

Introducing this cutting-edge collection of 2 bedroom apartments and 3 & 4 bedroom houses, nestled within the Hertfordshire village of Bricket Wood. Ideally positioned between St Albans, Radlett and Watford, these striking homes offer access to an abundance of amenities and yet enjoy a secluded setting. With a focus on healthy and sustainable living, you'll find plenty of green open space on your doorstep and walking and cycling routes to explore. Lancaster Grange is also perfect for those that need quick access to The City; the M1 and M25 are nearby and trains to central London take just 35 minutes.



# WELCOME TO ——— LANCASTER GRANGE



A NEW HOME



A FRESH PERSPECTIVE



'Building a better world together'



This vibrant new community will share an important historical link with the Building Research Establishment (BRE) and its Innovation Park, which is located adjacent to Lancaster Grange.

The organisation was formed to carry out built environment research following the First World War and moved to Bricket Wood in 1925. Today, BRE continues to 'build a better world together' through innovative research and testing. Their initiatives are wide-ranging and include: exploring the use of renewable energy technologies, new materials research, energy efficient strategies, waste reduction and performance testing. Their expert team and extensive research helps industries and businesses to create better, safer and more sustainable buildings.

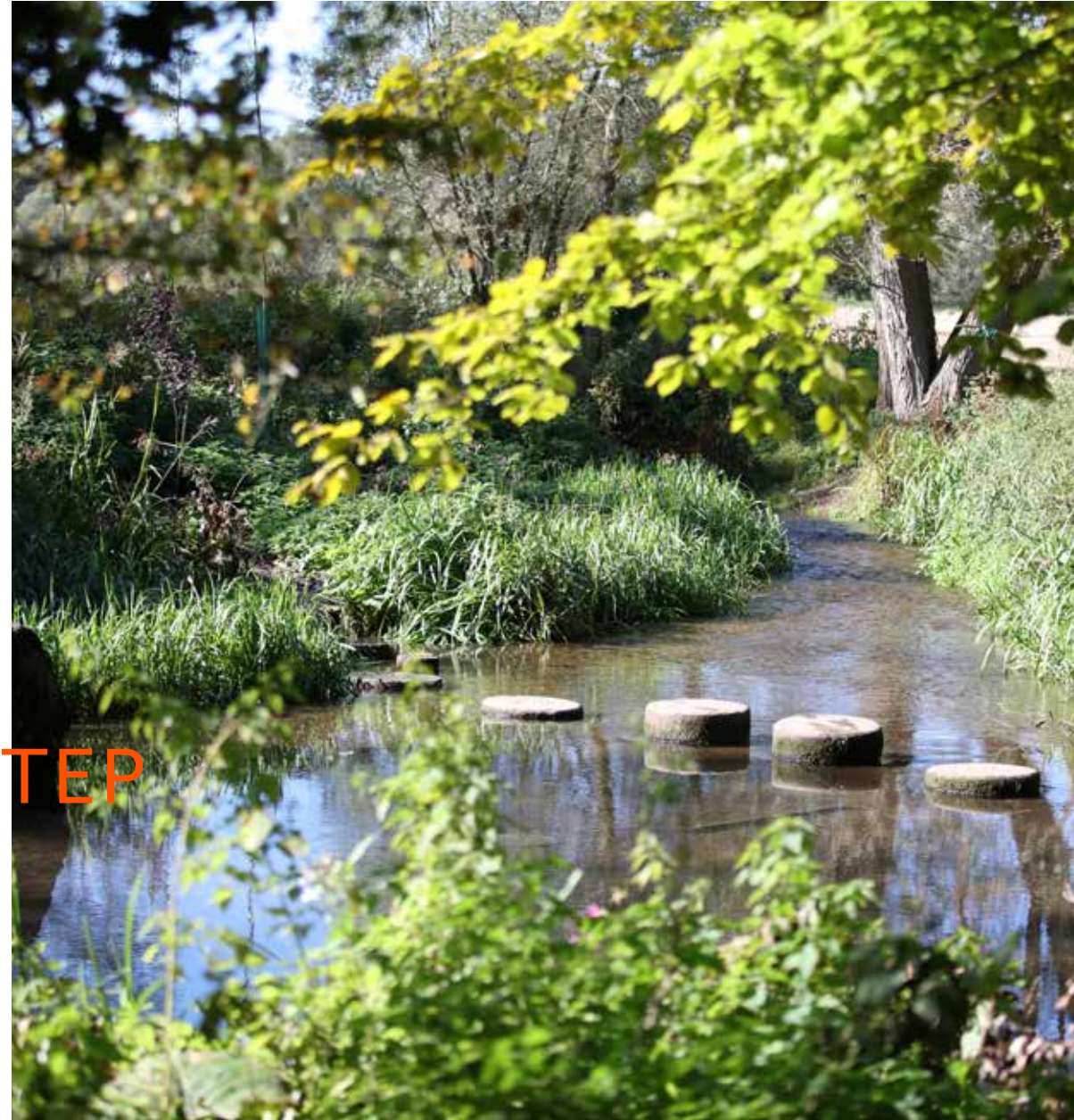


# HISTORY MEETS INNOVATION

The site next to Lancaster Grange has been home to various innovations throughout the years and played an important role in the lead up to the Second World War and the Dambusters Raid. During his early research into the bouncing bomb, Barnes Wallis visited the site and met with Dr Norman Davey, Head of Engineering at BRE, and planned to build a replica model of the Mohne Dam. The 1/50<sup>th</sup> scale model was secretly constructed in 1940 across a small stream in the secluded woodland area surrounding Lancaster Grange. The model was crucial in the planning and strategy of the raid, known as Operation Chastise, and contributed to one of the most famous success stories of the Second World War. The replica dam still stands today giving residents the opportunity to explore and be part of the area's fascinating history.







# ON YOUR DOORSTEP

Bricket Wood offers everything you would expect from a small English village. You'll find a number of amenities within this rural hamlet including a few restaurants and traditional pubs, where you can relax and catch up with family and friends over some hearty food. The village is also home to Bricket Wood Common - the perfect place to stretch your legs and spot local wildlife.

For those that love the great outdoors, there are plenty of parks to explore in and around the area. Grab a coffee and wander across 100 acres of countryside at Aldenham Country Park or take a stroll in Verulamium Park in St Albans, which is set amongst beautiful parkland and features an ornamental lake connecting to the River Ver. So whether you love indulging in some retail therapy, dining out in fine restaurants or relaxing in the countryside - you will find everything you need is within easy reach.



