



PRESTIGE & VILLAGE

UK's finest properties

HAZEL CLOSE, ST. ALBANS, AL2 2AJ





SHOW HOME NOW AVAILABLE - PLEASE BOOK YOUR PRIVATE VIEWING TO AVOID DISAPPOINTMENT

Discover a luxury new development comprising three detached brand new homes. As you step inside these stunning homes, you'll be greeted by a spacious entrance hallway featuring a curved feature wall and floor LED lights, setting the tone for the exceptional design throughout.

The lounge/reception area is a haven of relaxation and entertainment, complete with AV points for your convenience. Embrace the ultimate comfort with underfloor heating throughout the homes, ensuring a warm and cozy atmosphere. LED spotlights further enhance the inviting ambience, creating a captivating setting.

The principal bedroom awaits you with its ensuite bathroom and walk-in wardrobe, providing a luxurious and private sanctuary.

A stunning fully fitted kitchen dining room, boasting a central island, two ovens, and a wine cooler. The bifold doors seamlessly connect the indoor and outdoor spaces, inviting you to step out into the beautifully landscaped rear garden. A stylish downstairs WC and a study provide versatility to suit your lifestyle, while a utility room caters to your everyday needs.

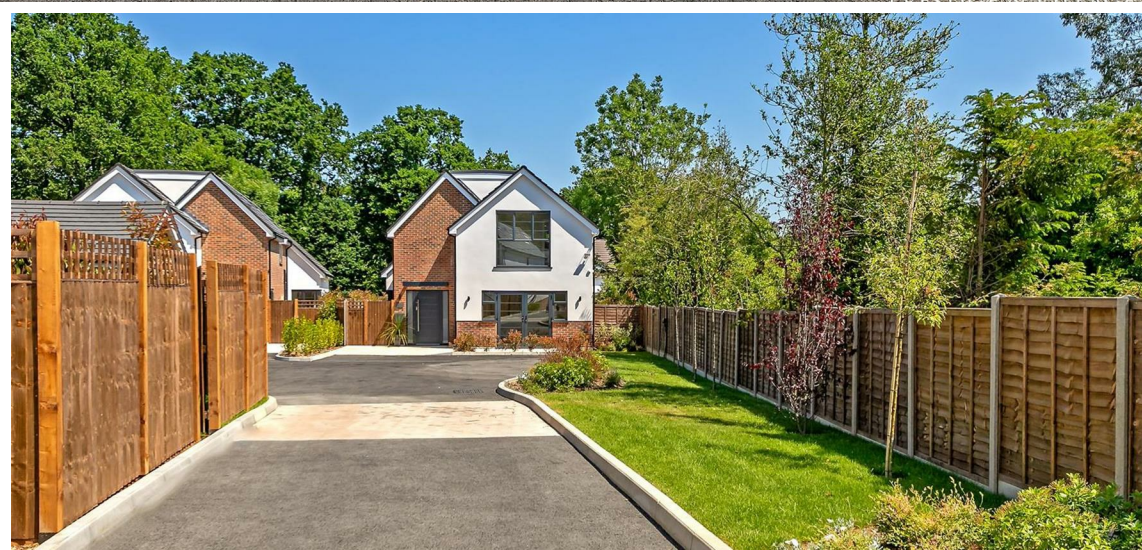
Outside, the dusk-to-dawn lighting adds both security and a welcoming touch to the surroundings. Ample parking is available with the generous driveway.







- Brand new luxury detached home
- Exclusive development
- Underfloor heating throughout
- 2 Ensuite bathrooms & Family bathroom
- 4 Double bedrooms
- Generous driveway
- Landscaped gardens
- Forever home
- Guest cloakroom & separate utility
- Close to London











### ENTRANCE HALL

Entrance hall featuring a stunning curved feature wall and LED lights. Floor LED spots. Outside dusk to dawn lighting

### RECEPTION

14 x 22'10" (4.27m x 6.96m)

Enter the captivating reception room of this exceptional property, adorned with French doors that reveal a scenic front garden. Enhancing the atmosphere are dimmer switches and enchanting LED spotlights. A dedicated TV point adds to the allure of this remarkable space. Underfloor heating

