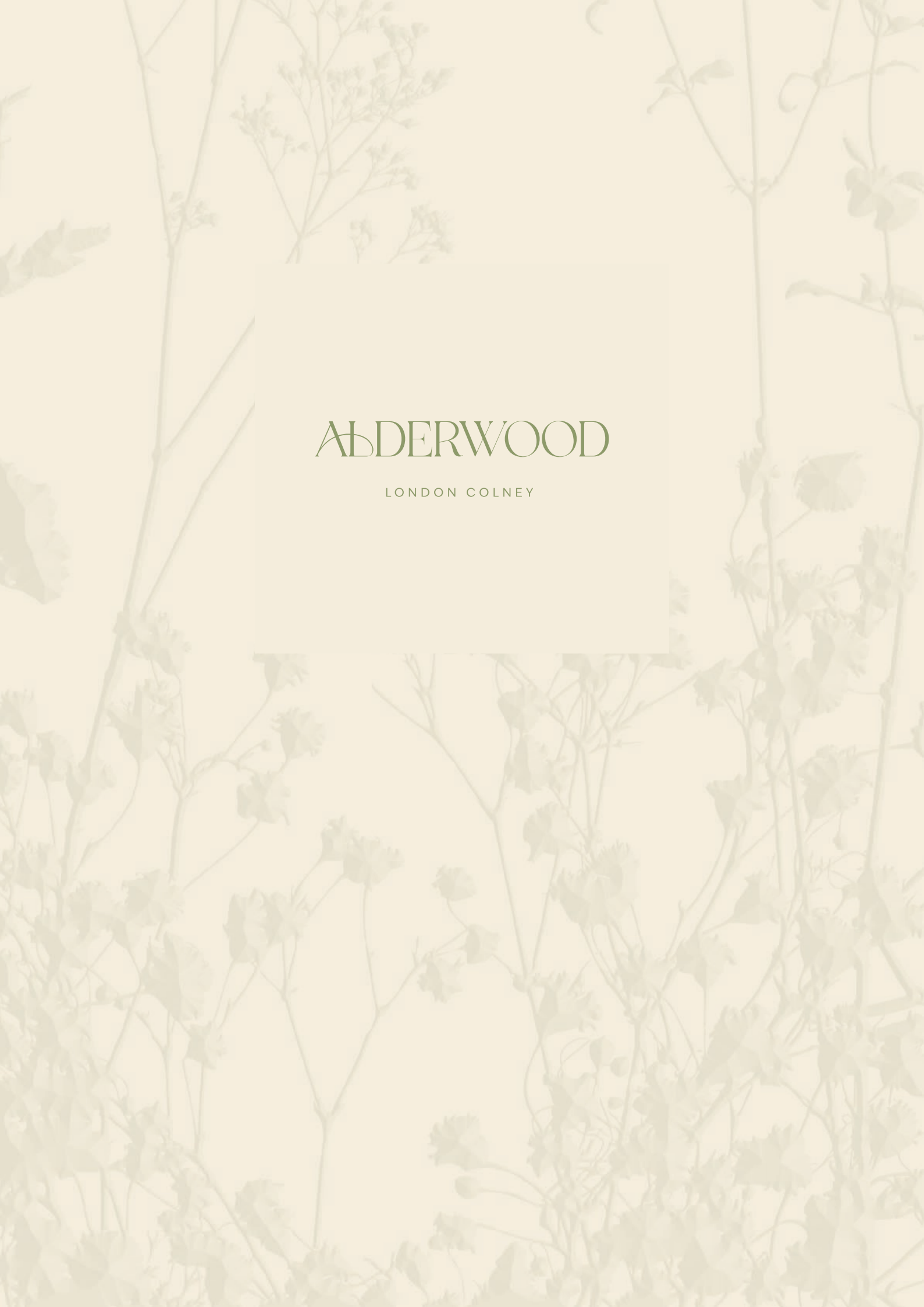


The image features a light beige background with a delicate, repeating pattern of thin, dark green stems and small, five-petaled flowers. A semi-transparent, light beige rectangular box is centered on the page, containing the brand name and location. The brand name 'ALDERWOOD' is written in a dark green, serif font, with the 'A' and 'D' featuring a stylized double-bow design. Below it, 'LONDON COLNEY' is written in a smaller, dark green, sans-serif font.