Conveniently, both St Albans and Watford are less than a 20-minute drive away. Head to Christopher Place or The Maltings in St Albans to discover quirky boutiques or visit the Intu Shopping Centre in Watford to browse a selection of high street retailers.





# SUPERIOR SCHOOLING

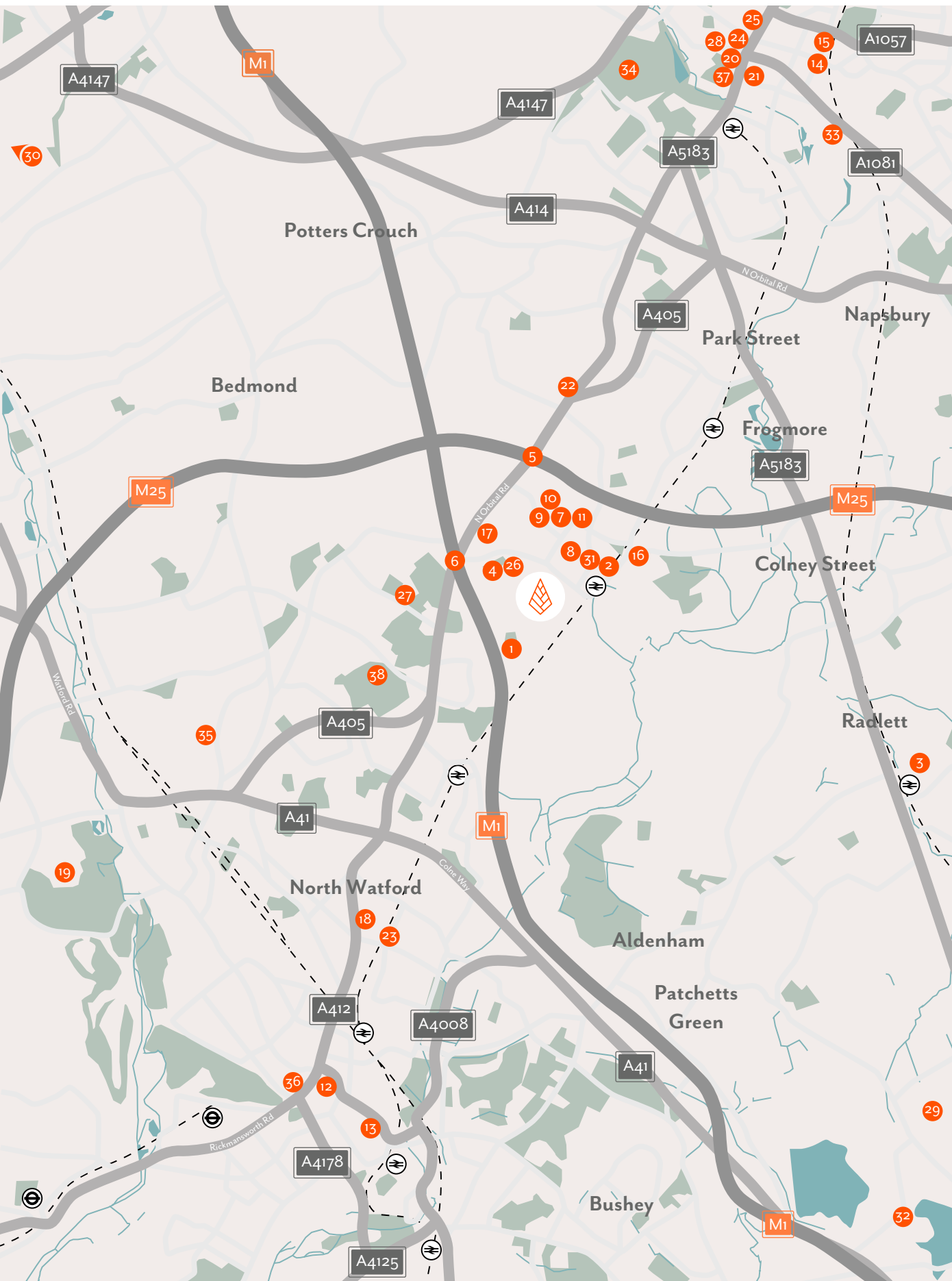


Lancaster Grange is near to a host of excellent schools and colleges. The neighbouring BRE site has its own nursery, which caters for children aged six months to five years, and there are plenty of other educational establishments within reach. Mount Pleasant Lane Junior and Infant School is just a 6-minute drive away and has been serving the community for over 80 years. The school currently has a 'Good' Ofsted rating as does Cherry Tree Primary School, which is

approximately four miles from Lancaster Grange. The area is also home to some excellent secondary schools and colleges including Parmiter's School in Watford and the exceptional St Albans School, which is described as one of the oldest private schools in the world. There are also a number of independent day and boarding schools nearby including Berkhamsted Boys School and Berkhamsted Girls' School, which are both a 20-minute drive away.







# LOCAL AMENITIES



1. BRE



## Public Transport

2. Bricket Wood Station
3. Radlett Station
4. Mount Pleasant Lane Bus Stop



## Road Links

5. M25
6. M1



## Health

7. Bricket Wood Pharmacy
8. Bricket Wood Medical Centre
9. Bricket Wood Practice



## Shops & Amenities

10. Bricket Wood Post Office
11. KC Brooks & Son Butchers
12. Sainsbury's, Watford
13. Intu Shopping Centre, Watford
14. Christopher Place, St Albans
15. The Maltings, St Albans



## Bars & Restaurants

16. The Gate, Bricket Wood
17. The Viceroy, Bricket Wood
18. Vanchino's, Watford
19. The Glasshouse at The Grove, Watford
20. Lussmanns, St Albans
21. The Peahen, St Albans



## Fitness

22. Affinity Leisure at Noke Hotel
23. The Gym, Watford
24. Fitness First, St Albans
25. The Pilates Rooms, St Albans



## Schools

26. Mount Pleasant Lane Junior and Infant School
27. Parmiter's School
28. St Albans School
29. The Haberdashers' Aske's Boys' School
30. Berkhamsted School



## Recreation

31. Bricket Wood Common
32. Aldenham Country Park
33. Verulam Golf Club
34. Verulamium Park
35. Warner Bros Studios, Watford
36. Watford Colosseum
37. St Albans Cathedral
38. Woodside Playing Fields & Leisure Centre





# EXCELLENT CONNECTIONS

Lancaster Grange is well connected for modern lifestyles. The M25 and M1 are nearby, providing connections to surrounding towns and cities, plus Bricket Wood train station is less than a 5-minute drive away and offers routes to a variety of destinations including central London, with direct train links also available from Radlett train station. There are a variety of walking and cycling routes connecting you to the wider area and, for those travelling further afield, Heathrow Airport is just a short drive away.

