

OAKLANDS GRANGE

ST ALBANS, HERTFORDSHIRE, AL4 0BB

Beautiful two and three bedroom homes
ideally located on the outskirts of the highly desirable
city of St Albans

WELCOME

Oaklands Grange in St Albans is a collection of new houses, coach houses and apartments located in a new community, perfect for commuters being just a 30 minute[†] train journey from Central London to St Albans City.

The local area

Oaklands Grange is ideally placed for town and the countryside. With local routes leading to the A1, M1 and the M25, and the capital easily in reach, the region has something for everyone.

Central for shopping, with the city centre just 1.9 miles* away, living is easy. St Albans boasts a vibrant city centre with big brand stores, street markets and its historical past.

The centre of town is a mix of café culture, stores, market stalls and supermarkets. Take time out and relax at the multiplex cinema, parks and leisure centres. Verulamium Park is an oasis of tranquil parkland at the heart of the city and is also home to the Westminster Lodge Leisure Centre – one of many fitness clubs.

Throughout the year St Albans hosts numerous events and festivals. With a host of different venues including the Maltings Arts and Abbey theatres, the Alban Arena for concerts and film screenings and even the cathedral itself hosts high profile concerts and recitals.

*Source: *www.google.co.uk/maps †www.nationalrail.co.uk



SPECIFICATION Homes elegantly crafted to match your lifestyle.

Kitchen / Dining Room

- Contemporary fitted kitchen units with worktops
- Integrated washing machine
- Integrated fridge freezer
- Built-in oven and hob
- Extractor hood
- Stainless steel splashback to hob
- 1½ bowl stainless steel sink
- Porcelanosa ceramic floor tiles

Bathroom

- White bathroom suite
- Chrome heated towel rail
- Thermostatic Shower over bath
- Glass shower screen
- Shaver socket
- Full height Porcelanosa wall tiles around bath
- Porcelanosa wall tiles above sink
- Porcelanosa ceramic floor tiles

Cloakroom

- White sanitary ware
- Porcelanosa wall tiles above sink
- Porcelanosa ceramic floor tiles

Interiors

- Carpet to non-wet areas
- Smoke detector

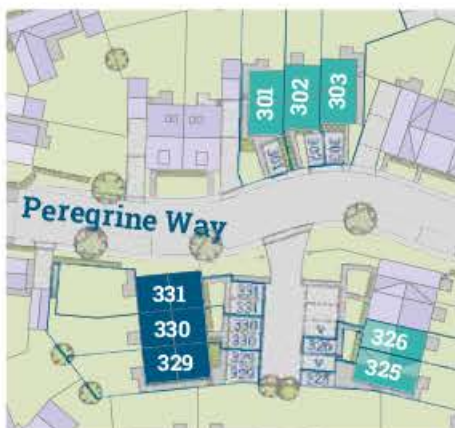


- Carbon monoxide detector
- Combi boiler
- Gas central heating
- BT socket to hallway and master bedroom

Exteriors

- Double glazed UPVC windows
- SkyQ cabling
- Turf laid to rear garden
- Garden shed
- Allocated parking – please see site plan
- 125 year lease
- NHBC warranty

SITE PLAN



Key

- 2 bedroom house
- 3 bedroom house

2 BEDROOM HOUSES

- Plot 301 | 7 Peregrine Way, St Albans, Herts, AL4 0BB
 Plot 302 | 9 Peregrine Way, St Albans, Herts, AL4 0BB
 Plot 303* | 11* Peregrine Way, St Albans, Herts, AL4 0BB

*Plot 303 is handed to floor plans drawn



Front Elevation



Ground Floor



First Floor

Dimensions

Living Room	4.78m x 3.90m	15' 8" x 12' 10"
Kitchen / Dining Room	4.78m x 2.87m	15' 8" x 9' 5"
Bedroom 1	4.78m x 3.98m	15' 8" x 13' 1"
Bedroom 2	4.78m x 2.87m	15' 8" x 9' 5"

Total Area 80.4 m² / 866 ft²



Key

- FF - Fridge/Freezer
 WM - Washing Machine

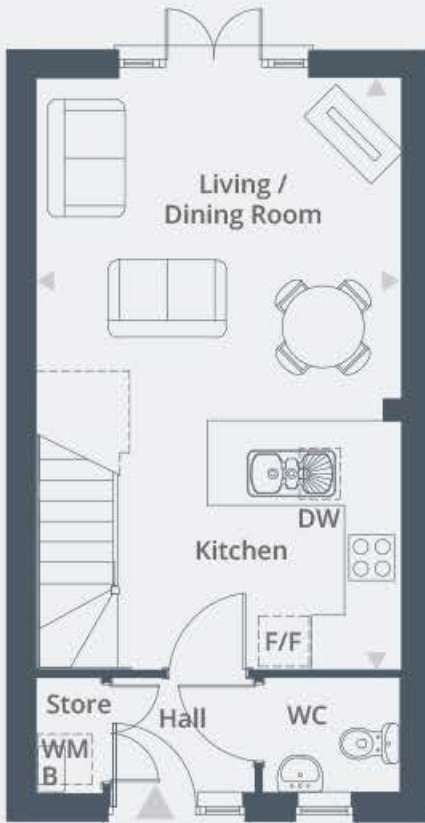
2 BEDROOM HOUSES

Plot 325 | 10 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 326 | 12 Peregrine Way, St Albans, Herts, AL4 0BB



