



# ALDERWOOD

LONDON COLNEY

# WELCOME TO ALDERWOOD

A collection of new  
3 bedroom houses in  
London Colney.

Each of these homes feature off-street parking  
and private gardens, making Alderwood an ideal  
choice for family life.



*Computer generated imagery is indicative only.*

# CONNECTED LIVING & GREEN SPACES

London Colney offers the perfect balance of city convenience and countryside calm.

Open green spaces and surrounding countryside are just moments away, with walks at Broad Colney Lakes Nature Reserve and family days out at Willows Activity Farm adding to the lifestyle appeal.

Everyday essentials are easily reached at Colney Fields Retail Park, home to retailers including M&S, Next and Sainsbury's, or the historic market town of St Albans. Leisure facilities at PureGym and Cotlandswick Leisure Centre are close by, while well-regarded schools in St. Albans and the surrounding villages make the area a natural choice for family life.

Enjoy easy access to fast rail services from Radlett and St. Albans City railway stations into central London, alongside the M25 motorway and A1(M) motorway.



FROM ALDERWOOD

## By Car

Colney Fields Retail Park

2 mins

Willows Activity Farm

2 mins

Napsbury Park

4 mins

Arsenal Training Centre

5 mins

Radlett Station ➔

8 mins

St Albans City

13 mins

Luton Airport

20 mins



Computer generated imagery is indicative only.



# BEAUTIFULLY CRAFTED INTERIORS

Thoughtfully designed for modern family living, these homes offer spacious, light-filled interiors with open-plan layouts and a high-quality specification throughout.

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# DETAILS & DESIGN

## Designer kitchens

- Showstopping designer Second Nature Collection kitchens\* with luxurious stone worktops and upstands
- Fully integrated Bosch appliances: fridge, freezer, induction hob, oven, extractor and dishwasher
- Boiling water at your fingertips with an instant hot water mixer tap and sleek undermount sink
- Dedicated utility cupboards with space for your washing machine - keeping laundry out of sight

## Bathrooms & ensuites

- Premium Duravit sanitaryware with floating wall-hung WCs - clean, modern and space-enhancing
- Elegant wall-mounted vanity units for added style and storage
- Designer Grohe chrome taps and luxurious rainfall showers with slate-effect low-profile trays
- Fog-free demisting mirror to bathrooms and mirrored cabinets to ensuites with built-in shaver sockets
- Luxury heated chrome towel rails
- Striking designer wall tiling\*
- Shower niches illuminated with subtle LED lighting for that boutique hotel feel

## Elegant interiors

- Luxury herringbone LVT flooring\* in your choice of colours - flowing seamlessly through kitchens, living areas, halls, bathrooms & ensuites
- Plush, high-quality carpets in all bedrooms, study stairs & landing\*
- Oak internal doors with sleek chrome hardware for a touch of timeless sophistication
- Soft Dulux "Timeless" walls accented with crisp white satin woodwork - a fresh and modern look throughout

## Electrical touches

- Chic brushed chrome switches and sockets throughout - contemporary and refined
- Thoughtfully placed data points in lounge and bedrooms to keep you connected
- USB-C charging ports in kitchen, living areas and bedrooms for modern convenience
- Dedicated EV charging point ready for your electric vehicle. Smart app ready for ultimate convenience.
- Energy-efficient LED downlights in key areas to beautifully brighten your home
- High-speed fibre broadband ready for seamless connectivity
- Stay connected to your home wherever you are with Ring Video Doorbell included

## Cutting-edge heating & ventilation

- Energy-efficient air source heat pump for heating and hot water - eco-friendly and future-ready
- Underfloor zoned heating to ground floor - comfort wherever you are
- Advanced Vent Axia centralised ventilation

## Exterior features

- Sleek, agate grey flush casement windows with contemporary chrome finishes - both beautiful and built to perform
- Professionally landscaped garden with sandstone patio and turf included - perfect for relaxing outdoors
- Modern, atmospheric exterior lighting with wall-mounted and bollard designs to enhance kerb appeal after dark
- Two stylish block-paved parking spaces

## Peace of mind

- Protected with a comprehensive 10-Year ICW New Homes Warranty

SECOND NATURE COLLECTION

BOSCH

GROHE

Karndean Designflooring

HiB

CORMAR CARPET CO

Dulux

ring

DURAVIT

\* Available in finishes/colours of your choice. Contact your sales representative for more details. Subject to build programme.

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## SITE PLAN

Each home features 3 bedrooms,  
a private garden and parking.