Bricket Wood station  
3 mins/0.8 miles

Radlett  
9 mins/3.9 miles

Garston  
11 mins/3 miles

Watford  
11 mins/5.9 miles

Hemel Hempstead  
11 mins/6.9 miles

St Albans  
16 mins/4.5 miles

Luton Airport  
23 mins/14.9 miles

Welwyn Garden City  
25 mins/12.6 miles

Enfield  
29 mins/15.8 miles

Heathrow Airport  
30 mins/23.7 miles

High Wycombe  
36 mins/ 28.5 miles

London Euston  
40 mins/20.5 miles



Garston  
3 mins

Watford Junction  
8 mins

St Albans Abbey  
8 mins

Hemel Hempstead  
25 mins

London Euston  
35 mins



\* All timings are approximate and taken from Google Maps and National Rail. Train times are taken from Bricket Wood station.



Conveniently  
Connected





# WHY BUY NEW



## Close to road links

Less than a 10-minute drive from the M1 and M25



## Family friendly

A desirable village setting with amenities for the entire family



## Green open space

Ample space to enjoy the great outdoors with Bricket Wood Common nearby



## Instant kerb appeal

The cutting-edge homes have been expertly crafted for modern living



## Excellent schools nearby

Close to a number of excellent schools including Mount Pleasant Lane and Cherry Tree Primary



## Modern heating and insulation

Keeping you cosy throughout the winter months and reducing household bills



## Energy efficient

A range of features have been included, designed to reduce your carbon footprint



## Close to rail links

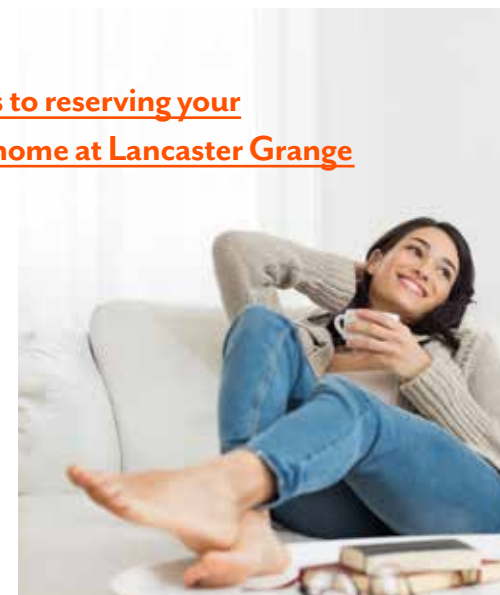
Bricket Wood station is less than a 10-minute drive away and offers routes to a variety of destinations including central London



We know that buying a home is one of the biggest decisions you will ever make, which is why each and every one of our new homes is built to the highest specification. We also carefully plan our communities to ensure they offer you the convenience of the city and the luxury of the countryside.

Lancaster Grange has been designed with all of this in mind. The location is unrivalled; surrounded by green open space and benefitting from excellent transport connections. Each home provides a blank canvas to get creative with and has brand new fixtures and fittings, ensuring there are no unruly DIY tasks to contend with. Quality and sustainability is at the forefront of design, reducing your household bills and ensuring this is a place you can be proud to call home now and for years to come.

## Steps to reserving your new home at Lancaster Grange



1. Discuss your requirements with one of our friendly sales advisors and they will talk you through the homes we have available, finding your perfect match!
2. We'll then ask you to speak with our recommended Independent Financial Advisors who will qualify you for a mortgage.
3. Once your finances are confirmed and your home is chosen, our knowledgeable team will complete the reservation paperwork with you.
4. Remember to bring with you two forms of ID, including photographic (such as a passport or driving license) as well as recent proof of address.
5. To secure your dream home you'll need to pay a reservation fee of £1,000 (£500 if using Help to Buy). This is payable by credit/debit card or a bank transfer. Our sales team will be with you each step of the way to guide you through the purchase process.



