



# SILVERWOODS

ST ALBANS



# ELEGANT & STYLISH NEW HOMES IN ST ALBANS

Welcome to Silverwoods — an exclusive collection of beautifully designed five-bedroom homes on Hatfield Road, in the historic Roman city of St Albans.

Perfectly positioned close to the charming town centre, Silverwoods offers easy access to highly regarded local schools and is less than 10 minutes from the train station, providing direct services into Central London.



Computer generated image is indicative only.





## STEEPED IN HISTORY, HIGH ON CHARM

St Albans offers the perfect blend of relaxed living and vibrant city life. Its thriving town centre is brimming with independent boutiques, welcoming cafés and characterful cobbled streets, creating a truly distinctive atmosphere.

Food lovers are spoilt for choice, with an enviable mix of restaurants, traditional pubs and popular local favourites such as The Waffle House in the Old Town and fine dining at Sopwell House Hotel & Spa.

Rich in history, St Albans wears its heritage proudly – from Roman ruins to its majestic cathedral – while effortlessly embracing the modern. Contemporary gyms, artisan markets, boutique fitness studios and an array of leisure facilities sit side by side with historic landmarks, creating a community that feels both timeless and forward-looking.



### BY CAR



● 8 MINS  
St Albans City

● 10 MINS  
Town Centre

● 10 MINS  
Hatfield

### BY TRAIN



● 11 MINS  
London Luton Airport

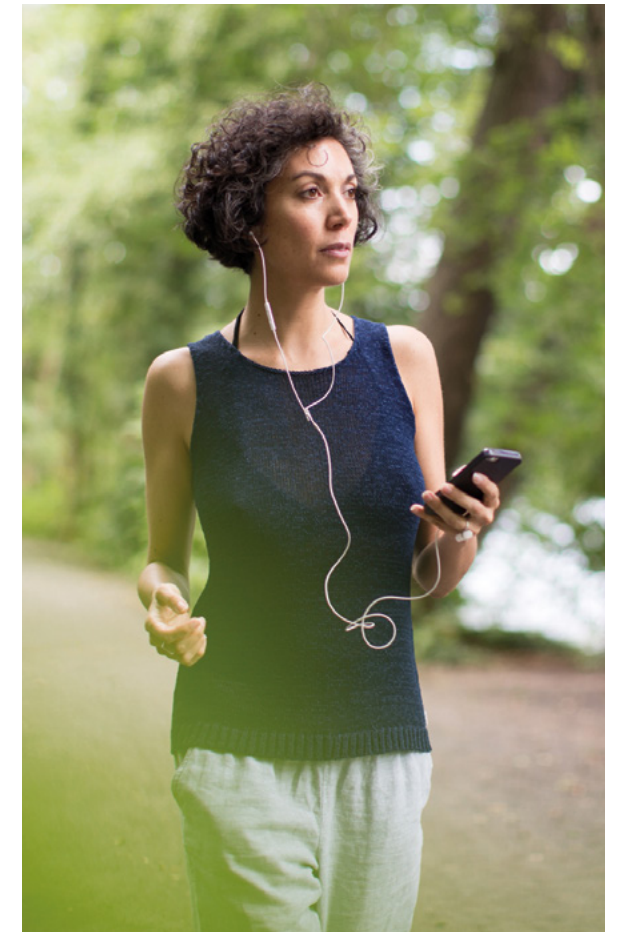
● 22 MINS  
King's Cross St Pancras

● 30 MINS  
Farringdon



# RICH IN GREEN SPACES

Surrounded by green spaces and award-winning parks,  
St Albans has an abundance of places to relax.



## OAKLANDS

Nearby open space opposite  
Silverwoods, ideal for dog  
walks and exercise.

0.1 MILES

## HIGHFIELD PARK

Large open space with  
bluebell woods, orchards  
and walking paths.

0.5 MILES

## LONGACRES PARK

Local park a few minutes  
walk from Silverwood with  
children's play area.

1.0 MILE

## CLARENCE PARK

Victorian Park moments  
from St Albans train station  
and the town centre.

1.2 MILES

## VERULAMIUM PARK

100 acre parkland with  
boating lake, museum and  
Roman remains.

2.1 MILES

## HEARTWOOD FOREST

858 acre of ancient woodland,  
perfect for family walks,  
horseriding and cycling.