- |   |                               |   |                               |
|---|-------------------------------|---|-------------------------------|
| 1 | 3 bedroom house<br>1,131 sqft | 5 | 3 bedroom house<br>1,140 sqft |
| 2 | 3 bedroom house<br>1,219 sqft | 6 | 3 bedroom house<br>1,140 sqft |
| 3 | 3 bedroom house<br>1,131 sqft | 7 | 3 bedroom house<br>1,140 sqft |
| 4 | 3 bedroom house<br>1,192 sqft | 8 | 3 bedroom house<br>1,192 sqft |



# No. 1 & 3

3 bedroom | 1,131 sqft

# No. 2

3 bedroom plus study | 1,219 sqft

Ground floor

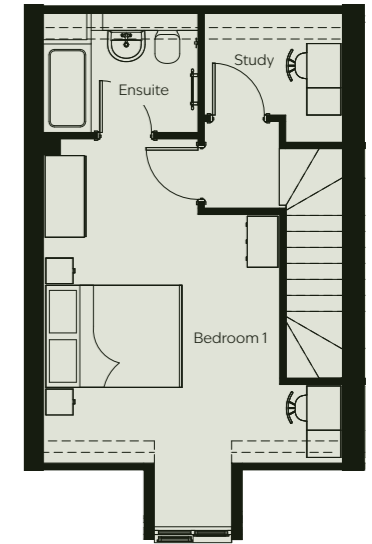
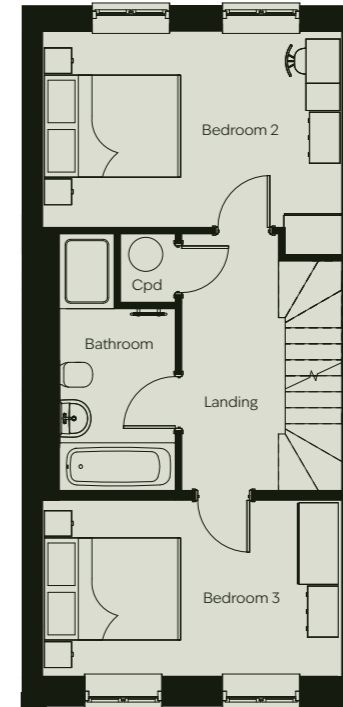
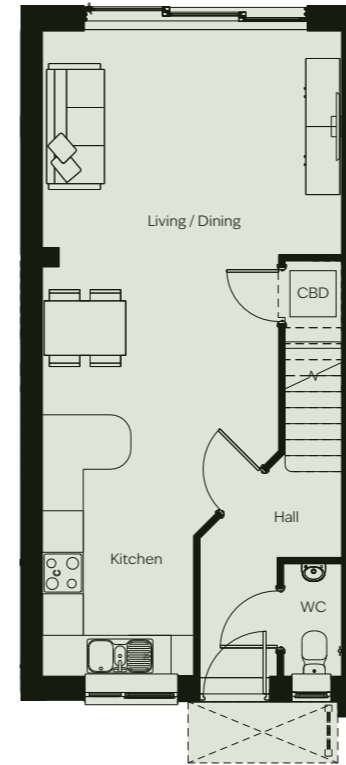
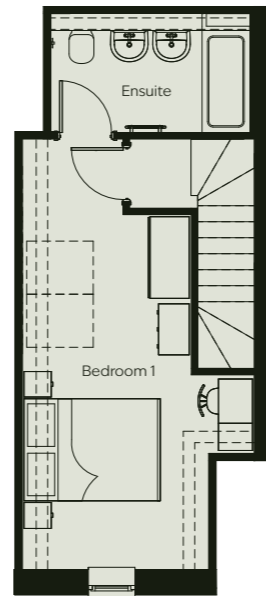
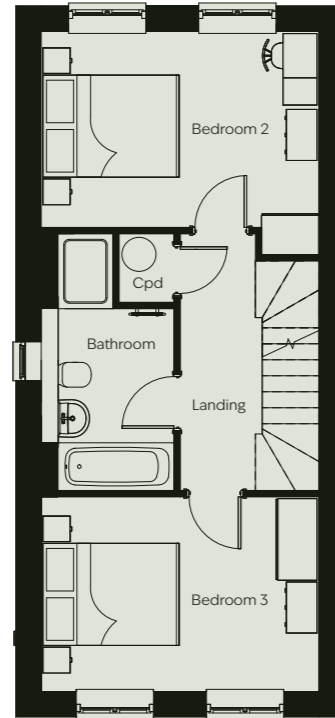
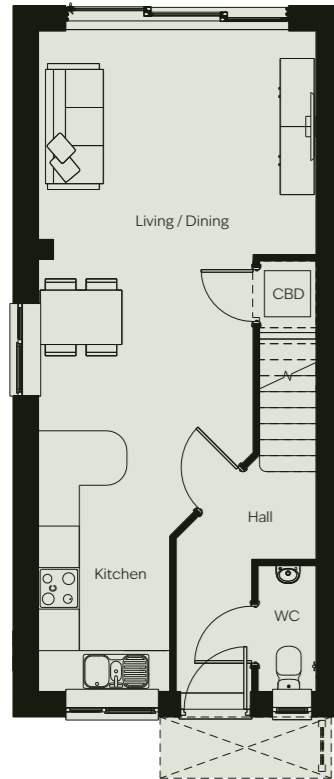
First floor