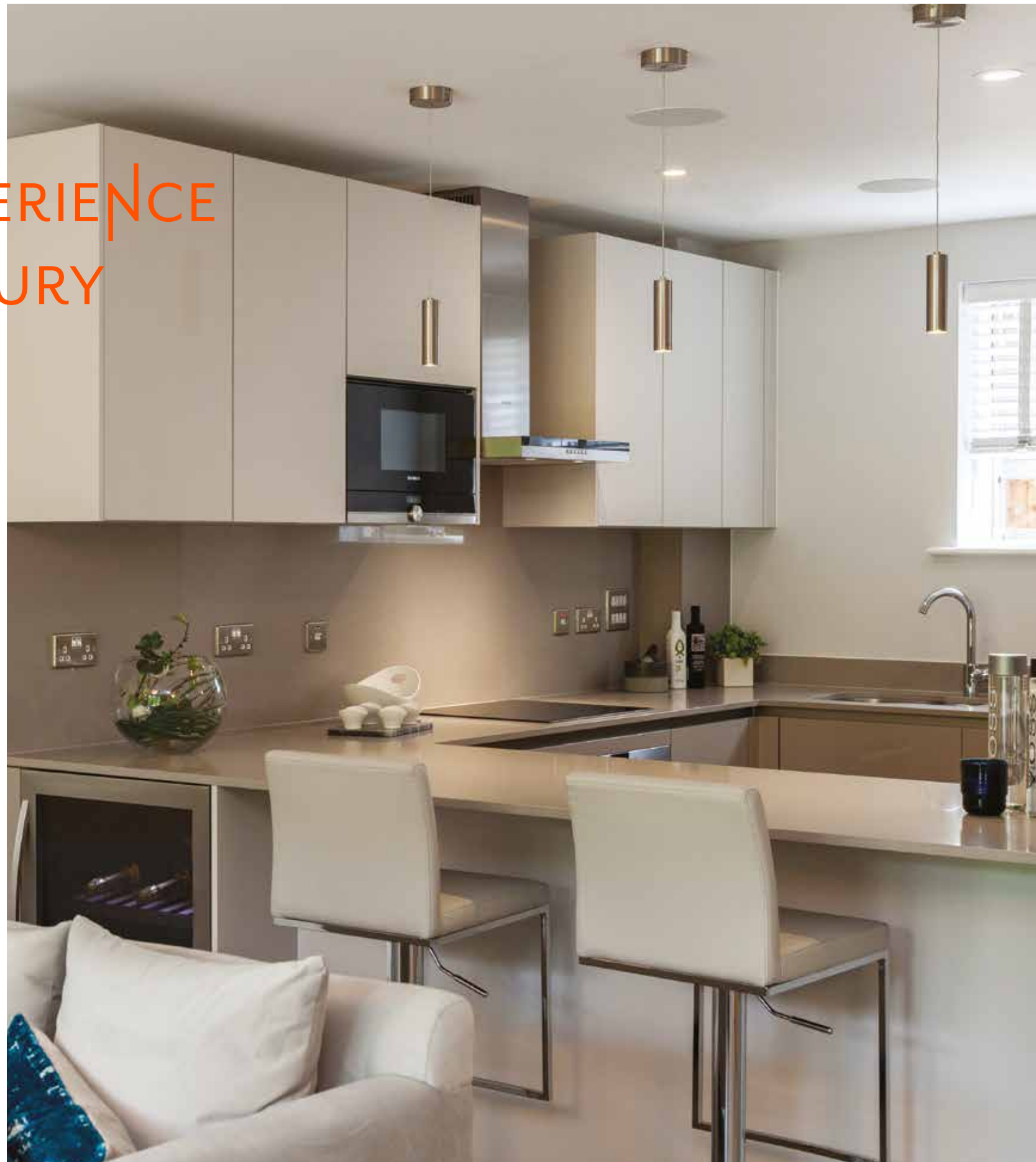




INNOVATIVE HOMES IN A MATURE  
WOODLAND SETTING



# EXPERIENCE LUXURY



Typical Crest Nicholson show home photography shown

Each home has been carefully considered to ensure modern lifestyles are catered for. Whether you are planning a vibrant dinner party or want to relax and unwind with your family, this is a space you will love coming home to.

## Maximise light and space



The kitchen is often described as the heart of the home and that is certainly true at Lancaster Grange. This open plan space has been designed with the utmost attention to detail and features stylish flooring, soft close doors and drawers and ample worktop space, which makes preparing dinner a pleasure. All of the rooms have been designed to maximise light and space, with a neutral décor throughout and double glazed windows that encourage natural light to flood in. The bathroom is a luxurious sanctuary that comes complete with modern fittings, creating an oasis to get away from it all.





# FORWARD- THINKING



Lancaster Grange fuses innovative design with a mature woodland setting, offering its residents a unique place to call home.

On arrival you will be met with a communal green area, which features pergolas, ornate plants and picnic benches - encouraging you to socialise outdoors and connect with your neighbours. Elsewhere throughout the development you will discover play areas, winding cycle routes and footpaths and mature woodland, complemented by rows of newly-planted Robin Hill and Fascination trees.

A mixture of terraced houses, linear courtyard houses and apartments have all been designed with a combination of modern materials including brick, timber and metal. All of the homes feature sleek canopies and some also have rooflights that encourage natural light to stream into the stairwells and bathrooms, creating wonderfully bright spaces to be enjoyed all year round.





# HIGHEST QUALITY

At Crest Nicholson, we believe in building high-quality homes and sustainable mixed-use communities that improve the quality of life for people now and in the future.

## Code for Sustainable Homes and the Home Quality Mark

Lancaster Grange is a cutting-edge development. As well as being built to Level 4 of the Code for Sustainable Homes, it's also the second development in the UK to be built and certified to BRE's new standards - The Home Quality Mark (HQM). HQM raises the bar in housing standards, with a key focus on the customer and how people live in their homes. Essentially, it ensures you get the best out of your home and can live in it happily for many years to come.



Typical Crest Nicholson show home photography shown

## BREEAM Communities

Lancaster Grange is a flagship development which will be certified to BREEAM communities standards, a scheme which promotes the successful integration of sustainable design in the planning of new communities. Within the masterplan we have carefully considered the overall neighbourhood and focused on integrating Lancaster Grange within its existing environmental, social and economic context.

Cycle routes have been created to connect with the wider area and we have developed pedestrian pathways and vibrant shared spaces including communal growing spaces, gardens and play areas. This not only makes it easy for residents to explore the area but also keeps everyone connected and creates opportunities for chance social encounters.

## Sustainability

We have considered your environmental impact as well as our own during the entire design process. We responsibly source construction materials, consider the impact of the materials we're using and focus on their durability. Features such as water efficient taps and fittings, recycling facilities, water butts and high-quality insulation help to reduce your carbon footprint. The houses also have PV panels on the roofs allowing them to generate their own electricity.

## Landscape & Ecology

Lancaster Grange's Woodland Management Plan will enhance the existing woodland areas and encourage local wildlife to thrive. Mature trees will be preserved and maintained and new greenery will be planted throughout the development. The plan also opens up previously unused woodland areas, enabling residents of Lancaster Grange and those living in the wider community to enjoy the green open space.

## Investing in Community

We have partnered with Oaklands College, a local construction college, to offer apprentices and trainees the opportunity to learn and develop new skills, and to invest in the future of the construction industry. A range of apprentices have worked on the site including bricklayers, carpenters and plumbers.

## Security

Secured by Design was established in 1989 and is a UK Police initiative that focuses on improving the security of new homes and developments through 'best practice' design. Lancaster Grange has been designed with these principles in mind. From secure fixtures and fittings throughout your home to well-lit streets; we have focused on providing high levels of comfort and safety for all who live here.

## Resilience

Each home has been built with the future in mind, ensuring it can withstand changes to the climate and the environment. The homes also feature a flexible layout that can be adapted in the future, so you never outgrow your home - you grow with it.

## Aftercare

When you move into your home you will be given a demonstration of its features. We'll also be arranging post-occupancy reviews to ensure you are getting the best out of your new home. For peace of mind your home also comes complete with a 10 year NHBC warranty and a Crest Nicholson 2 year customer care warranty.





