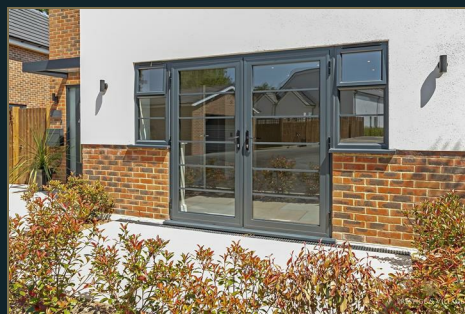




PRESTIGE & VILLAGE

UK's finest properties



HAZEL CLOSE, HAZEL ROAD, PARK STREET, ST. ALBANS, AL2 2AJ

Discover a luxury new development comprising three detached brand new homes - ONLY TWO REMAINING

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.

£1,250,000

HAZEL CLOSE, HAZEL ROAD

PARK STREET, ST. ALBANS, AL2 2AJ



- 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 piont

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

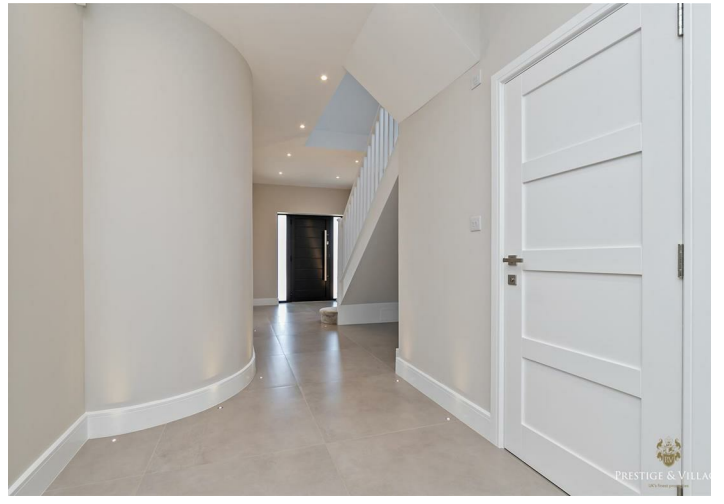
Large airing cupboard housing 'Joule' water tank



Directions

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

Band New Build



FLOOR PLAN



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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	