

# Trowley Hill Road



Flamstead, St Albans, Hertfordshire, AL3 8EA

# 100 Trowley Hill Road | Flamstead | St Albans

Trowley Hill Road is a contemporary development of two 2 bedroom terraced homes, one being a new build, the other an extended and fully refurbished property due for completion February 2019.

This is an opportunity to purchase either property at the initial construction stage and have your ideas translated into reality for your new home. The images shown are to give ideas as to how the finished designs could look, but you may have your own ideas so our design team will work with you to create a beautiful contemporary home just for you.

Located in a lovely position to the lower end of Flamstead village this development will create two carefully and professionally designed properties built to the highest standards.



# Location



There are two houses, both have two bedrooms with off road parking and good sized contemporary rear gardens which are south westerly facing thereby enjoying sun all day long.

You can choose to expand on the existing designs by adding your own touches to the garden to create your own areas for eating and relaxing. There are some lifestyle images shown of the type of outside areas to give you an idea of what could be possible on following pages.

Flamstead is a beautiful village with an 11th century Norman Church, 3 fabulous pubs, a Primary School, lovely recreation ground with cricket pitch, tennis court and childrens' play equipment, all of which create a wonderful community spirit.

Nearby towns of Harpenden and St Albans are both well noted for their excellent choice of schools, sports and social facilities, various clubs and a comprehensive range of restaurants and bars. Both towns benefit from a main line train service to St. Pancras International, the City, Gatwick Airport and beyond, to Brighton. Flamstead itself has easy connections to the M1 motorway and Luton airport.

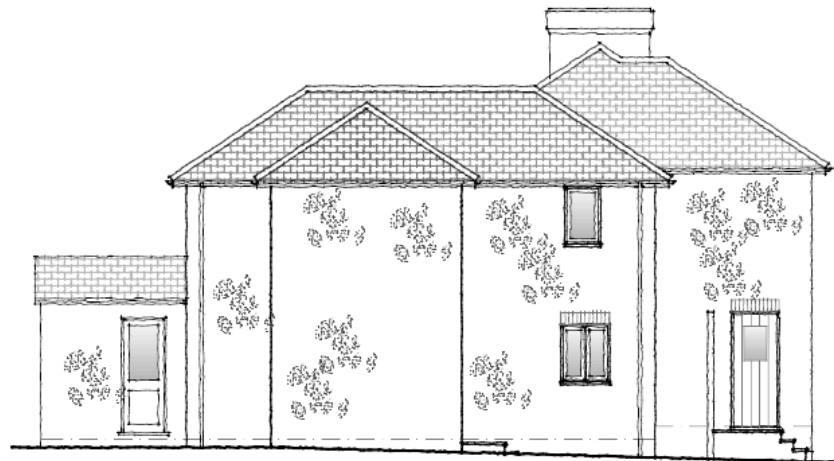




# Take a View



WEST ELEVATION



SOUTH ELEVATION

The houses are currently under construction and due to be completed February 2019 so there is time to put your mark on the house!

The accommodation on the ground floor includes a hall, cloakroom, sitting room, kitchen & dining room. On the first floor there are two bedrooms and one bathroom. Plot One will have a glass roof to the kitchen area.

