



HAVILLAND PARK

HATFIELD, AL10 9SH





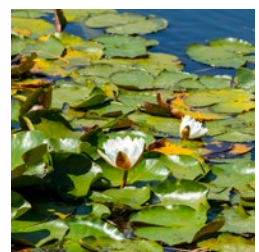
Welcome to
HAVILLAND PARK
in Hatfield



Contemporary new homes in the vibrant town of Hatfield, just 25 minutes from the centre of London

With a rich history stretching back to Saxon times, an attractive 'old town' area alongside extensive modern leisure and shopping facilities, beautiful parks and countryside – all within easy range of London and key motorway links – Hatfield really does offer something for everyone.

Havilland Park (named after the de Havilland aircraft manufacturer for which Hatfield is famous) offers a contemporary range of property choices, conveniently located to take advantage of the many local amenities and attractions, with a large selection of nearby schools and easy access to both the town centre and key transport links.



Steeped in history with a welcoming energy

Whether you're a history buff, a nature enthusiast, or just looking for a day out with family and friends, Hatfield has something for everyone. From the stunning stately home, Hatfield House, to beautiful cycle routes, countryside walks and a famous 18th century watermill on the banks of the River Lea, Hatfield offers bags of character.

But that's only half of the story.

As the location for the University of Hertfordshire, with over 30,000 students from across the world spread over two main campuses, Hatfield also boasts a lively, youthful and welcoming energy to complement its historical attractions.

Everything you need – conveniently located

Hatfield has a nine screen cinema, a contemporary art gallery, a theatre and music venue, the Galleria outlet centre, three supermarkets and a plethora of restaurants, pubs, kids play areas and activity/leisure centres.





With a direct train link to Kings Cross, Finsbury Park and Moorgate, it's also convenient for commuting to London for work or pleasure, whilst its proximity to both the A1 and the M25 – alongside an extensive bus network – makes venturing further afield easy too.

Hatfield certainly ticks a lot of boxes as a location. Havilland Park provides a wonderful home to make the most of it.





HAVILLAND PARK
HATFIELD

What's nearby

	 Train	 Walk	 Bike	 Car
PLACES OF INTEREST	Town Centre	34 mins	11 mins	7 mins
	QE2 Hospital			25 mins
	Hatfield House	44 mins	16 mins	9 mins
	Stanborough Lakes/Park		23 mins	11 mins
	Hatfield Leisure Centre	16 mins	6 mins	4 mins
SHOPPING	Asda Superstore	34 mins	11 mins	7 mins
	The Howard Shopping Centre – Welwyn Garden City		29 mins	14 mins
	The Galleria Outlet Shopping Centre	31 mins	10 mins	7 mins
EDUCATION	University of Herts, College Campus	11 mins	4 mins	2 mins
	University of Herts, De Havilland Campus	35 mins	10 mins	6 mins
	De Havilland Nursery & Primary School	15 mins	6 mins	3 mins
	Birchwood Nursery & Primary School	48 mins	14 mins	8 mins
	The Ryde School	54 mins	17 mins	9 mins
	Onslow St Audreys School	38 mins	11 mins	7 mins
	Bishops Hatfield Girls Senior School	30 mins	8 mins	5 mins
	Chancellors Senior School		23 mins	9 mins
TRAVEL	Hatfield Train Station	42 mins	14 mins	7 mins
	London Kings Cross	25 mins		
	Luton Airport			30 mins



-  The Bellingham
-  The Carmack
-  The Dendy
-  The Edgar
-  The Forester
-  The Gascoyne
-  The Harrier
-  The Olding
-  The Usher
-  The Wilton
-  Affordable housing

-  Floor mounted EV charging point
-  Wall mounted EV charging point

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should speak with the Sales Representative to satisfy themselves such information is correct. Reference should be made to the conveyance plan for boundary treatments and land maintained by the management company.

A stylish four bedroom family home with principal bedroom suite, study and garden views from kitchen.

(plots 12, 13, 23, 24, 25 & 26 - type L1)



Plots 12 & 13 illustrated

The Carmack



Plot 1 illustrated

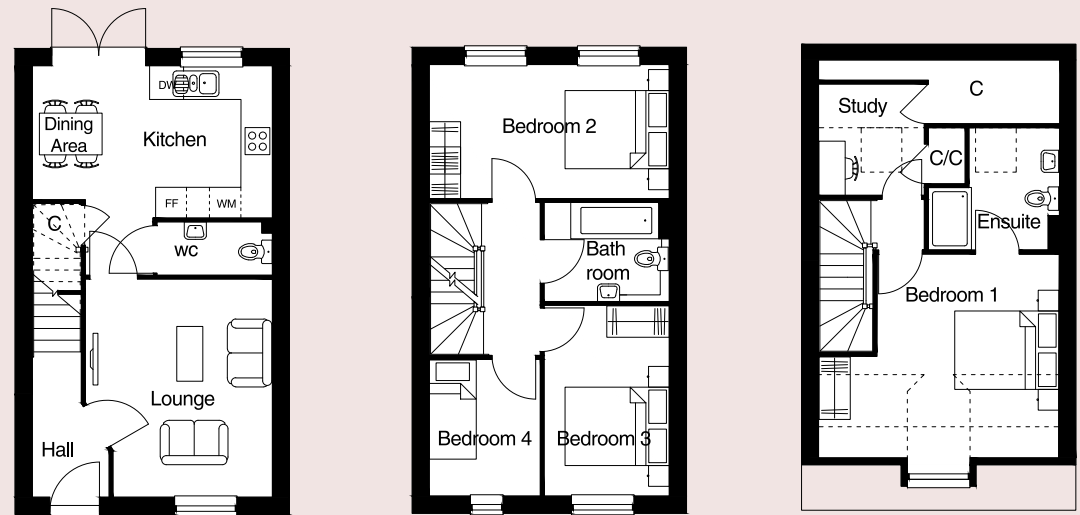
The Bellingham

A contemporary three bedroom detached home with ensuite, spacious dual aspect living room and kitchen/diner.

