

LANGLEYS

# *Newhaven Homes, Park Street*

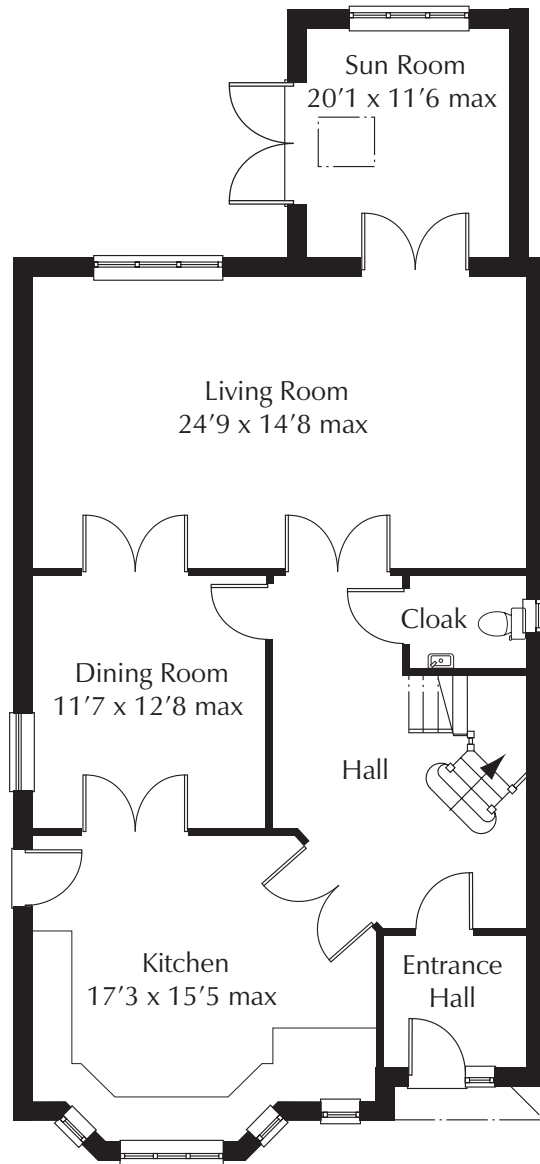


A brand new development of 5/6 bedroom luxury houses built to a high specification, offering exceptionally spacious accommodation on three floors and a full 10 year NHBC guarantee. Close to the M1 and M25, Silverlink railway service and local shopping parade.

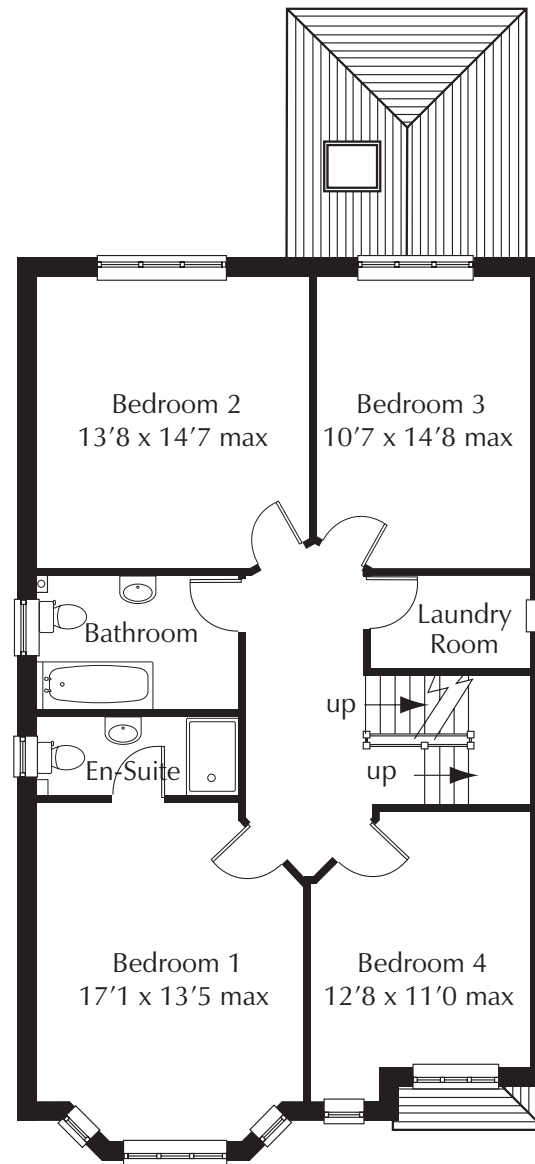
**Penn Road, Park Street, Hertfordshire AL2 2QT**