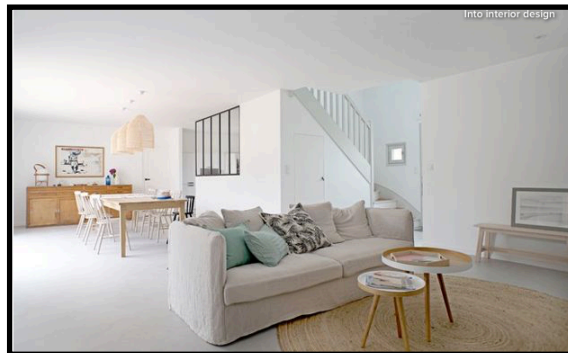
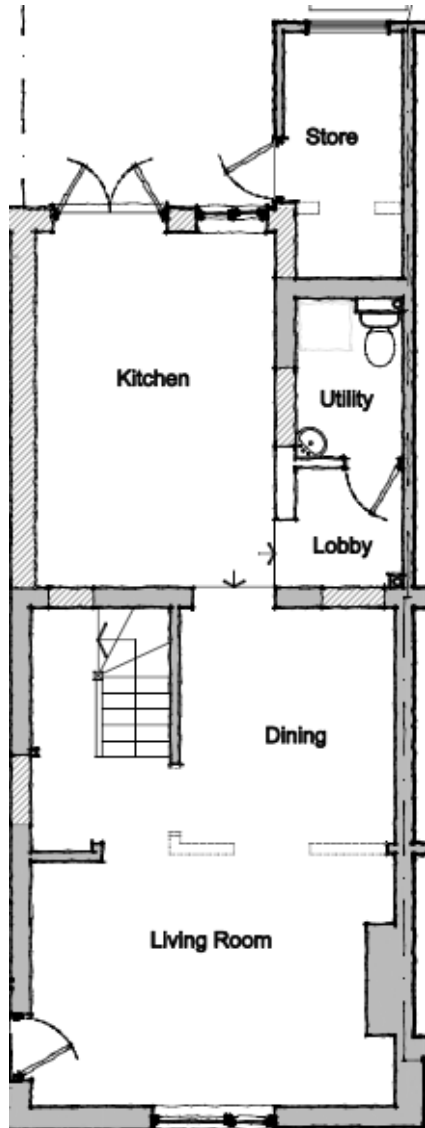
Each house will have its own drive with off road parking for two cars, the front of the houses will be landscaped with gravel drive and solid pathways to the front doors.



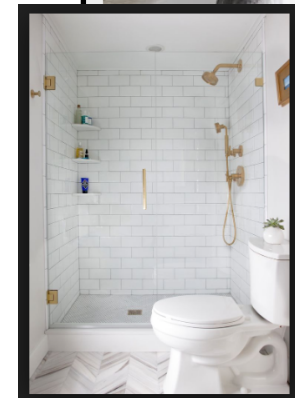
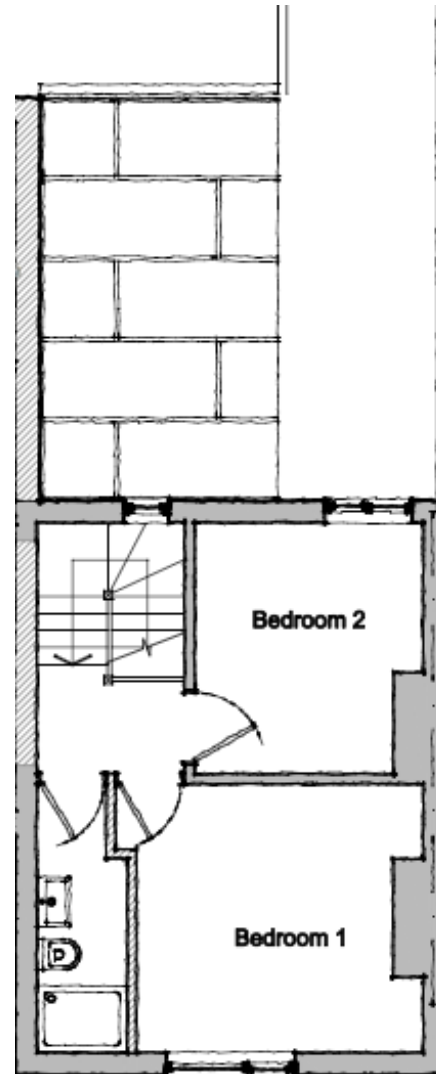
EAST ELEVATION