Second floor

Ground floor

First floor

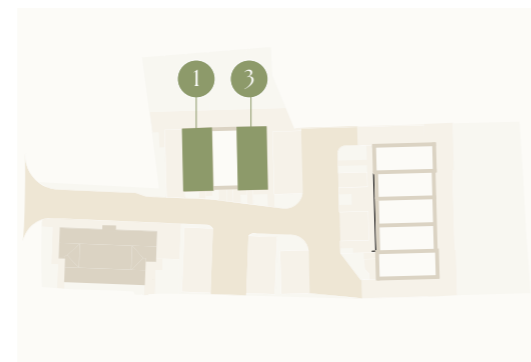
Second floor



## Dimensions

Living / Kitchen / Dining	9.70m x 4.08m	31'8" x 13'4"
Bedroom 1	6.32m x 3.32m	20'7" x 10'9"
Bedroom 2	4.08m x 3.28m	13'4" x 10'8"
Bedroom 3	4.08m x 2.86m	13'4" x 9'4"
Bathroom	3.77m x 1.95m	12'4" x 6'4"
Ensuite	2.90m x 1.66m	9'5" x 5'4"

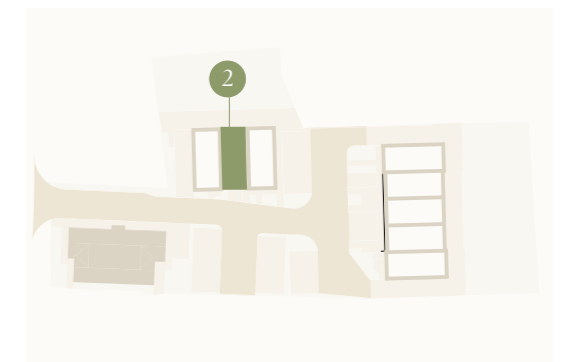
## Plot Locator



## Dimensions

Living / Kitchen / Dining	9.48m x 4.44m	31'1" x 14'6"
Bedroom 1	5.64m x 4.39m	18'5" x 14'4"
Bedroom 2	4.39m x 3.28m	14'04" x 10'8"
Bedroom 3	4.39m x 2.58m	14'04" x 10'8"
Bathroom	3.77m x 1.95m	12'4" x 6'4"
Ensuite	2.26m x 1.74m	9'1" x 5'7"
Study	2.03m x 1.80m	6'6" x 5'9"

## Plot Locator



\* Plot 1 is shown here, plot 3 is handed  
 Measurements given to longest point in each room.  
 The floor areas and dimensions provided may vary during construction.  
 Purchasers should not rely on these measurements for furnishings,  
 or other items.