### KITCHEN/DINING

17'2" x 21'7" (5.23m x 6.58m)

Indulge in culinary excellence in this remarkable property's fully equipped kitchen, featuring a Quooker hot tap, wine cooler, central island with a breakfast bar, high-end AEG appliances, and a sleek Bora extractor fan. Pendant light fittings, a TV point, and two sets of bifold doors lead to a private garden, adding style and functionality to this exceptional home

### OFFICE

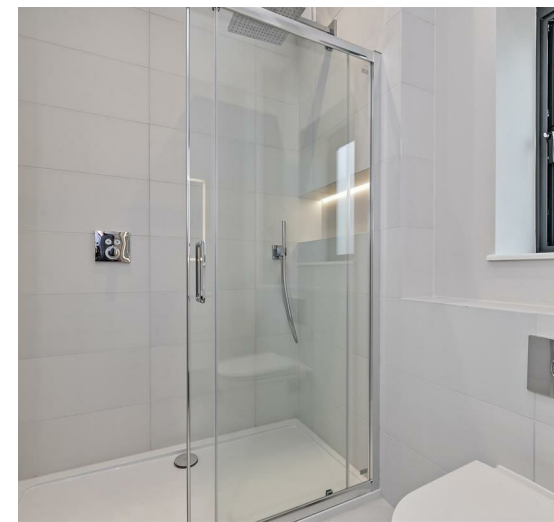
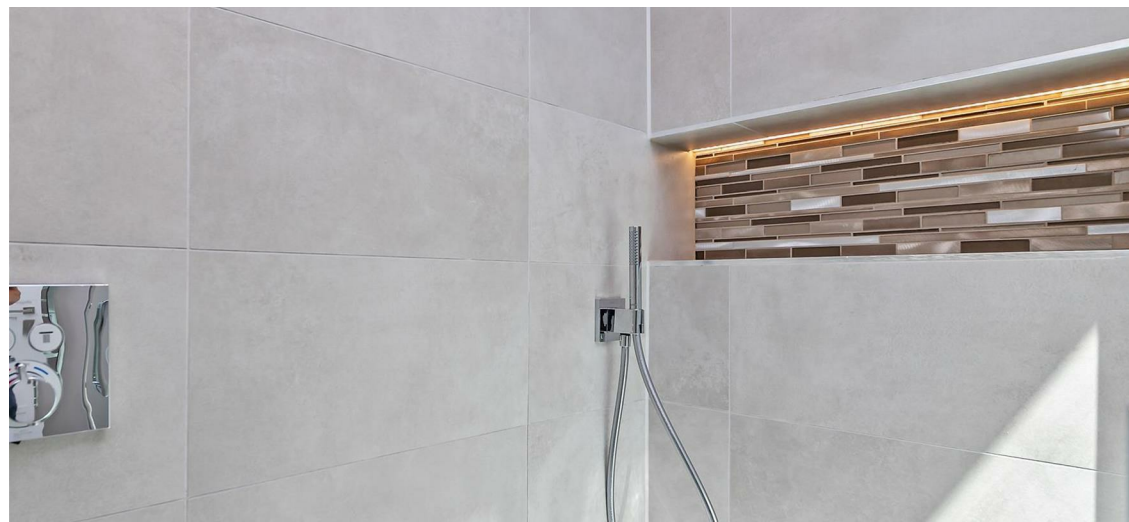
8'8" x 7'1" (2.64m x 2.16m)

Transform the space to your liking with a versatile playroom or study  
TV point

### GUEST WC

3'5" x 9'2" (1.04m x 2.79m)

Generously sized Guest WC LED Strip light. Lusso stone resin sink





### UTILITY

7'10" x 5'10" (2.39 x 1.78)

Dedicated space for your washing machine, tumble dryer, and a convenient washing-up basin in this thoughtfully designed property

### BEDROOM 4

10'5" x 20'3" (3.20m x 6.18m)

Featuring sliding mirrored fitted wardrobes and abundant storage space with an oak veneer internal finish. Enjoy the convenience of double hanging and shelving, all while relishing the comfort of underfloor heating.