# LUXURY SPECIFICATION AS STANDARD

|  | Premier Specification | Premier Plus Specification |
|--|-----------------------|----------------------------|
| <b>KITCHENS</b>  |                       |                            |
| Fully-fitted Nobilia kitchen   | •                     | •                          |
| Post formed laminate worktops and upstands   | •                     |                            |
| Silestone worktops and upstands  |                       | •                          |
| Soft close doors and drawers   | •                     | •                          |
| Brushed steel Bosch electric oven with four ring gas hob, feature chimney hood, integrated dishwasher and fridge freezer (double oven to houses over 1050sqft) | •                     |                            |
| Siemens hot-air double oven with four-ring gas hob, feature chimney hood, integrated dishwasher and fridge freezer   |                       | •                          |
| Low energy LED lighting under wall units   | •                     | •                          |
| Leisure Rangemaster stainless steel sink and Hansgrohe mono block mixer taps   | •                     | •                          |
| Spacia flooring by Amtico  | •                     |                            |
| Ceramic floor tiling by Porcelanosa  |                       | •                          |
| <b>CENTRAL HEATING</b>   |                       |                            |
| Myson Premier HE radiators to all rooms  | •                     | •                          |
| <b>BATHROOM, EN SUITE AND CLOAKROOM</b>  |                       |                            |
| Contemporary white Roca Gap sanitaryware   | •                     |                            |
| Contemporary Villeroy & Boch white sanitaryware  |                       | •                          |
| Hansgrohe taps   | •                     | •                          |
| Half height Porcelanosa tiling on all walls  | •                     |                            |
| Full height Porcelanosa tiling on all walls  |                       | •                          |
| Full height Porcelanosa tiling to the bath and shower enclosure  | •                     | •                          |
| Spacia flooring by Amtico  | •                     |                            |
| Ceramic floor tiling by Porcelanosa  |                       | •                          |
| <b>JOINERY</b>   |                       |                            |
| Contemporary white internal doors  | •                     | •                          |
| White painted stepped architrave and skirting  | •                     | •                          |
| Satin chrome ironmongery   | •                     | •                          |
| Full height sliding wardrobe to master bedroom (apartments)  | •                     |                            |
| Full height sliding wardrobe to bedroom 1 & 2 (houses)   | •                     | •                          |
| Mirror in bathroom and en suite  |                       | •                          |

|  | Premier Specification | Premier Plus Specification |
|--|-----------------------|----------------------------|
| <b>HOUSE EXTERIORS</b>   |                       |                            |
| Rear gardens top soiled, rotovated and turfed  | •                     | •                          |
| Water butt to rear garden  | •                     | •                          |
| External tap   | •                     | •                          |
| Cycle store  | •                     | •                          |
| <b>DECORATION</b>  |                       |                            |
| Internal walls painted white throughout  | •                     | •                          |
| Window boards, internal door frames, skirtings and architraves painted with a white gloss finish               | •                     | •                          |
| <b>ENVIRONMENTAL FEATURES</b>  |                       |                            |
| Double glazed windows  | •                     | •                          |
| Pull out recycling bins in kitchen   | •                     | •                          |
| Low energy lighting system   | •                     | •                          |
| A/A+ rated kitchen appliances  | •                     | •                          |
| <b>ELECTRICAL</b>  |                       |                            |
| Low energy downlighters fitted to the kitchen, bathroom, cloakroom and en suite                                | •                     | •                          |
| All other areas have pendant lighting  | •                     | •                          |
| TV/FM/SkyQ connections fitted in the living room and master bedroom  | •                     | •                          |
| Shaver sockets fitted in all bathrooms and en suites   | •                     | •                          |
| White recessed extractor fans  | •                     | •                          |
| <b>SECURITY AND PEACE OF MIND</b>  |                       |                            |
| External doors supplied with chrome multipoint locking system  | •                     | •                          |
| Aluminium/UPVC glazed windows and French doors provided with matching white ironmongery and multipoint locking | •                     | •                          |
| Mains operated smoke, heat and carbon monoxide detectors   | •                     | •                          |
| Intruder alarm system  | •                     | •                          |



Typical Crest Nicholson show home interiors shown





# DEVELOPMENT LAYOUT

## 2 Bedroom Apartments

McPherson House  
Apartments 92 - 100

## 3 Bedroom Houses

The Lymington  
Houses 3, 6, 15, 18, 19 & 20

The Gibson  
Houses 4, 5, 13, 14, 16, 17, 21, 22,  
23, 24, 25, 26, 43, 44, 45, 48,  
49, 52, 53, 54, 55 & 56

## 4 Bedroom Houses

The Manfield  
Houses 31, 32, 33, 34, 35, 36, 37,  
38, 41, 42, 46, 47, 50 & 51

The Aiken  
Houses 7, 8, 9, 10, 11 & 12

The Campbell  
Houses 1, 2, 27, 28, 29, 30, 39 & 40

Affordable Housing







# DEVELOPMENT LAYOUT

## McPHERSON HOUSE



DIGITAL ILLUSTRATION IS INDICATIVE ONLY

### Ground Floor

Apartments 92 - 94

These contemporary two bedroom apartments have been designed with modern lifestyles in mind. The open plan kitchen and living area is a flexible space, which is ideal for entertaining guests. The apartments also feature an impressive master bedroom with en suite, a second double bedroom and a contemporary bathroom.



### APARTMENT 92

|                     |                 |               |
|---------------------|-----------------|---------------|
| Living Area         | 4832mm x 2800mm | 15'10" x 9'2" |
| Kitchen/Dining Area | 6452mm x 2825mm | 21'2" x 9'3"  |
| Bedroom 1           | 3126mm x 2868mm | 10'3" x 9'5"  |
| Bedroom 2           | 3487mm x 2677mm | 11'5" x 8'9"  |

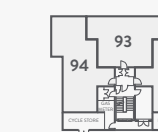
### APARTMENT 93

|                    |                 |               |
|--------------------|-----------------|---------------|
| Living/Dining Area | 4630mm x 3785mm | 15'2" x 12'5" |
| Kitchen            | 3025mm x 1620mm | 9'11" x 5'4"  |
| Bedroom 1          | 5950mm x 3186mm | 19'6" x 10'5" |
| Bedroom 2          | 4630mm x 2199mm | 15'2" x 7'3"  |

### APARTMENT 94

|                     |                 |               |
|---------------------|-----------------|---------------|
| Living Area         | 4832mm x 2800mm | 15'10" x 9'2" |
| Kitchen/Dining Area | 6452mm x 2825mm | 21'2" x 9'3"  |
| Bedroom 1           | 3126mm x 2868mm | 10'3" x 9'5"  |
| Bedroom 2           | 3487mm x 2677mm | 11'5" x 8'9"  |

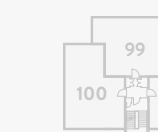
W Wardrobe C Cupboard AC Airing cupboard  
 • Max dimension Premier Specification



Ground Floor



First Floor



Second Floor







# McPHERSON HOUSE

## Ground Floor

# McPHERSON HOUSE



DIGITAL ILLUSTRATION IS INDICATIVE ONLY

## First & Second Floor

Apartments 95 - 100

These contemporary two bedroom apartments have been designed with modern lifestyles in mind. The open plan kitchen and living area is a flexible space, which is ideal for entertaining guests. The apartments also feature an impressive master bedroom with en suite, a second double bedroom and a contemporary bathroom. First floor apartments 95 & 97 benefit from a large terrace, accessed from the living/dining area.



