

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

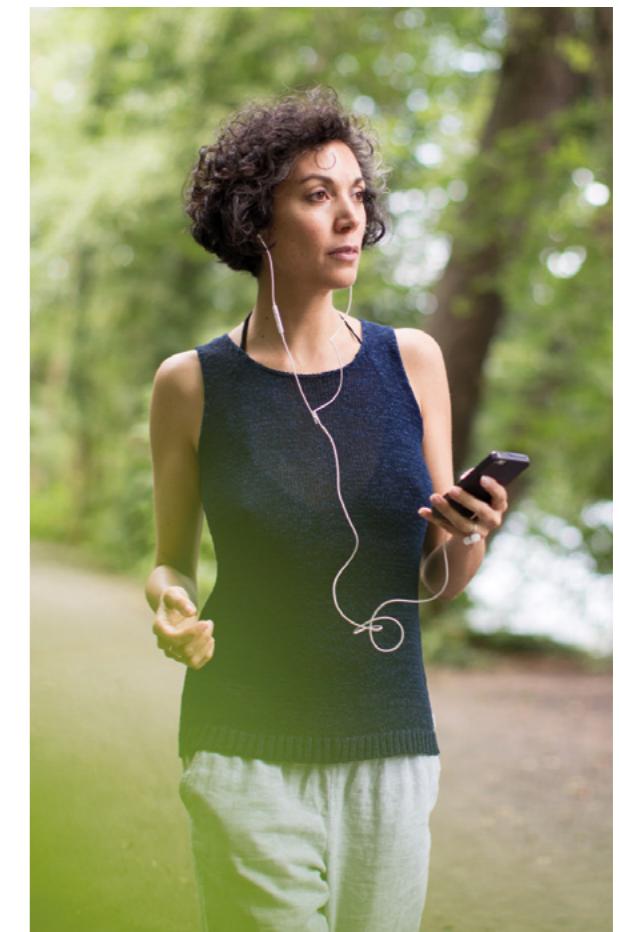
Farringdon



SILVERWOODS

RICH IN GREEN SPACES

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



SILVERWOODS



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
- Crittall-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 Megaflow 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