4.3 MILES



# SPECIFICATION

## KITCHEN

- Bespoke kitchen with silestone work surfaces and splashback
- All Bosch appliances fully integrated
- Oven
- Combi microwave oven
- Induction hob with built-in extractor
- Full height fridge & full height freezer
- Dishwasher
- Wine cooler
- Quooker boiling tap
- Antique brass finished monobloc tap
- Large island with pull-up sockets and USB ports
- Pull out bins
- Large pan drawers and separate cutlery drawers

## BATHROOM & ENSUITES

- 5-piece Master Bathroom with freestanding bath
- Large shower enclosure
- Separate twin basins and vanity units
- Matt black brassware
- Illuminated mirrors
- Back to wall-mounted WC
- Family bathroom with bath and separate shower
- Towel radiators finished in matt black

## INTERNAL FINISHES & FLOORING

- Contemporary style deep stepped skirting boards and matching architraves
- Internal doors in matt black finish
- Walls finished in Goose Feathers contemporary beige colour with white emulsion ceilings
- Contemporary brassware
- Crittle-style glazed double doors to kitchen/living room
- Double-glazed windows throughout
- Amtico style flooring laid in herringbone pattern together with large format ceramic tiling
- Quality fitted carpets to bedrooms

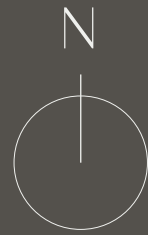
## ELECTRICAL & HEATING

- Attractive wall lights and recessed low energy spotlights
- Ample power sockets throughout with USB ports to principal bedrooms
- Contemporary style black switchplates
- Air source heat pump for heating and hot water
- Pressurised Megaflo hot water system
- Underfloor heating to ground and first floor
- Radiators to top floor
- CAT 5/6 cabling throughout

## SECURITY & EXTERNAL AREAS

- Gardens landscaped with Indian sandstone patios
- Turfed lawn with shrubbery borders
- Electric car EV charging point
- External lighting around each house
- Parking for two vehicles
- Garden tap





# SILVERWOODS

ST ALBANS

## NO 1 & 2

5 bedroom house with private garden,  
two parking spaces each and shared driveway

NO 1: 120 SQM REAR GARDEN

NO 2: 91 SQM REAR GARDEN

## NO 3

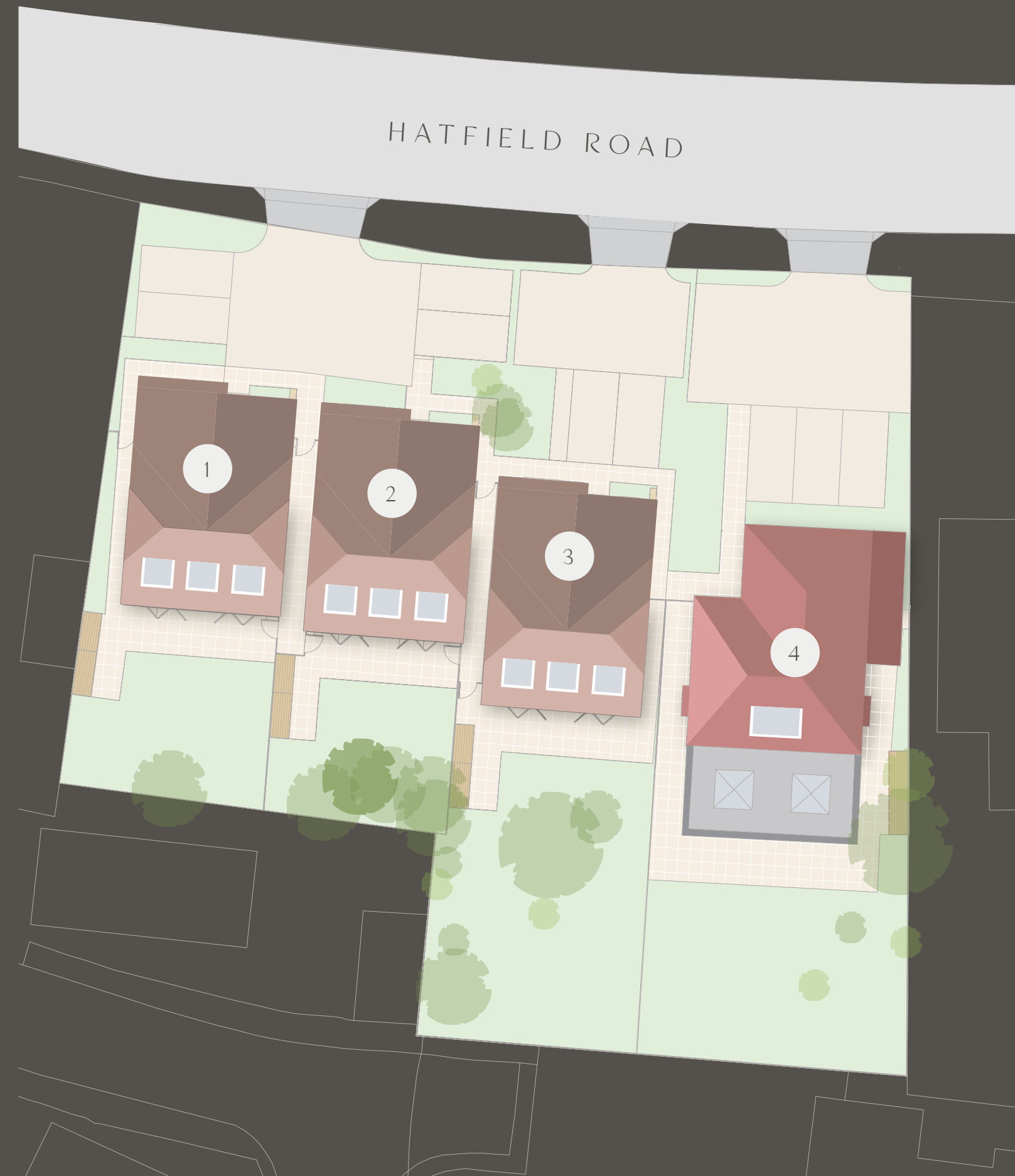
5 bedroom house with private garden,  
two parking spaces and own driveway