### APARTMENTS 95 & 98

|                    |                 |               |
|--------------------|-----------------|---------------|
| Living/Dining Area | 4762mm x 2586mm | 15'7" x 8'6"  |
| Kitchen            | 4762mm x 2416mm | 15'7" x 7'11" |
| Bedroom 1          | 3126mm x 2858mm | 10'3" x 9'5"  |
| Bedroom 2          | 3676mm x 2475mm | 12'1" x 8'1"  |

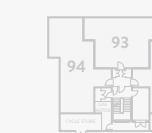
### APARTMENT 96 & 99

|                    |                 |               |
|--------------------|-----------------|---------------|
| Living/Dining Area | 4630mm x 3785mm | 15'2" x 12'5" |
| Kitchen            | 3025mm x 1620mm | 9'11" x 5'4"  |
| Bedroom 1          | 5950mm x 3186mm | 19'6" x 10'5" |
| Bedroom 2          | 4630mm x 2199mm | 15'2" x 7'3"  |

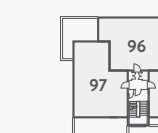
### APARTMENT 97 & 100

|                    |                 |               |
|--------------------|-----------------|---------------|
| Living/Dining Area | 4762mm x 2586mm | 15'7" x 8'6"  |
| Kitchen            | 4762mm x 2416mm | 15'7" x 7'11" |
| Bedroom 1          | 3126mm x 2858mm | 10'3" x 9'5"  |
| Bedroom 2          | 3676mm x 2475mm | 12'1" x 8'1"  |

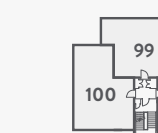
W Wardrobe C Cupboard AC Airing cupboard  
 • Max dimension Premier Specification



Ground Floor



First Floor



Second Floor







# McPHERSON HOUSE

## First & Second Floor

# THE LYMINGTON

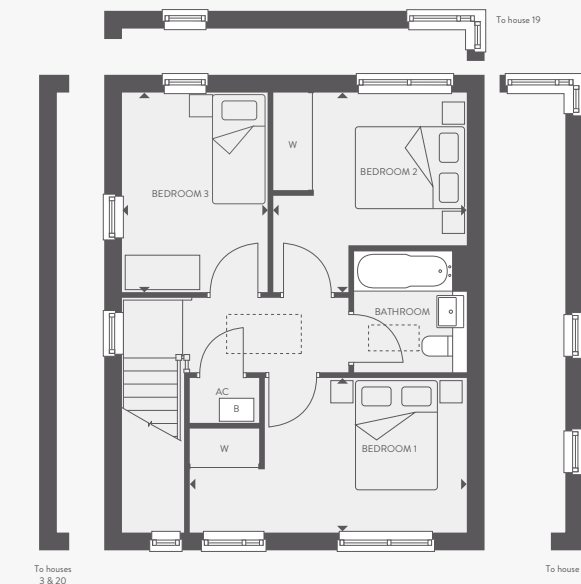


DIGITAL ILLUSTRATION IS INDICATIVE ONLY

## 3 Bedroom Home

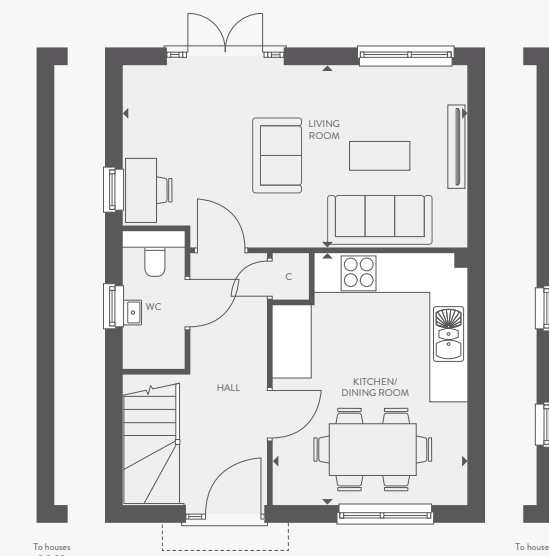
Houses 3\*, 6, 15\*, 18, 19 & 20\*

This contemporary three bedroom home is ideal for a couple or young family looking for more space, with a spacious downstairs layout and generous bedroom sizes.



### FIRST FLOOR

|           |                     |                    |
|-----------|---------------------|--------------------|
| Bedroom 1 | 4785mm • x 2656mm   | 15'8" • x 8'9"     |
| Bedroom 2 | 3440mm • x 3331mm • | 11'3" • x 10'11" • |
| Bedroom 3 | 3440mm x 2500mm     | 11'3" x 8'2"       |



### GROUND FLOOR

|                     |                     |                   |
|---------------------|---------------------|-------------------|
| Living Room         | 5950mm x 3129mm     | 19'6" x 10'3"     |
| Kitchen/Dining Room | 4331mm • x 3345mm • | 14'2" • x 11'0" • |

W Wardrobe C Cupboard AC Airing cupboard Velux window  
 • Max dimension \*Handed to floorplans shown Premier Specification





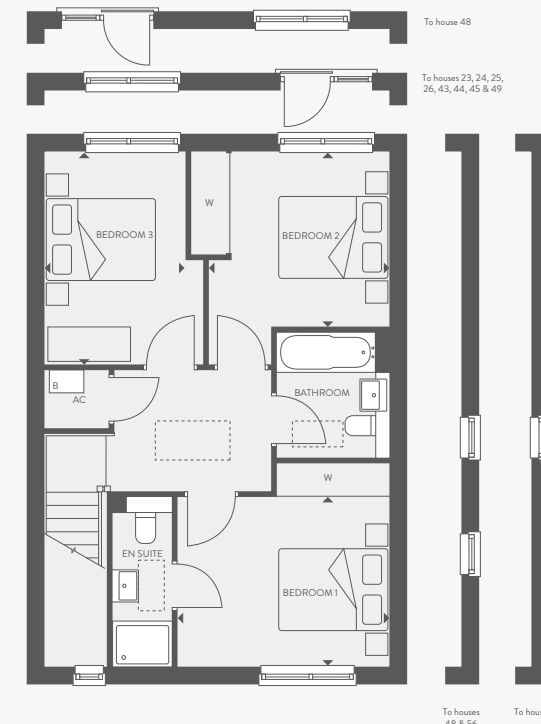
# THE GIBSON



## 3 Bedroom Home

Houses 4, 5\*, 13, 14\*, 16, 17\*, 21, 22\*, 23, 24\*, 25, 26\*, 43\*, 44, 45\*, 48\*, 49, 52, 53\*, 54, 55\* & 56

All three bedrooms in this spacious home are generously sized doubles and socialising with family or friends will be a pleasure, with an open plan kitchen/dining room and large living room, with French doors to the garden.