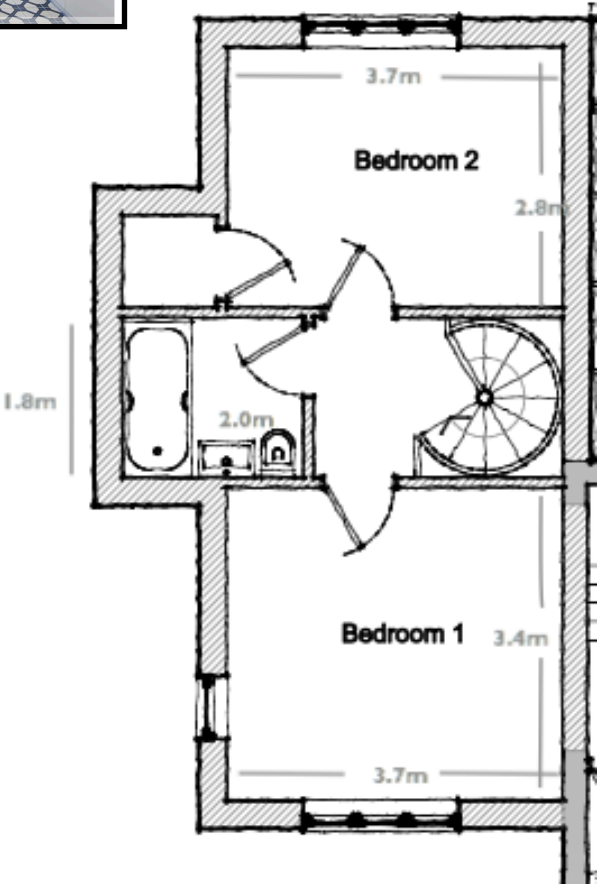
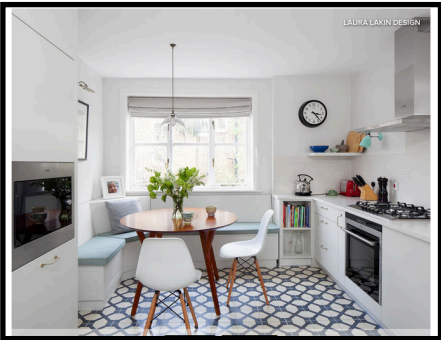
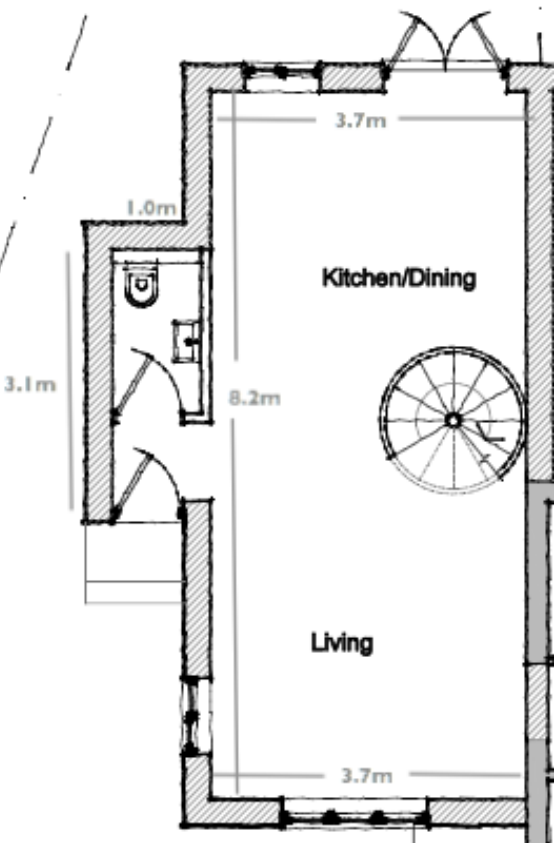
# Plot One - some ideas for the finished look



Floor Plans  
Ground Floor 547 sqft (50.81 sq. m)  
First Floor 316 sq ft (29.35 sq. m)  
**Total Area 863 sq ft (80.17 sq.m)**



