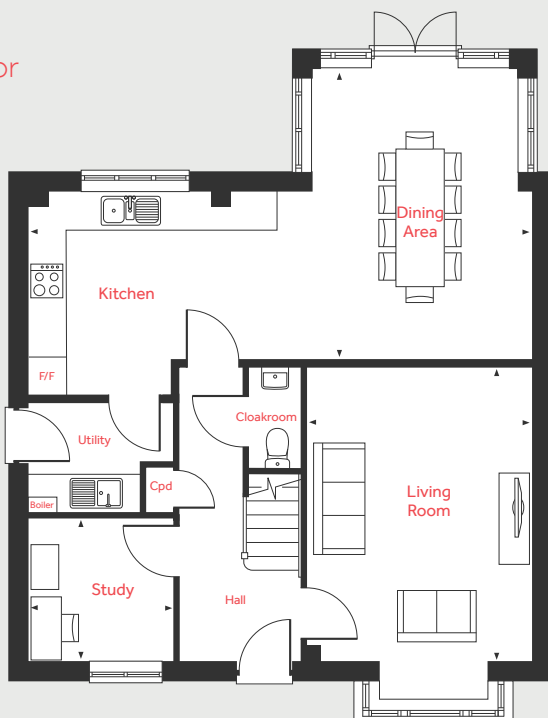
## Second Floor



## First Floor



## Ground Floor



# 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	Loft hatch	W	Suggested location for wardrobe
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		
F/F	Integrated fridge freezer		

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