### ENSUITE BEDROOM 4

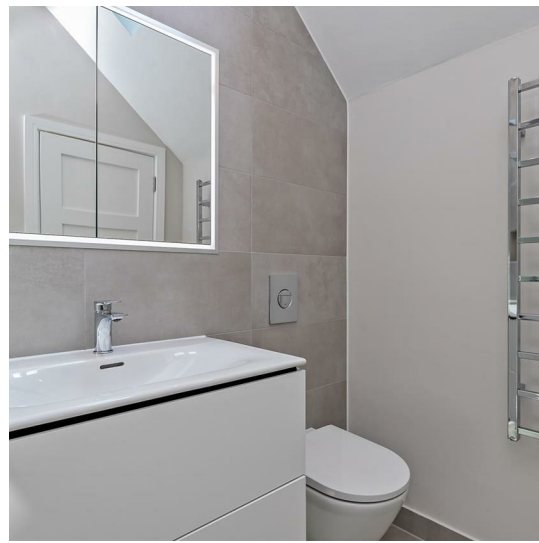
5'5" x 8'1" (1.65m x 2.46m)

Indulge in luxury with niche lighting, a rejuvenating Raindance shower head, Hansgrohe shower fixtures, and a mirror equipped with a shaving point

### PRINCIPAL BEDROOM

12'5" x 13'5" (3.78m x 4.09m)

Indulge in the luxurious ambiance of the principal bedroom, where you can unwind with a TV point, adjustable dimmer switches, and the comfort of underfloor heating. Enjoy the serene view of the garden and experience ultimate relaxation in this exquisite space







### ENSUITE PRINCIPAL BEDROOM

8'1" x 5'3" (2.46m x 1.60m)  
Experience pure luxury in the ensuite bathroom. Discover a mirrored bathroom cabinet, equipped with a shaver point and toothbrush charger. Enjoy the elegance of a Duravit toilet and basin, complemented by Hansgrohe fixtures. Complete the indulgence with stylish Hib bathroom furniture and an electric towel rail.

### WALK-IN WARDROBE

8'2" x 8'2" (2.49m x 2.49m)  
Fully fitted walk-in wardrobe featuring ample shelves and hanging space  
Bespoke drawers hanging shelving and drawers

### BEDROOM 2

10'7" x 18'2" (3.23m x 5.54m)  
Luxury fitted wardrobes, and strategically placed TV point

### BEDROOM 3

10'4" x 18'2" (3.15m x 5.54m)  
Luxury fitted wardrobes, and TV point

### BATHROOM

8'10" x 10'1" (2.69m x 3.07m)  
Indulge in the ultimate bathing experience with a Bette bath, Hansgrohe shower, a captivating niche with lighting, an electric towel warmer, spotlights

### LANDING

Large airing cupboard housing 'Joule' water tank







Introducing a new and exclusive close nestled in the charming village of Park Street, St Albans, Hertfordshire. This exceptional development consists of three exquisite detached family homes, each offering 3 bedrooms on the first floor. In addition, there is a ground floor bedroom with ensuite, providing versatility and making these houses perfect for accommodating a live-in nanny, grandparents, or serving as your cherished "forever home."

These homes have been meticulously designed to embody charm and character.







Don't miss this exceptional opportunity to own one of these outstanding homes in Park Street. Experience luxurious living in a prime location, where modern convenience meets the charm of village life. Contact us today to arrange a private viewing and embark on the journey to your perfect "forever home."