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.

Computer generated imagery is indicative only.





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 and tumble dryer – keeping laundry out of sight

Bathrooms & ensuites

- Premium Roca 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 HiB 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* – flowing seamlessly through the kitchen, living areas, hall, bathroom & ensuite
- Plush, high-quality carpets in all bedrooms, study, stairs & landing*
- Oak 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
- Oak handrails and newel posts with clear glass balustrading, combining warmth and contemporary design.

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 system

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

Roca

PROJECT EV

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

ALDERWOOD

LONDON COLNEY

SITE PLAN

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

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



ST ANNES ROAD

Vehicle entrance

CLUBHOUSE

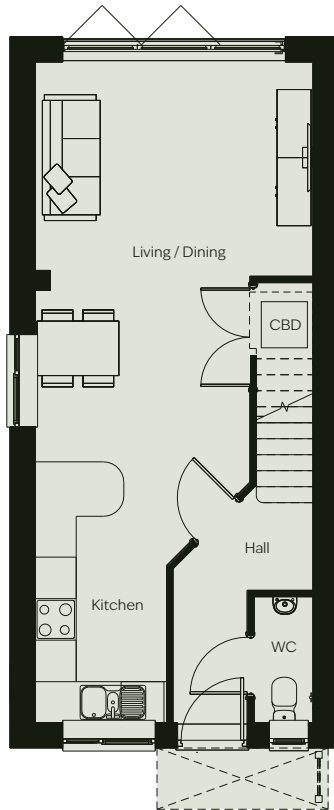
Clubhouse
Parking

Residential
Parking

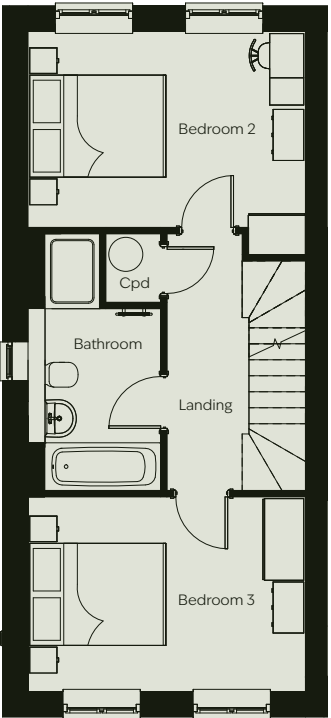
No. 1 & 3

3 bedroom | 1,131 sqft

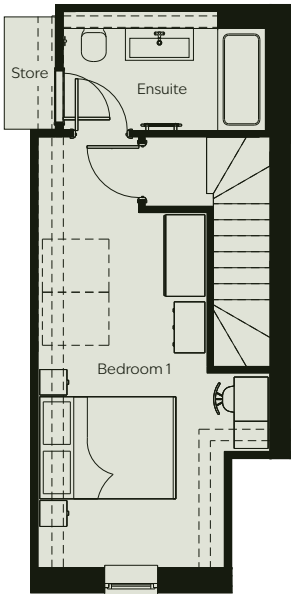
Ground floor



First floor



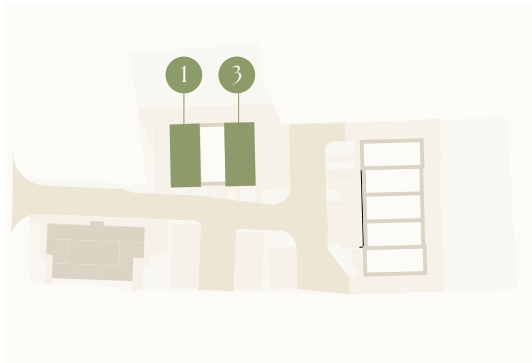
Second floor



Dimensions

Living / Kitchen / Dining	9.70m x 4.08m	31'8" x 13'4"
Bedroom 1	6.32m x 3.41m	20'7" x 11'2"
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	2.97m x 1.75m	9'9" x 5'9"