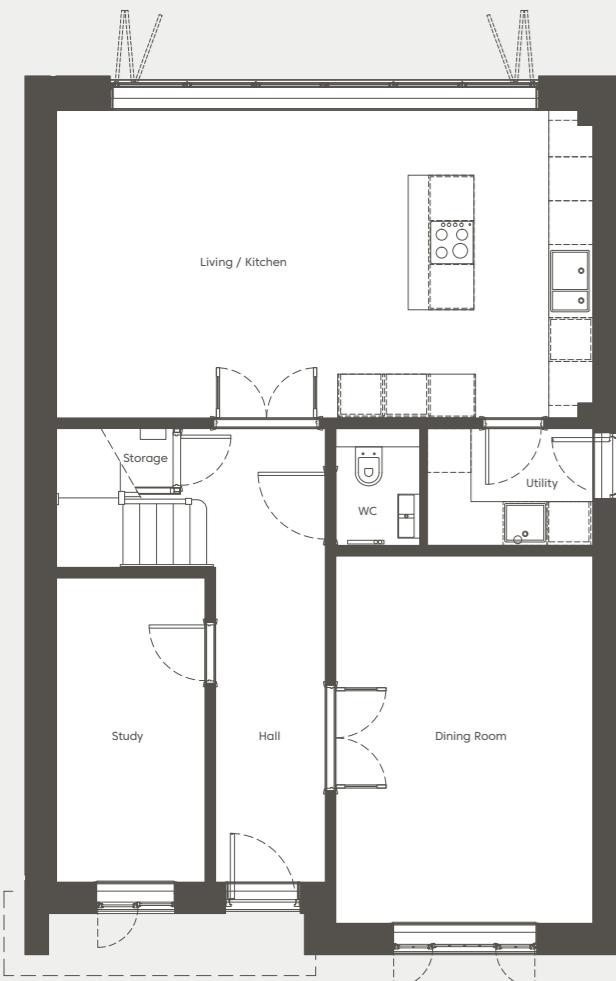
220 SQM REAR GARDEN



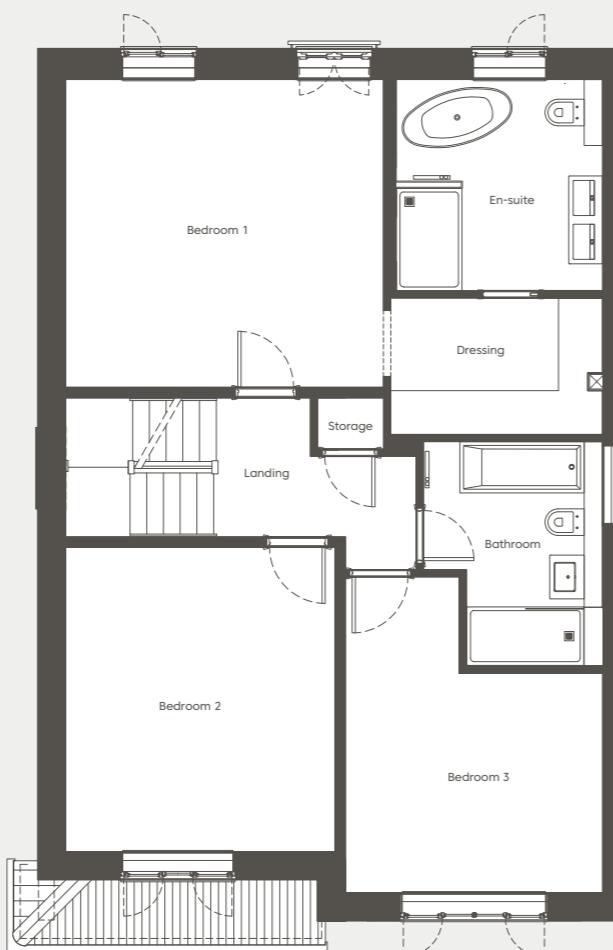
NO. 1-3

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

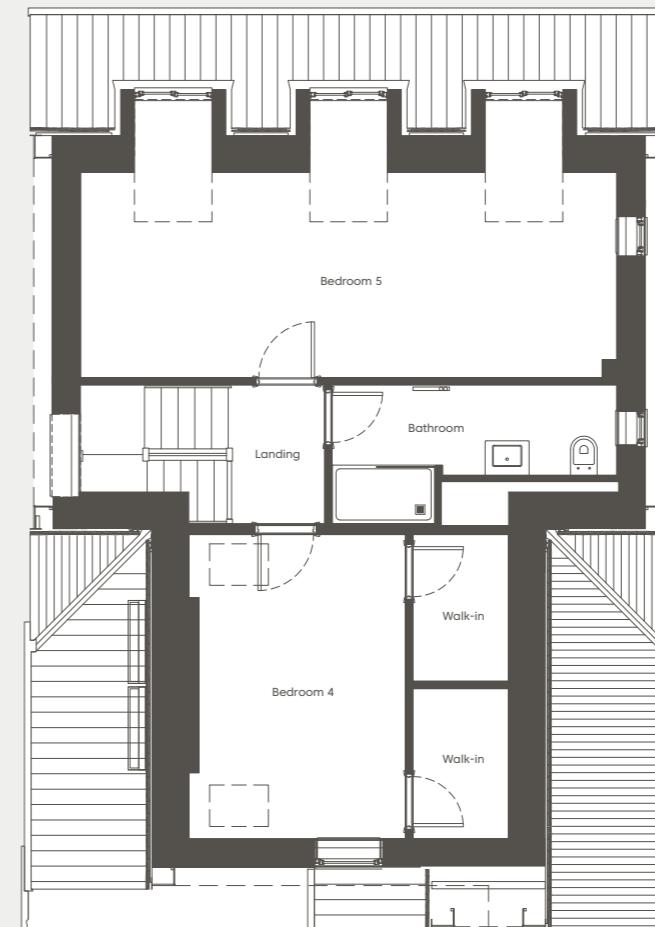
GROUND FLOOR



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"