190 SQM REAR GARDEN

## NO 4

3 bedroom house with private garden,  
three parking spaces and own driveway

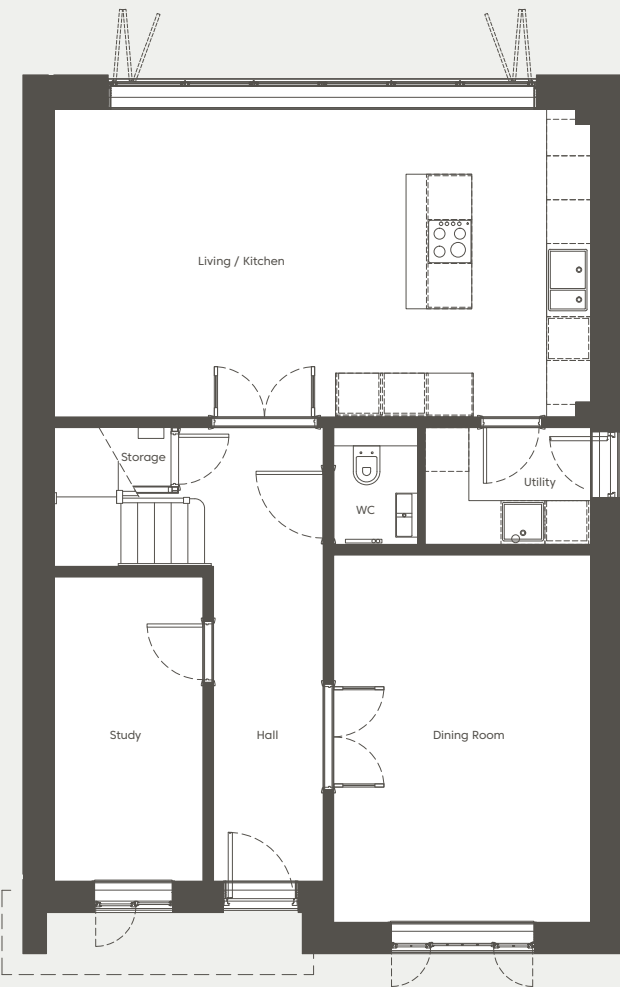
220 SQM REAR GARDEN



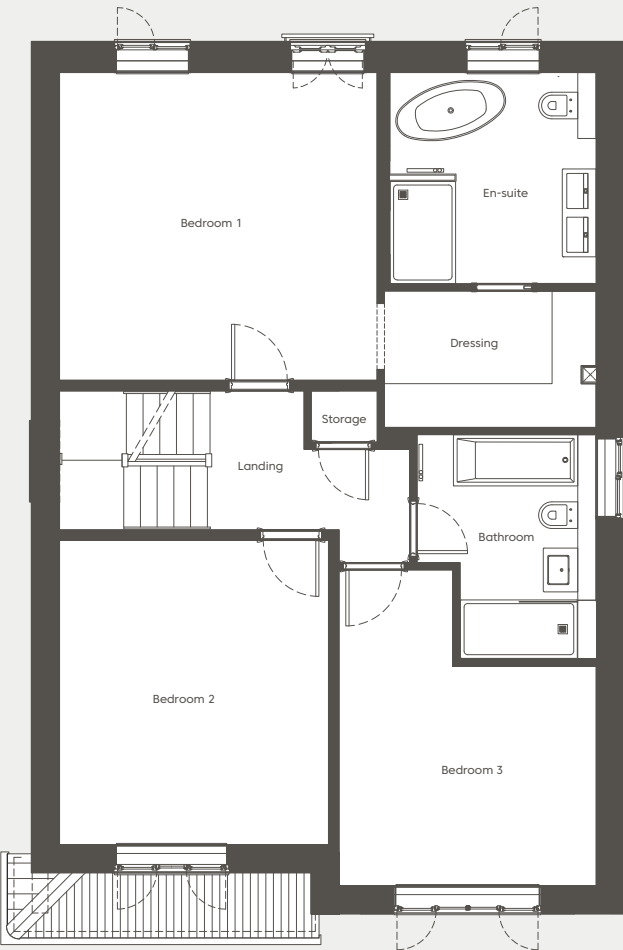
# NO.1-3

5 BEDROOM HOUSE / 218.5 SQM / 2,352 SQ FT

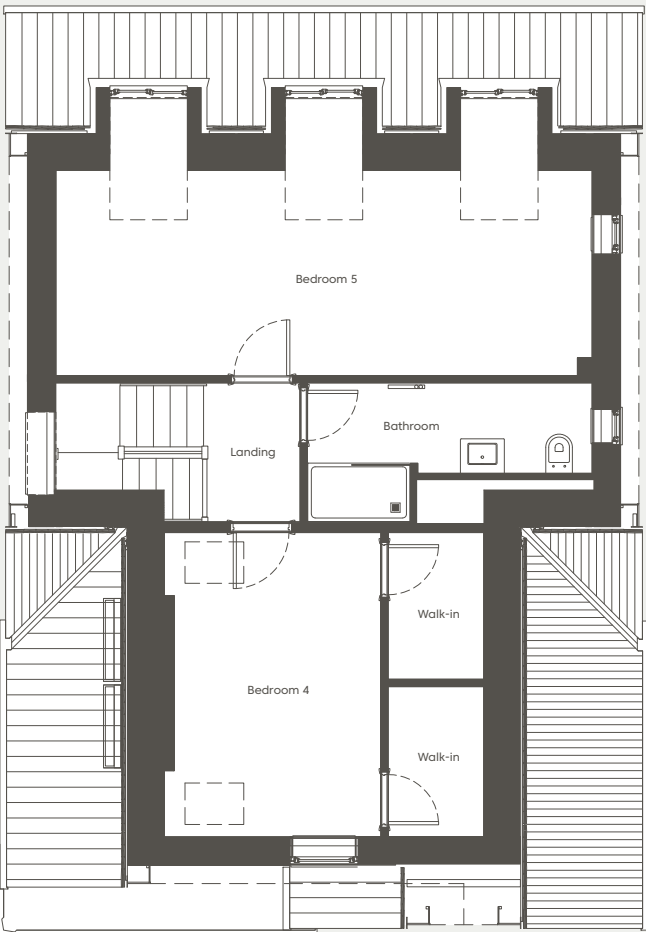
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Living / Kitchen / Dining	7.34m x 4.21m	24'1" x 13'8"
Drawing Room	5.03m x 3.52m	16'5" x 11'5"
Study	4.16m x 2.04m	13'6" x 6'7"
Utility	2.27m x 1.60m	7'4" x 5'2"

FIRST FLOOR

Bedroom 1	4.21m x 4.35m	13'8" x 14'3"
Ensuite	2.89m x 2.89m	9'5" x 9'5"
Bedroom 2	4.16m x 3.68m	13'6" x 12'1"
Bedroom 3	3.51m x 3.01m	11'5" x 9'9"
Bathroom	2.49m x 3.07m	8'2" x 10'1"