Plot Locator

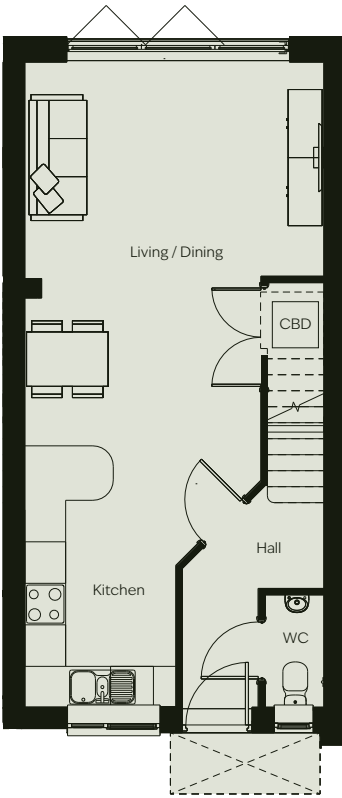


* Plot 1 is shown here, plot 3 is handed
Measurements given to longest point in each room.
The floor areas and dimensions provided may vary during construction.
Purchasers should not rely on these measurements for furnishings,
or other items.

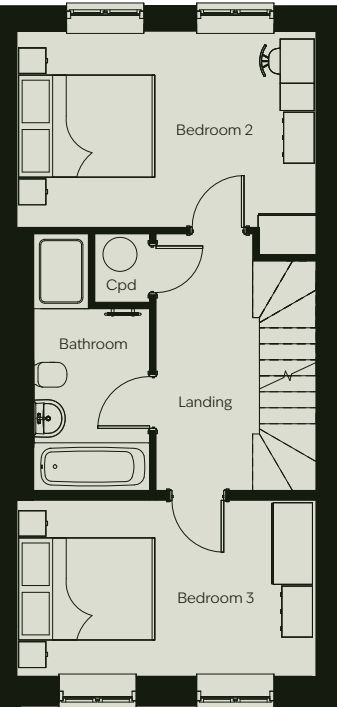
No. 2

3 bedroom plus study | 1,219 sqft

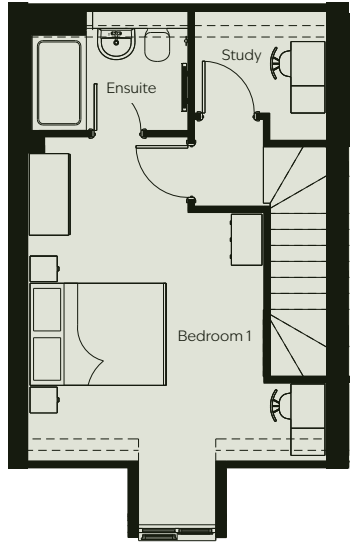
Ground floor



First floor



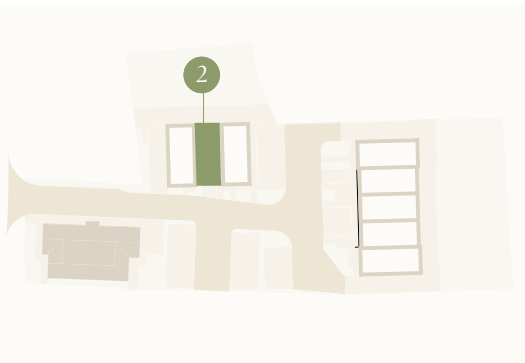
Second floor



Dimensions

Living / Kitchen / Dining	9.48m x 4.42m	31'1" x 14'6"
Bedroom 1	5.57m x 4.39m	18'3" 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	3.70m x 1.95m	12'2" x 6'4"
Ensuite	2.26m x 1.77m	9'1" x 5'10"
Study	1.94m x 1.80m	6'4" x 5'9"