## FLOOR PLANS AND ROOM DIMESIONS

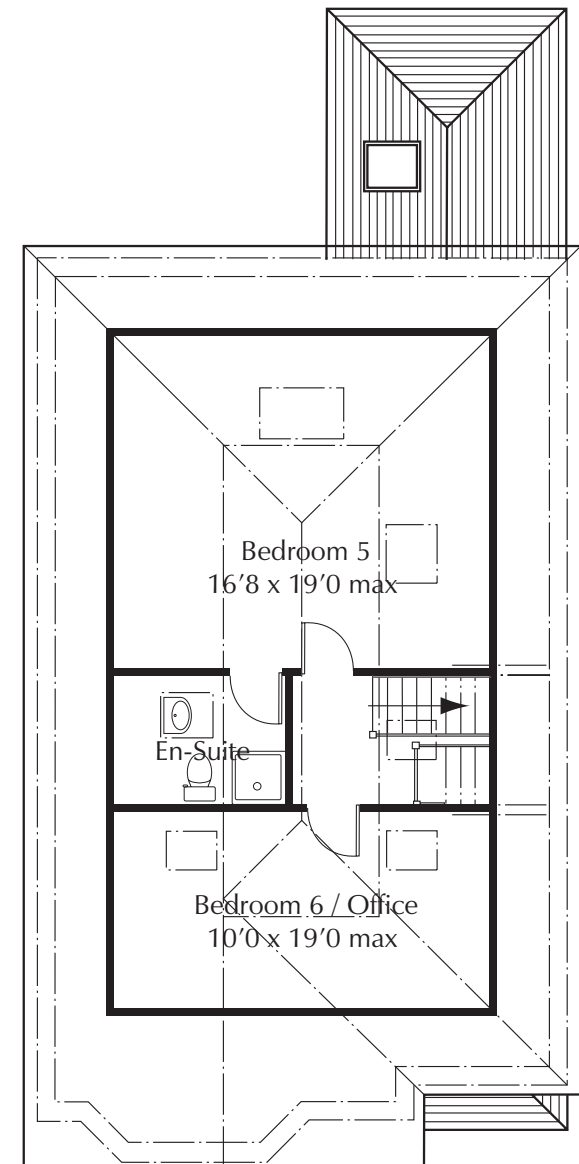
Please Note: Measurements given are for guide purposes only and may differ from final dimensions



**Ground Floor**



**First Floor**



**Second Floor**



## Newhaven Homes, Penn Road, Park Street, Hertfordshire AL2 2QT

We are delighted to offer for sale this stunning development of luxury homes, offering exceptional family accommodation on three floors and finished to the highest standard.

Built with quality and imagination by reputable local builders NEWHAVEN, each property will have a FULL 10 YEAR N.H.B.C. WARRANTY.

These fine homes are situated just south of St. Albans on the edge of Hertfordshire's beautiful countryside yet convenient for the local Silverlink railway which runs between St. Albans and Watford Junction (Euston), and only a short drive from the M25 (J21a) and the M1 (J6a). Park Street has excellent nursery, infant and junior schools and now boasts Haberdashers' Aske's Pre-Preparatory School.

- ❖ Entrance Porch ❖ Impressive Hallway ❖ Downstairs Cloakroom ❖ Stunning Fitted Kitchen with Granite Worktops
- ❖ Spacious Living Room ❖ Separate Dining Room ❖ Sun Room ❖ 4 First Floor Bedrooms ❖ En-Suite to Master Bedroom
- ❖ First Floor Family Bathroom ❖ Laundry Room ❖ Bedroom 5 with En-Suite on 2nd Floor ❖ Also Office/Bedroom 6
- ❖ Parking and Landscaped Gardens

## SPECIFICATION

- ❖ Full Gas Fired Radiator Central Heating ❖ UPVC Double Glazed Windows ❖ Stunning Fitted Kitchen with Granite Worktops
- ❖ Built-in Dishwasher and American-style Fridge/Freezer ❖ Mains Powered Smoke Detectors ❖ Fitted Carpets ❖ Tiled Bathrooms
- ❖ Landscaped Gardens ❖ Off-Street Parking ❖ TV Points ❖ Laundry Room with space and plumbing for Washing Machine and Tumble Dryer



## Newhaven Homes, Park Street, Hertfordshire AL2 2QT



St. Albans is a city with a wide and varied ambience. From Roman ruins to modern café culture, St. Albans has something for everyone.

The magnificent Abbey Church dominates St. Albans' skyline on every main approach, and is best known for the shrine of St. Alban.

St. Albans is popular with shoppers, with its busy high street and wide range of shops. A large street market is held twice weekly as it has been for many hundreds of years. There is a monthly farmers' market, and a French market held every four months.

Within a short walk of St. Albans' town centre, Verulamium Park and lake, are popular with the area's residents where you will find football areas, tennis courts, wooded walk, café & refreshments and the award winning Verulamium Museum which features displays of local life and architecture from the Roman period of St. Albans' history.



Park Street, 2½ miles south of St. Albans, with its population of only a few thousand, has a community spirit that only a small village can have. It is served well by local shops, two primary schools and a short journey to reach the nearest secondary schools. Within easy reach of M1, M25 and A1(M), Park Street is situated in greenbelt countryside with numerous walks, three parks and a local football and cricket team. To the south of the village is one of Verulam Angling Club's local waters, the old Frogmore Lakes. These are popular with anglers as well as walkers, who like to take advantage of its beautiful mature landscaping.

**6 How Wood, Park Street, Hertfordshire T: (01727) 875 555**

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193 Hatfield Road, St. Albans, Hertfordshire T: (01727) 891 010

230 High Street, London Colney, Hertfordshire T: (01727) 824 311

[www.langlesestates.co.uk](http://www.langlesestates.co.uk)

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