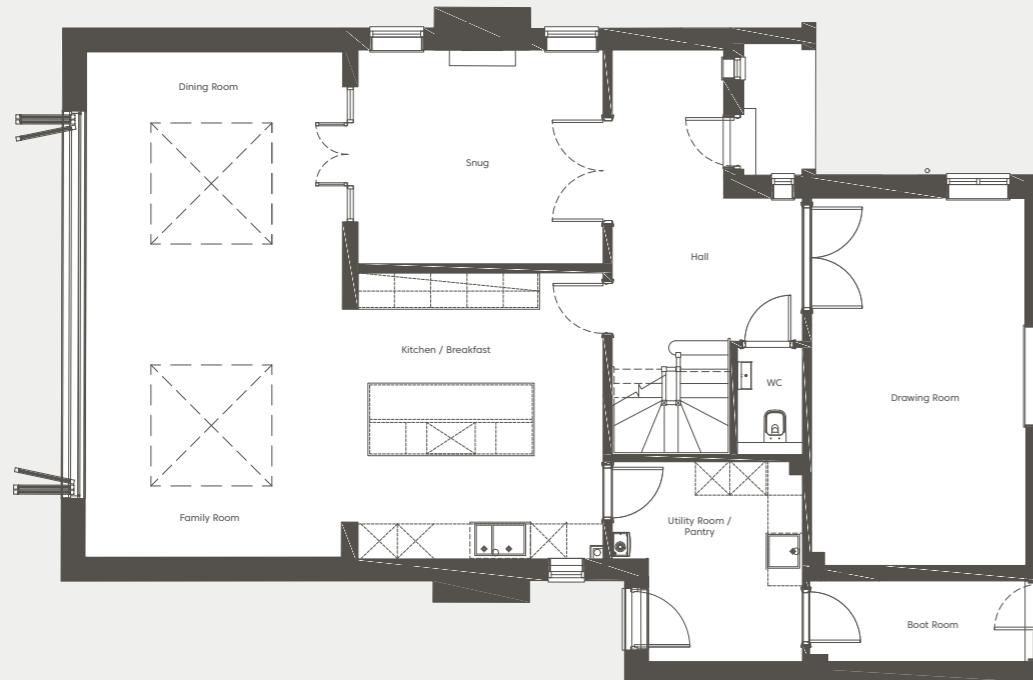
SECOND FLOOR

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"