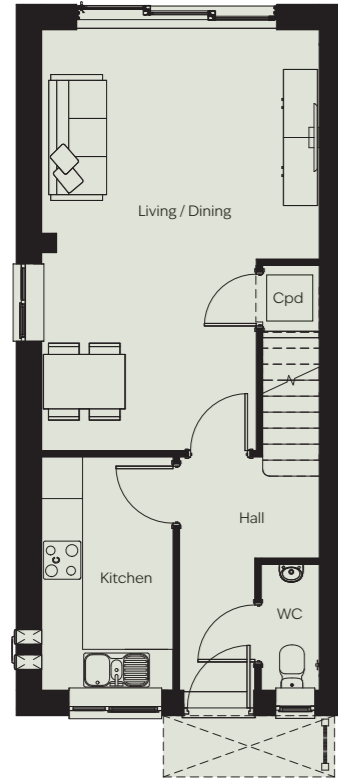
# No. 4 & 8

3 bedroom plus study | 1,192 sqft

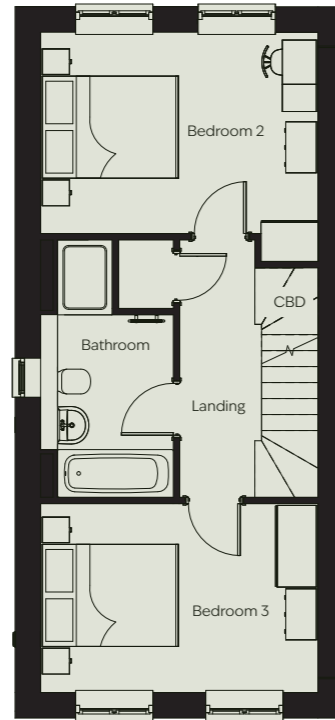
# No. 5 & 7

3 bedroom plus study | 1,140 sqft

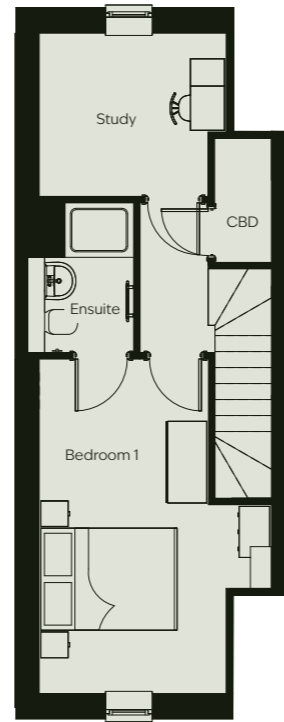
Ground floor



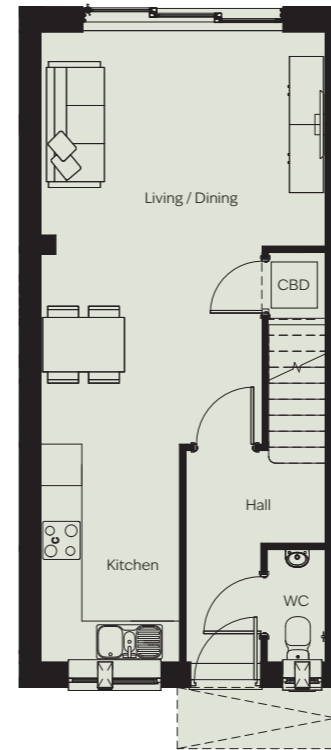
First floor



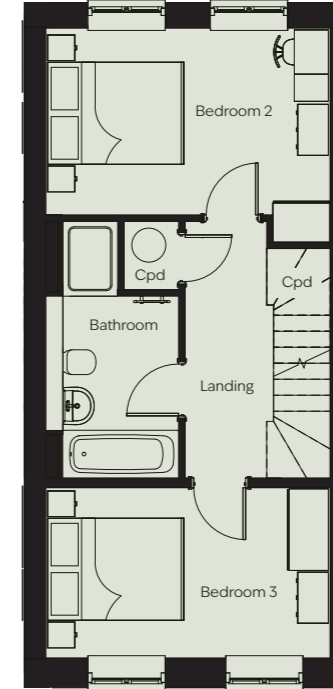
Second floor



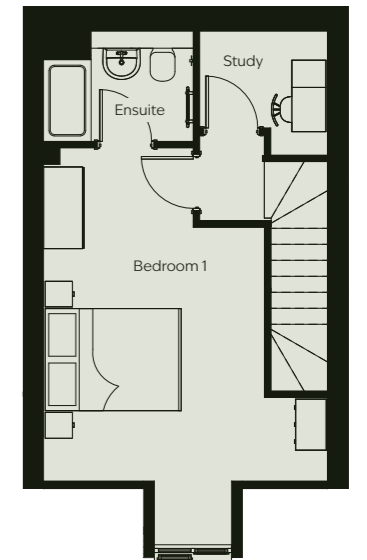
Ground floor



First floor



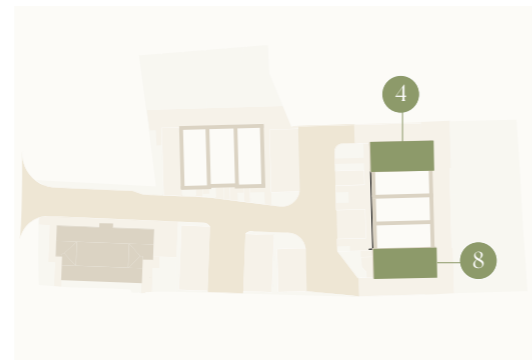
Second floor



## Dimensions

Living / Kitchen / Dining	9.70m x 4.08m	31'8" x 13'4"
Bedroom 1	7.21m x 3.33m	23'7" x 10'9"
Bedroom 2	4.08m x 3.37m	13'4" x 11'1"
Bedroom 3	4.08m x 2.76m	13'4" x 9'1"
Bathroom	3.77m x 1.94m	12'4" x 6'4"
Ensuite	2.20m x 1.50m	7'2" x 4'9"
Study	2.57m x 2.39m	8'4" x 7'8"