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Park Street village in St Albans, Herts, is a charming, close-knit community of around 3,500 residents. It offers a tranquil ambiance amid beautiful green fields and woodland. The village features a local primary school, various shops, pubs, and delightful restaurants. Nearby is the city of St Albans, a wide range of shopping and dining options. There is an abundance of nearby parks and recreational areas, Park Street benefits from convenient transportation links, including proximity to the M25 and M1 and the St Albans Abbey train station, providing easy access to regular services to London and other destinations. • How Wood Station 0.6 miles • Park Street Station 1.2 miles • Bricket Wood Station 0.8 miles



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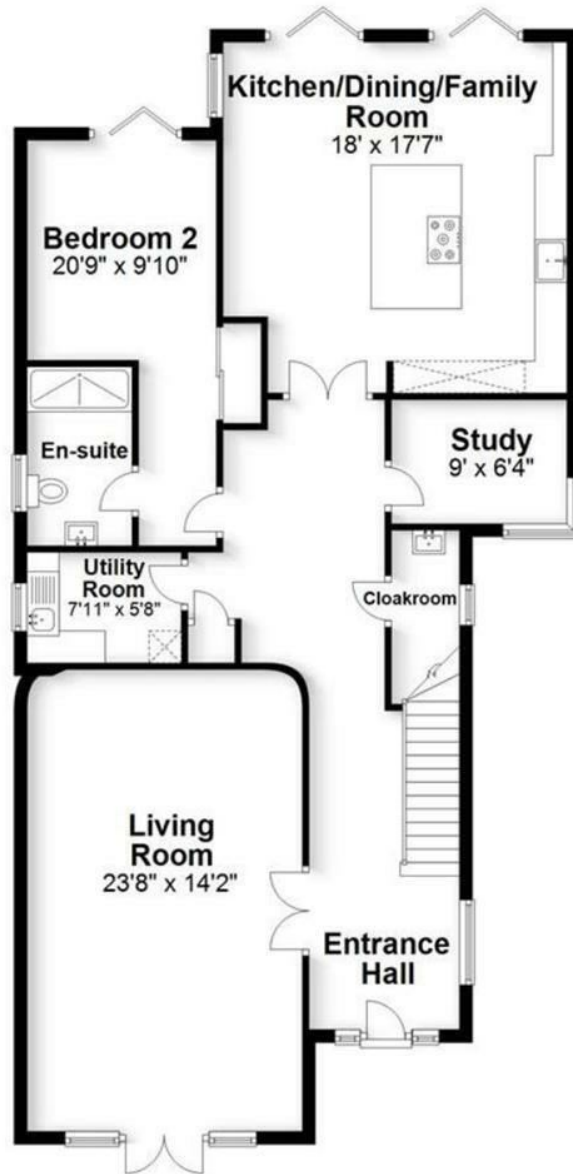
### Band New Build

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
101-120 A			101-120 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
0-20 G			0-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



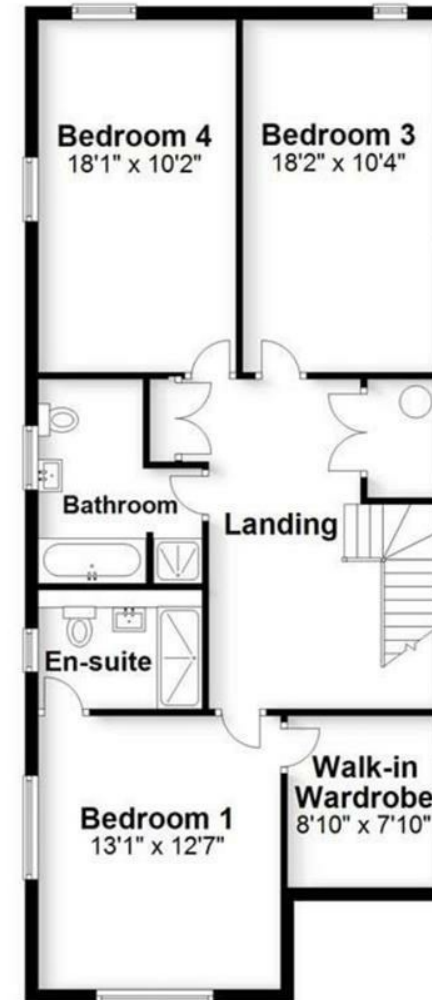
## Ground Floor

Approx. 1278.1 sq. feet



## First Floor

Approx. 973.1 sq. feet



Total area: approx. 2251.1 sq. feet

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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