SECOND FLOOR

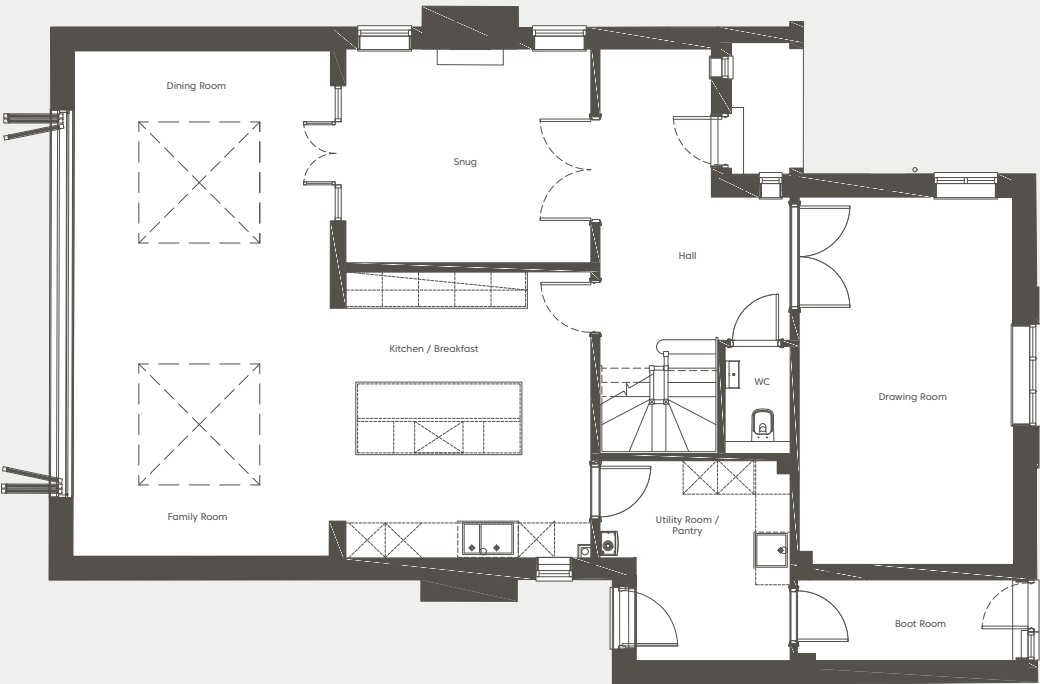
Bedroom 4	3.40m x 4.16m	11'2" x 13'6"
Bedroom 5	7.34m x 3.24m	24'1" x 10'6"
Bathroom	1.24m x 3.99m	4'1" x 13'1"



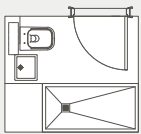
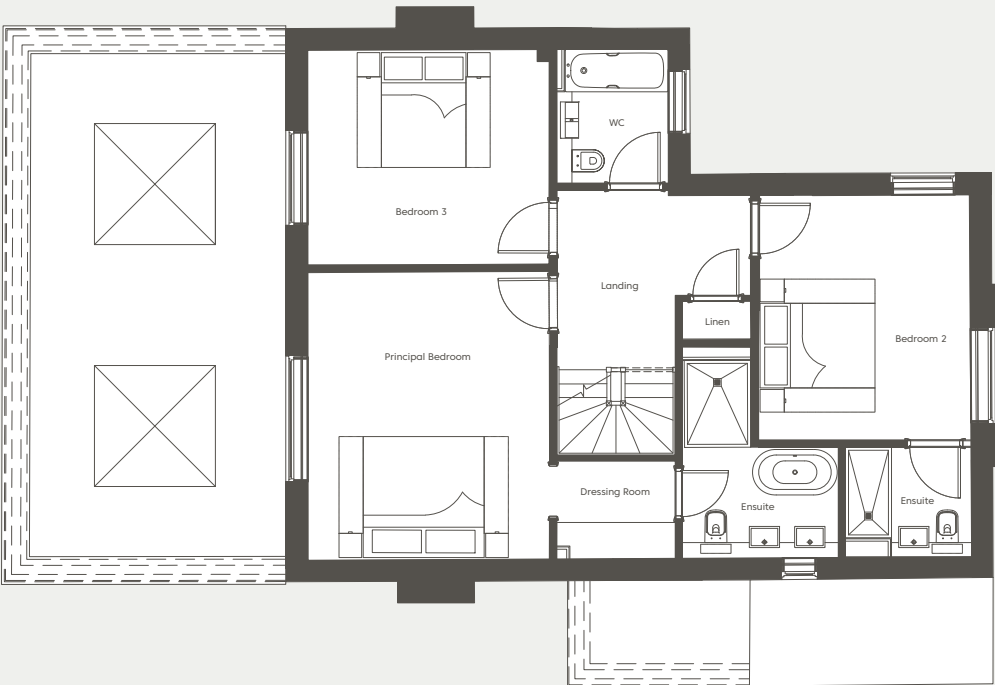
NO. 4