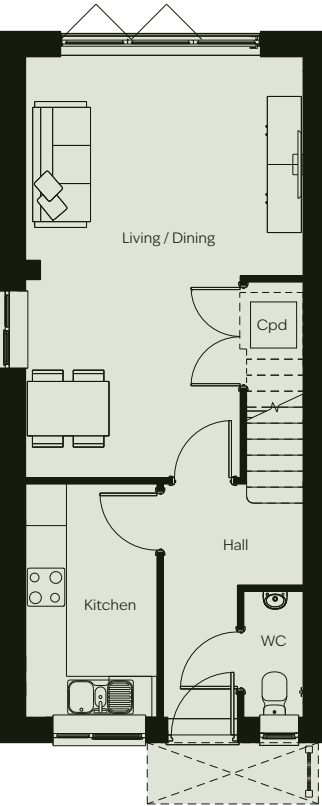
Plot Locator



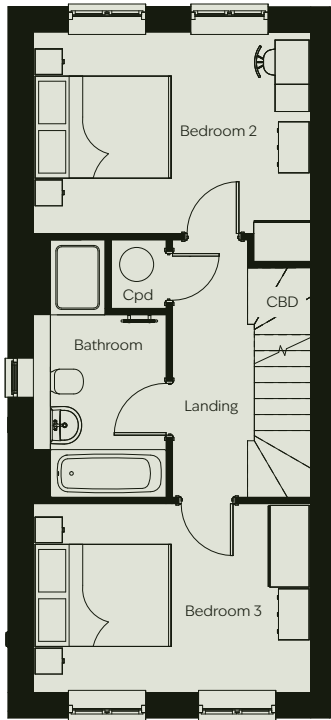
No. 4 & 8

3 bedroom plus study | 1,192 sqft

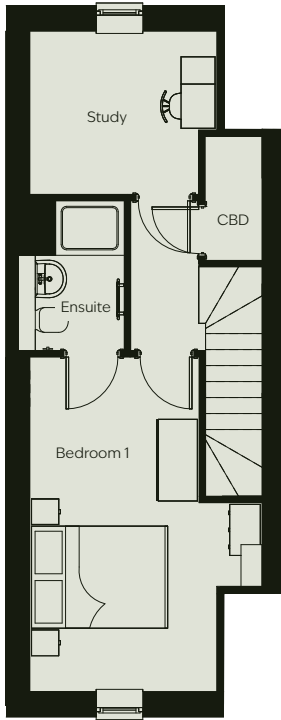
Ground floor



First floor



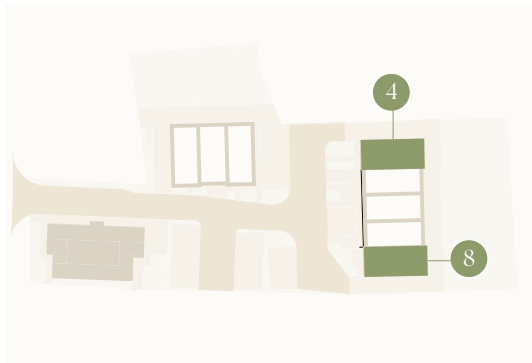
Second floor



Dimensions

Kitchen	3.42m x 1.93m	11'3" x 6'4"
Living / Dining	6.18m x 4.08m	20'3" x 13'4"
Bedroom 1	4.89m x 3.42m	16'1" x 11'3"
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 1.55m	7'2" x 5'1"
Study	2.75m x 2.39m	9'0" x 7'8"