### FIRST FLOOR

|           |                 |               |
|-----------|-----------------|---------------|
| Bedroom 1 | 3651mm x 2920mm | 12'0" x 9'3"  |
| Bedroom 2 | 3106mm x 3015mm | 10'2" x 12'1" |
| Bedroom 3 | 3675mm x 2413mm | 12'1" x 8'11" |



### GROUND FLOOR

|                     |                 |               |
|---------------------|-----------------|---------------|
| Living Room         | 5950mm x 4170mm | 19'6" x 13'8" |
| Kitchen/Dining Room | 4605mm x 3259mm | 15'1" x 10'8" |

W Wardrobe C Cupboard AC Airing cupboard [ ] Velux window  
• Max dimension \*Handed to floorplans shown Premier Specification





# THE MANFIELD



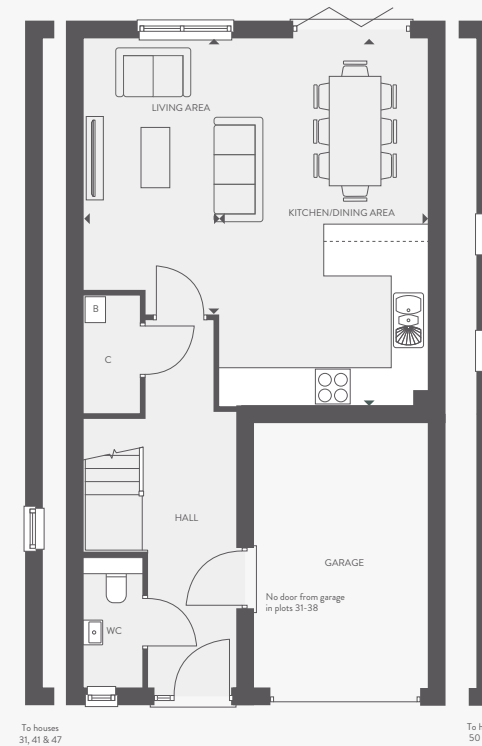
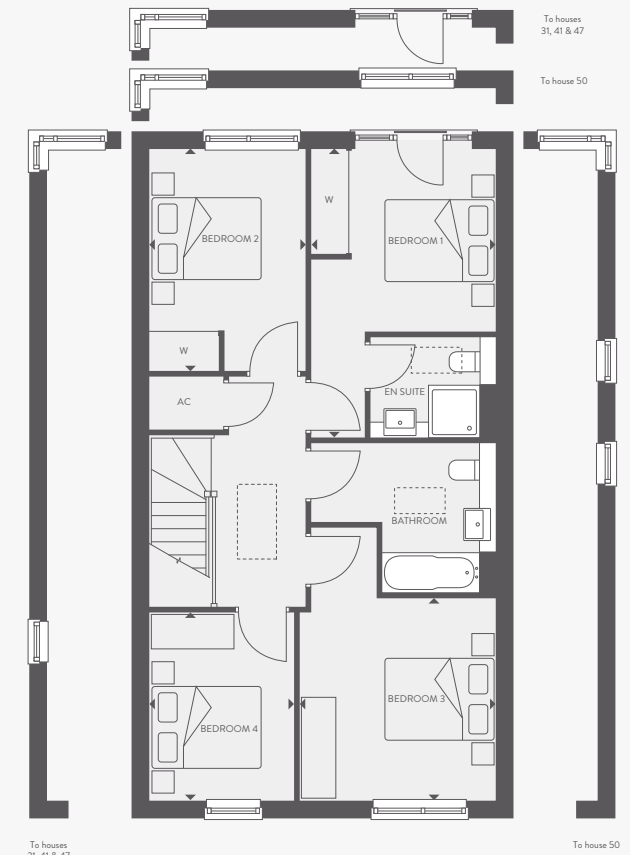
## 4 Bedroom Home

Houses 31\*, 32\*, 33\*, 34\*, 35\*, 36\*, 37\*, 38\*, 41\*, 42, 46\*, 47, 50\* & 51

The most impressive feature of this four bedroom home is the open plan kitchen, dining and living area - a real social hub with bi-fold doors bringing the outside in. Having four double bedrooms creates flexibility too, one could be a study, play room or even a gym.

### FIRST FLOOR

|           |                   |                 |
|-----------|-------------------|-----------------|
| Bedroom 1 | 4957mm • x 3156mm | 16'3" • x 10'4" |
| Bedroom 2 | 3801mm • x 2675mm | 12'6" • x 8'9"  |
| Bedroom 3 | 3475mm x 3356mm   | 11'5" x 11'0"   |
| Bedroom 4 | 3225mm x 2475mm   | 10'7" x 8'1"    |



### GROUND FLOOR

|                     |                 |                 |
|---------------------|-----------------|-----------------|
| Living Area         | 4775mm x 2344mm | 15'8" x 7'8"    |
| Kitchen/Dining Area | 6375mm x 3605mm | 20'11" x 11'10" |

W Wardrobe C Cupboard AC Airing cupboard --- Reduced head height  
 □ Velux window • Max dimension \*Handed to floorplans shown Premier Specification  
 Houses 32, 33, 36, 37, 50 & 51 have the boiler in the first floor airing cupboard



# THE AIKEN



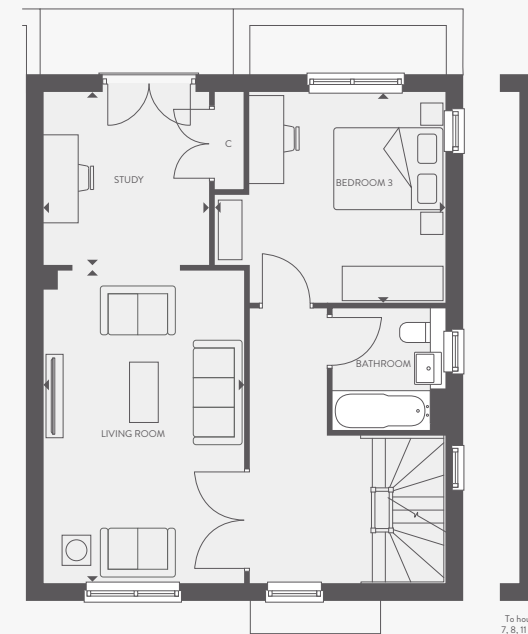
## 4 Bedroom Home

Houses 7\*, 8\*, 9\*, 10, 11 & 12

Set over three floors, this stylish four bedroom home will suit growing families. The spacious kitchen/dining room features bi-folding doors that open out to the garden, while the living room has a useful study area that could double as a play area for small children. With four double bedrooms, there's plenty of space for everyone.