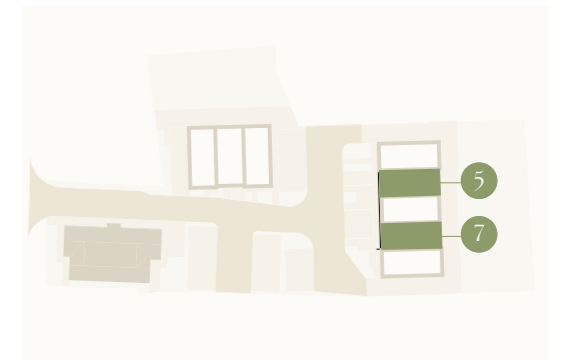
## Plot Locator



## Dimensions

Living / Kitchen / Dining	9.48m x 4.17m	31'1" x 13'7"
Bedroom 1	4.80m x 4.17m	15'7" x 13'7"
Bedroom 2	4.17m x 3.14m	13'7" x 10'3"
Bedroom 3	4.17m x 2.50m	13'7" x 8'2"
Bathroom	3.76m x 1.94m	12'3" x 6'4"
Ensuite	2.20m x 1.53m	7'2" x 5'0"
Study	1.88m x 1.73m	6'2" x 5'7"

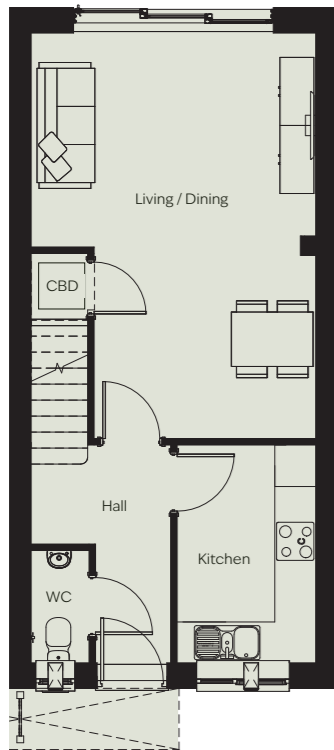
## Plot Locator



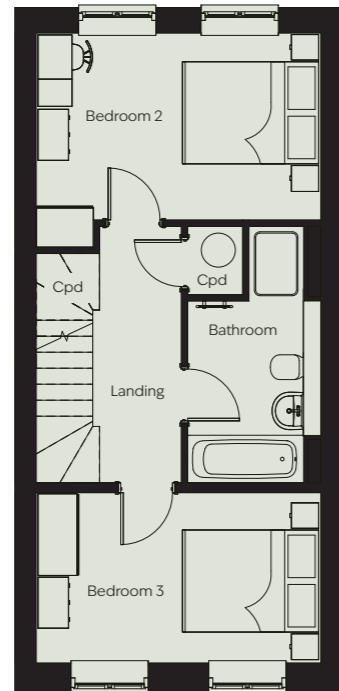
# No. 6

3 bedroom plus study | 1,140 sqft

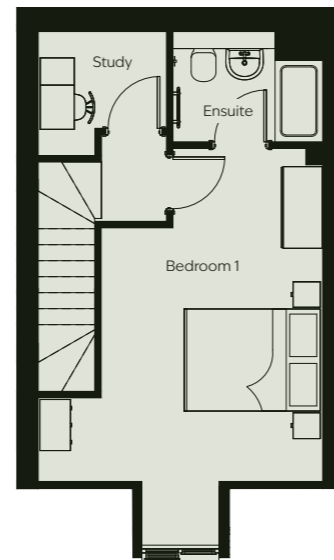
Ground floor



First floor



Second floor



## Dimensions

Living / Kitchen / Dining	9.48m x 4.17m	31'1" x 13'7"
Bedroom 1	4.80m x 4.17m	15'7" x 13'7"
Bedroom 2	4.17m x 3.14m	13'7" x 10'3"
Bedroom 3	4.17m x 2.50m	13'7" x 8'2"
Bathroom	3.76m x 1.94m	12'3" x 6'4"
Ensuite	2.20m x 1.53m	7'2" x 5'0"
Study	1.88m x 1.73m	6'2" x 5'7"

## Plot Locator



## Alderwood

St Annes Road, London Colney,  
Hertfordshire AL2 1NX



## Disclaimer

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are provided as a guide only and are taken to the longest dimension. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

Designed by Fresh Lemon.

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