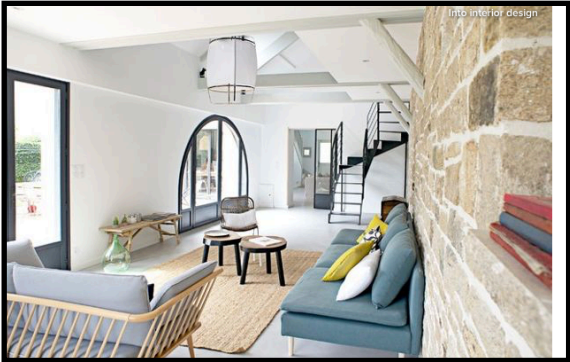
# Plot Two - new house - some ideas for the finished look



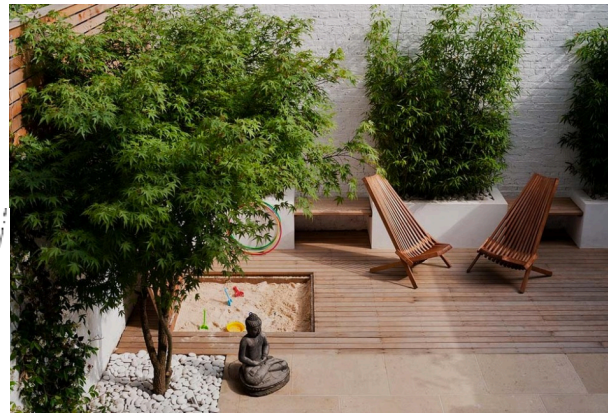
Floor Plans  
Ground Floor 374 sqft (34.8 sq. m)  
First Floor 374 sq ft (34.8 sq. m)  
**Total Area 750 sq ft (69.6sq.m)**



Ground Floor







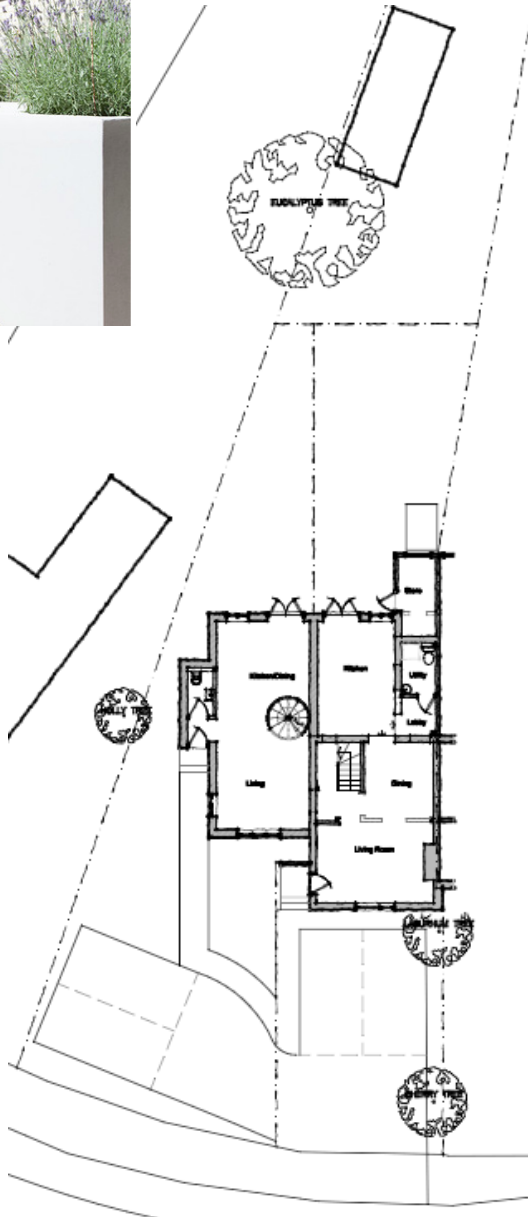
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Site Plan Both Houses



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