5 BEDROOM HOUSE / 250.8 SQM / 2,700 SQFT

GROUND FLOOR

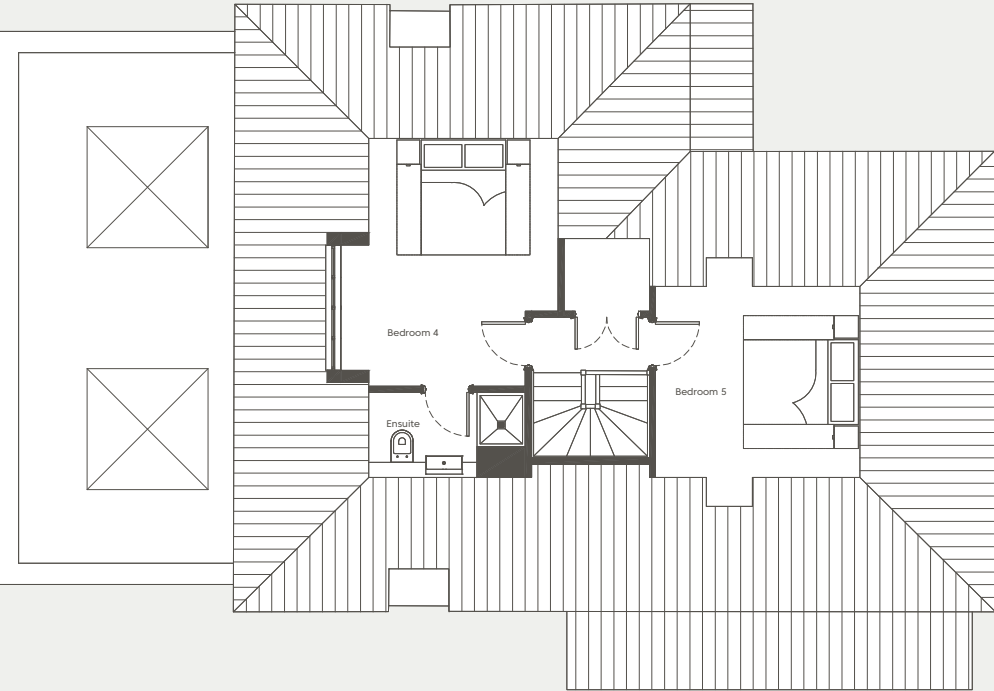


FIRST FLOOR



Alternate ensuite layout

SECOND FLOOR



GROUND FLOOR

Kitchen	4.83m x 4.05m	15'10" x 13'3"
Dining/Family	8.44m x 4.30m	27'8" x 14'1"
Drawing Room	6.18m x 3.64m	20'3" x 11'11"
Snug	4.05m x 3.64m	13'3" x 11'11"
Utility Room	3.36m x 3.14m	11'0" x 10'4"
Boot Room	3.74m x 1.45m	12'3" x 4'9"

FIRST FLOOR

Principal Room	4.83m x 4.05m	15'10" x 13'3"
Dressing Room	1.95m x 1.73m	6'5" x 5'8"
Principal Ensuite	2.59m x 1.95m	8'6" x 6'5"
Bedroom 2	4.18m x 3.64m	13'9" x 11'11"
Bedroom 2 Ensuite	2.20m x 1.95m	7'3" x 6'5"
Bedroom 3	4.05m x 3.64m	13'3" x 11'11"
Bathroom	2.35m x 1.95m	7'9" x 6'5"

SECOND FLOOR

Bedroom 4	4.07m x 3.59m	13'4" x 11'9"
Bedroom 4 Ensuite	2.59m x 1.40m	8'6" x 4'7"
Bedroom 5	3.37m x 3.15m	11'1" x 10'4"





# SILVERWOODS

ST ALBANS

SALES ENQUIRIES

01727 832 383

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



## IMPORTANT NOTICE:

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 given as a guide only. 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