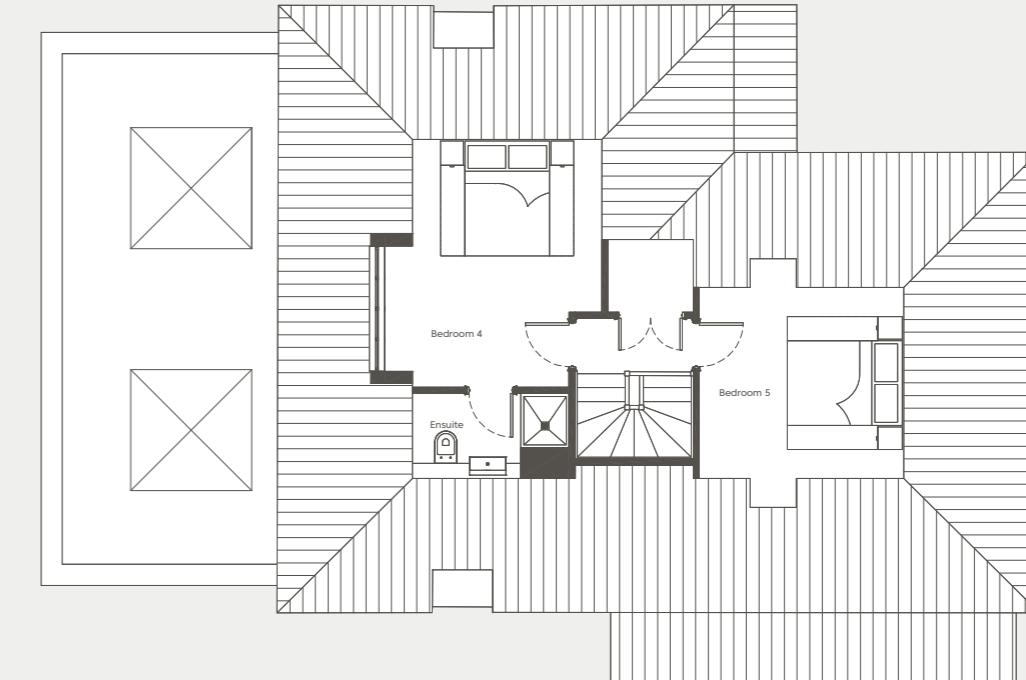
NO. 4

5 BEDROOM HOUSE / 250.8 SQM / 2,700 SQFT

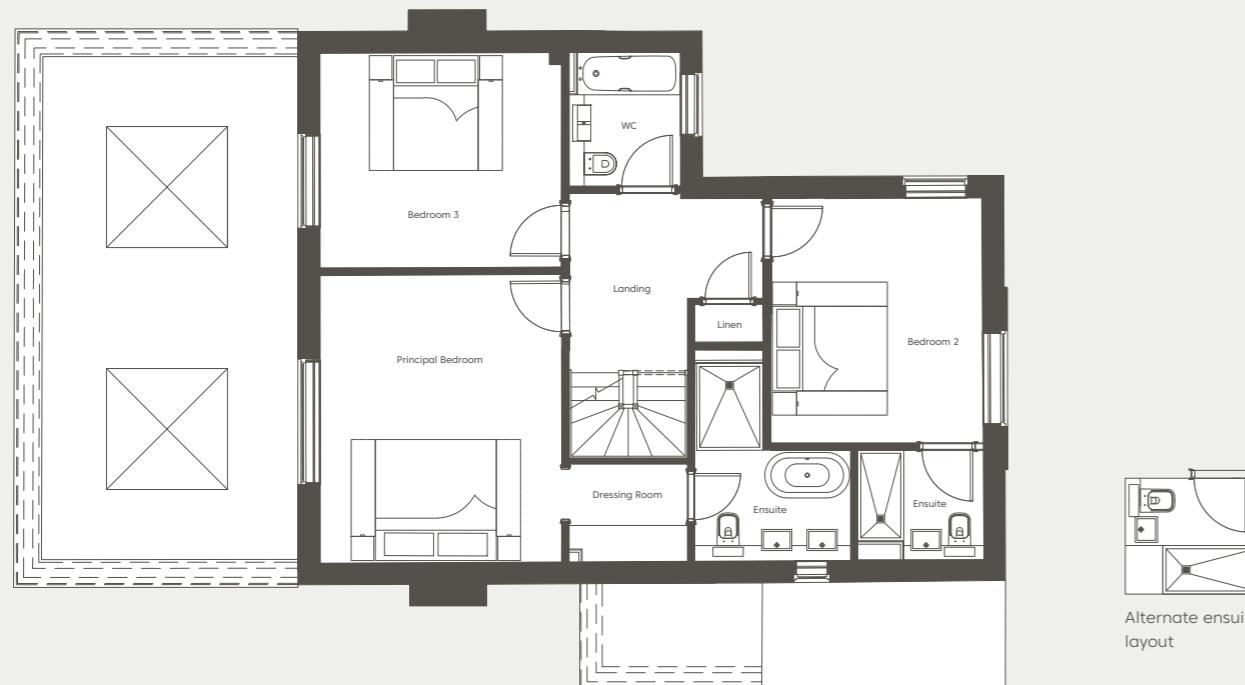
GROUND FLOOR



SECOND FLOOR



FIRST 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"

Bathroom

2.35m x 1.95m

FIRST FLOOR

Principal Room

4.83m x 4.05m

15'10" x 13'3"

4.07m x 3.59m

Dressing Room

1.95m x 1.73m

6'5" x 5'8"

2.59m x 1.40m

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"

8'6" x 4'7"

Bedroom 4 Ensuite

2.59m x 1.40m

2.59m x 1.40m

3.37m x 3.15m

11'1" x 10'4"

Bedroom 5

3.37m x 3.15m

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



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