Front Elevation



Ground Floor



First Floor

Dimensions



Living Room	6.54m x 4.05m 21' 5" x 13' 3"
Kitchen /	
Bedroom 1	4.05m x 3.16m 13' 3" x 10' 4"
Bedroom 2	4.05m x 2.55m 13' 3" x 8' 4"

Total Area 62.8 m2 / 676 ft²

3 BEDROOM HOUSES

Plot 329 | 8 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 330 | 6 Peregrine Way, St Albans, Herts, AL4 0BB

Plot 331* | 4* Peregrine Way, St Albans, Herts, AL4 0BB

*Plot 331 is handed to floor plans drawn



Front Elevation



Ground Floor



First Floor

Dimensions

Living Room	4.68m x 4.04m	15' 4" x 13' 3"
Kitchen / Dining Room	4.68m x 3.21m	15' 4" x 10' 6"
Bedroom 1	4.68m x 4.13m	15' 4" x 13' 7"
Bedroom 2	3.49m x 2.66m	11' 5" x 8' 9"
Bedroom 3	3.49m x 1.93m	11' 5" x 6' 4"

Total Area 84.5 m² / 909 ft²



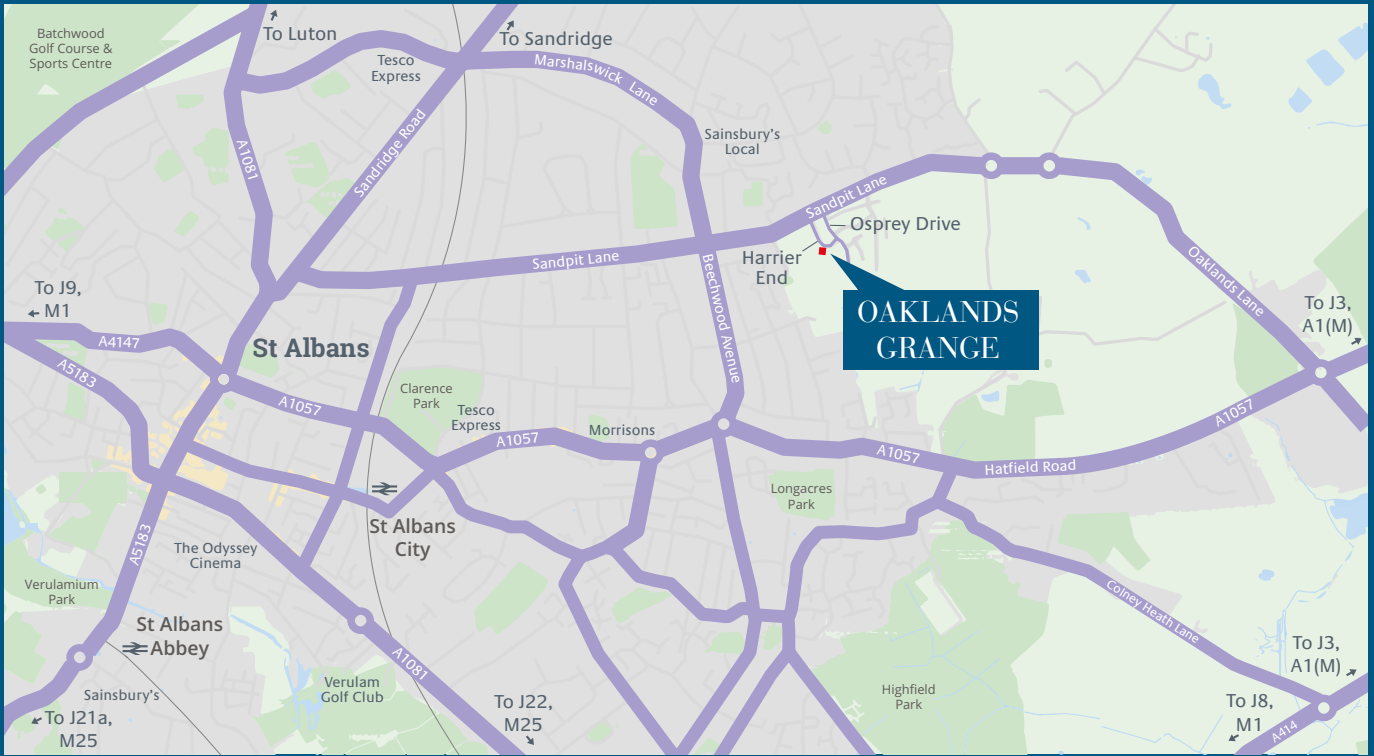
Key

FF - Fridge/Freezer

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Location details

A convenient hub for commuters, St Albans has been voted a top commuter city for London. Commuters will enjoy the rail links from St Albans City station, 1.8 miles* away, to St Pancras and Blackfriars which can be reached in 30 minutes.**

Connections via road are just as convenient with local routes leading to the A1, M1 and M25.

Source: *www.google.co.uk/maps **www.nationalrail.co.uk

FOR SAT NAV USE: AL4 0LD

For further information call 01442 292381
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www.hightownhomes.com
HightownHomes



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Hightown Homes is a trading name of Hightown Housing Association. A charitable housing association.

We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

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