Plot Locator

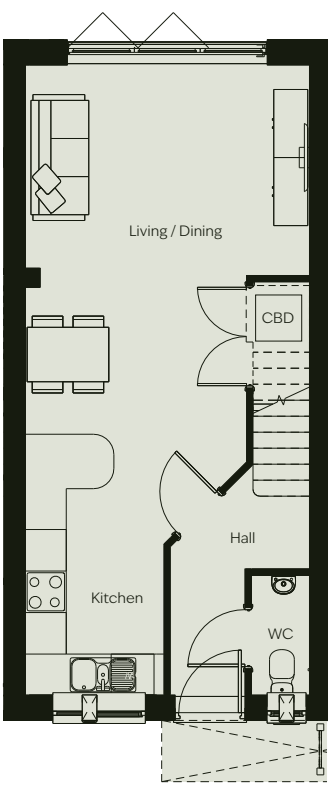


* Plot 4 is shown here, plot 8 is handed

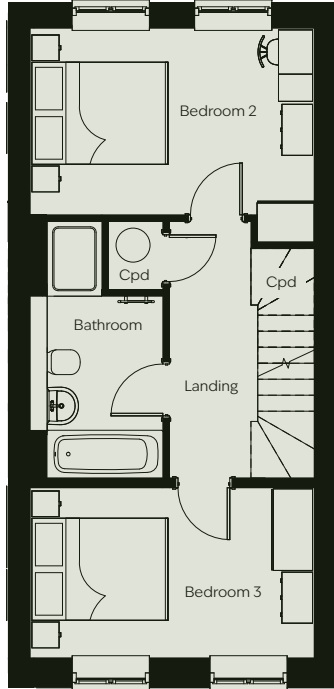
No. 5 & 7

3 bedroom plus study | 1,140 sqft

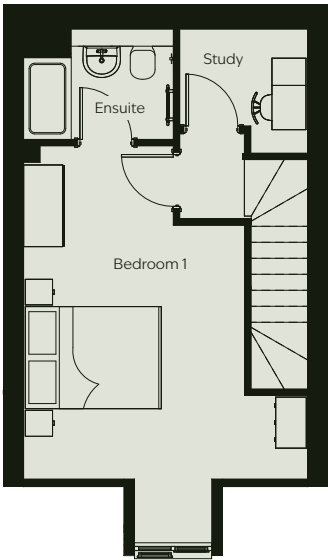
Ground floor



First floor



Second floor



Dimensions

Living / Kitchen / Dining	9.27m x 4.17m	30'5" x 13'7"
Bedroom 1	5.72m x 4.17m	18'9" 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	3.72m x 1.94m	12'3" x 6'4"
Ensuite	2.15m x 1.60m	7'1" x 5'3"
Study	1.88m x 1.82m	6'2" x 6'0"

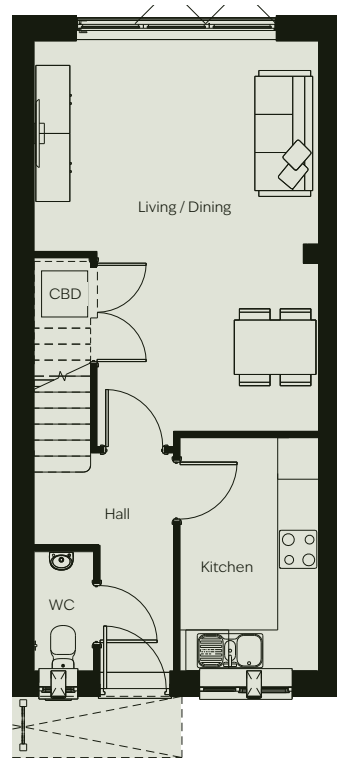
Plot Locator



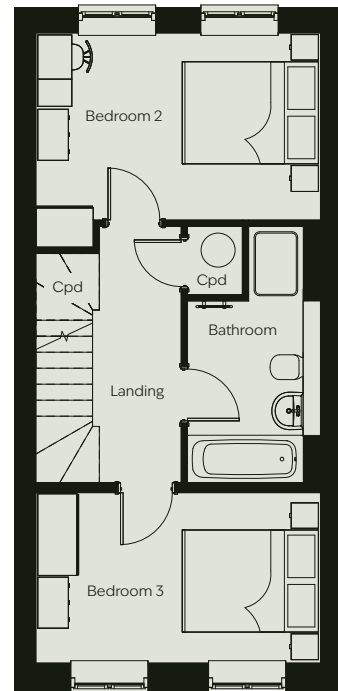
No. 6

3 bedroom plus study | 1,140 sqft

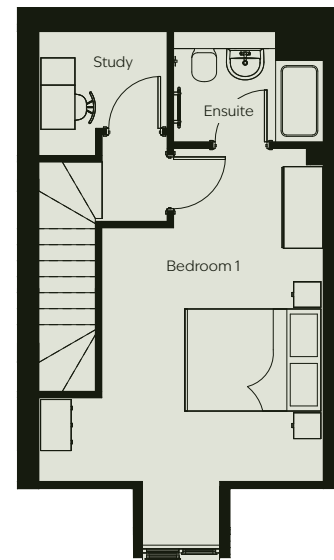
Ground floor



First floor



Second floor



Dimensions

Kitchen	3.42m x 2.03m	11'3" x 6'8"
Living / Dining	5.73m x 4.17m	18'10" 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	3.72m x 1.94m	12'3" x 6'4"
Ensuite	2.15m x 1.60m	7'1" x 5'3"
Study	1.88m x 1.82m	6'2" x 6'0"

Plot Locator



ALDERWOOD

St Annes Road, London Colney,
Hertfordshire AL2 1NX



Disclaimer

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