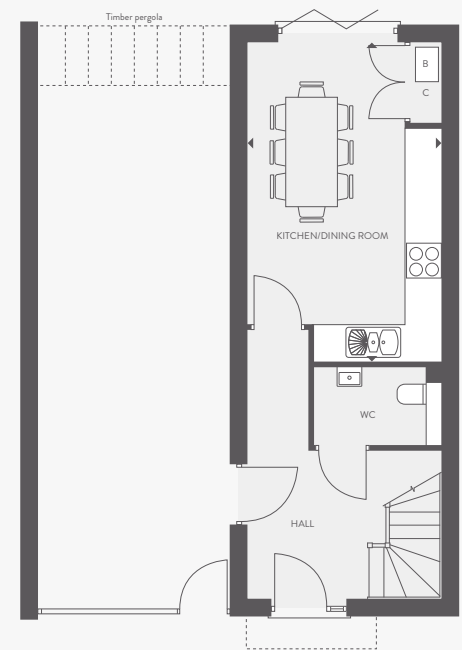
### SECOND FLOOR

|           |                     |                   |
|-----------|---------------------|-------------------|
| Bedroom 1 | 3569mm • x 3104mm   | 11'8" • x 10'2"   |
| Bedroom 2 | 3418mm x 3043mm     | 11'3" x 10'0"     |
| Bedroom 4 | 3400mm • x 3385mm • | 11'2" • x 11'1" • |



### FIRST FLOOR

|             |                   |                    |
|-------------|-------------------|--------------------|
| Study       | 2975mm x 2844mm   | 9'9" x 9'4"        |
| Living Room | 5406mm x 3438mm   | 17'9" x 11'3"      |
| Bedroom 3   | 3975mm • x 3633mm | 13'0" • x 11'11" • |



### GROUND FLOOR

|                     |                     |                    |
|---------------------|---------------------|--------------------|
| Kitchen/Dining Room | 5523mm • x 3325mm • | 18'1" • x 10'11" • |
|---------------------|---------------------|--------------------|

W Wardrobe C Cupboard AC Airing cupboard Velux window  
 • Max dimension \*Handed to floorplans shown Premier Premier Plus Specification



# THE CAMPBELL

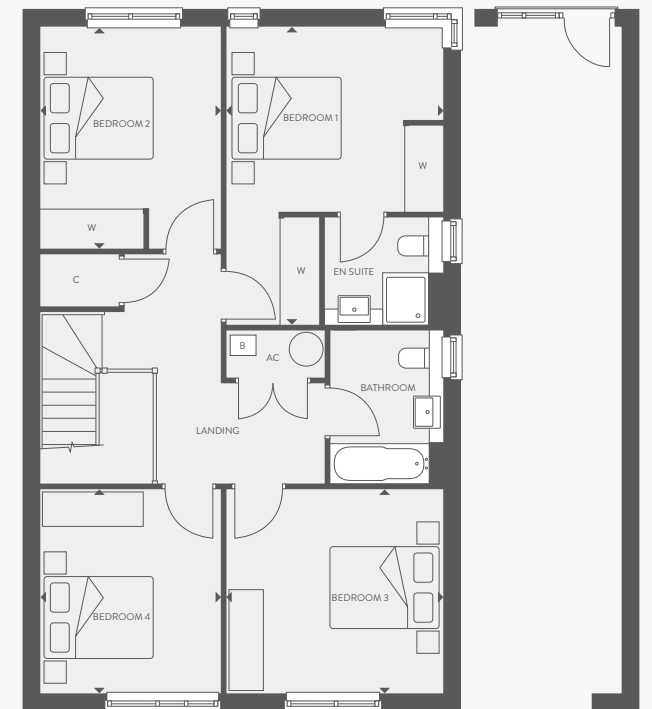


DIGITAL ILLUSTRATION IS INDICATIVE ONLY

## 4 Bedroom Home

Houses 1, 2\*, 27, 28\*, 29, 30\*, 39 & 40\*

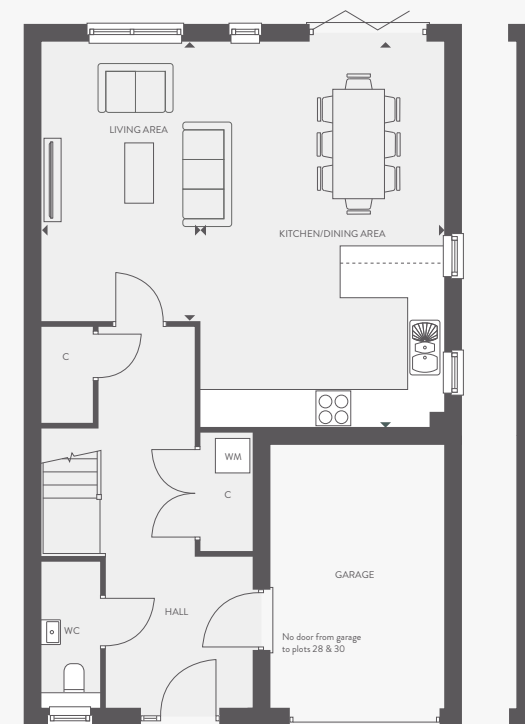
All four bedrooms in this striking two-storey house are doubles with ample storage and an en suite to the master, but the real heart of this home is the fully open plan living, kitchen, dining room with breakfast bar and bi-fold doors opening up the space to the garden.



To houses 2, 27, 28, 29 & 39

### FIRST FLOOR

|           |                   |                  |
|-----------|-------------------|------------------|
| Bedroom 1 | 5147mm • x 3735mm | 16'11" • x 12'3" |
| Bedroom 2 | 3820mm • x 3109mm | 12'6" • x 10'2"  |
| Bedroom 3 | 3735mm x 3514mm   | 15'9" x 12'3"    |
| Bedroom 4 | 3514mm x 3109mm   | 11'6" x 10'2"    |



To houses 2, 27, 28, 29 & 39

### GROUND FLOOR

|                     |                 |                 |
|---------------------|-----------------|-----------------|
| Living Area         | 4824mm x 2750mm | 14'11" x 12'7"  |
| Kitchen/Dining Area | 6676mm x 4213mm | 21'11" x 13'10" |

W Wardrobe C Cupboard AC Airing cupboard --- Reduced head height  
 Velux window • Max dimension \*Handed to floorplans shown Premier Plus Specification





Totteridge Place,  
Whetstone



Nash Mills Wharf  
Hemel Hempstead

# SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address.

New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

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