(plot 1 - type D)

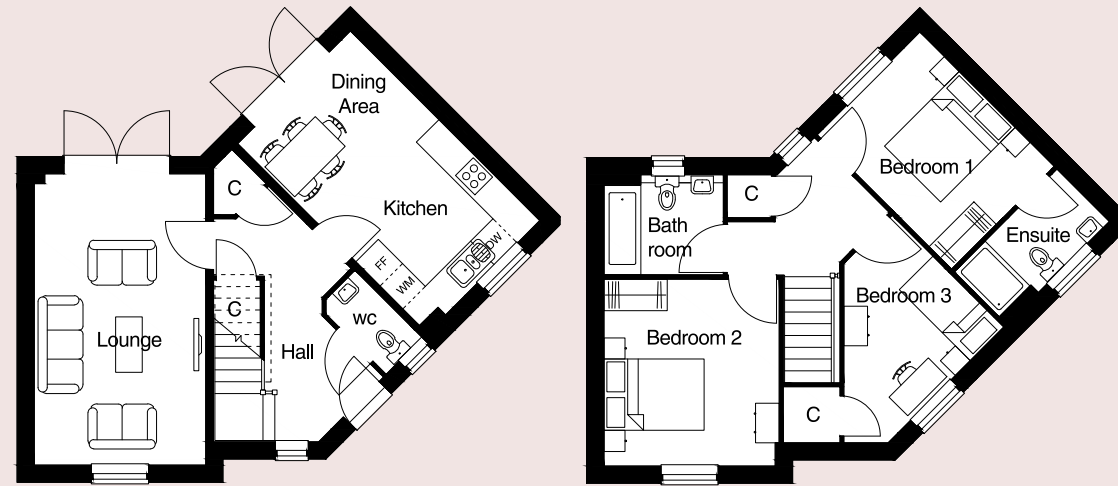
SECOND FLOOR	Lounge	3586 x 4183 (11'9" x 13'9")
	Kitchen/ Dining Area	4601 x 2923 (15'1" x 9'7")
FIRST FLOOR	Bedroom 2	4601 x 2569 (15'1" x 8'5")
	Bedroom 3	2401 x 3658 (7'11" x 12')
	Bedroom 4	2128 x 2623 (7' x 8'7")
	Bedroom 1*	4601 x 3311 (15'1" x 10'10")
	Study*	2028 x 1050 (6'8" x 3'5")

*Dimensions taken to 1500mm (4'11") ceiling line



WM: Integrated washing machine
DW: Integrated dishwasher
FF: Integrated fridge/freezer

Plots 13, 23, 25 are handed
Plots 23, 24, 25 & 26 have side windows to the hall and both landings



WM: Integrated washing machine
DW: Integrated dishwasher
FF: Integrated fridge/freezer

GROUND FLOOR	Lounge	3245 x 5515 (10'8" x 18'1")
	Kitchen/ Dining Area	3015 x 5075 (9'11" x 16'8")
FIRST FLOOR	Bedroom 1	2752 x 3598 (9' x 11'10")
	Bedroom 2	3322 x 3540 (10'11" x 11'7")
	Bedroom 3	3099 x 2992 (10'2" x 9'10")

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An attractive three bedroom home with 16ft kitchen/dining room and separate lounge.

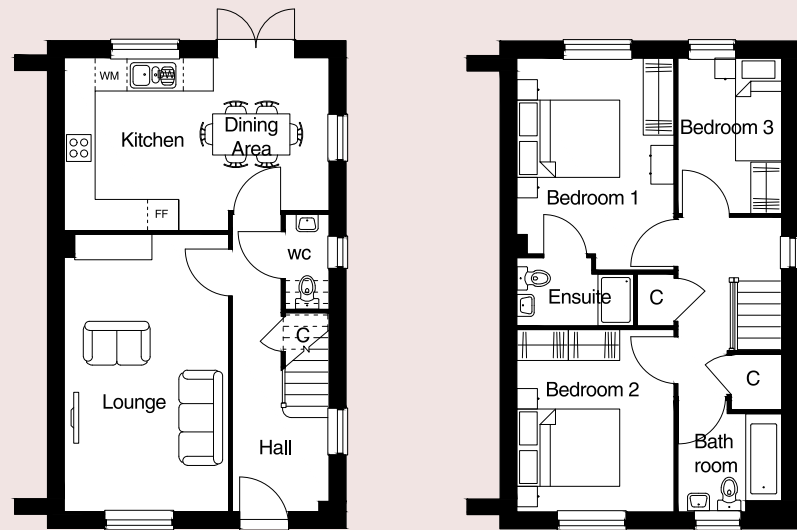
(plot 22 - type A)



Plot 22 illustrated

The Dendy

GROUND FLOOR	Lounge	3193 x 5391 (10'6" x 17'8")
	Kitchen/ Dining Area	5151 x 3363 (16'11" x 11')
FIRST FLOOR	Bedroom 1	3058 x 4125 (10' x 13'6")
	Bedroom 2	3058 x 3545 (10' x 11'8")
	Bedroom 3	2020 x 3023 (6'8" x 9'11")



WM: Integrated washing machine
 DW: Integrated dishwasher
 FF: Integrated fridge/freezer

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A double-fronted three bedroom detached family home with ensuite to bedroom 1, large dual aspect living room and open-plan kitchen/dining area.

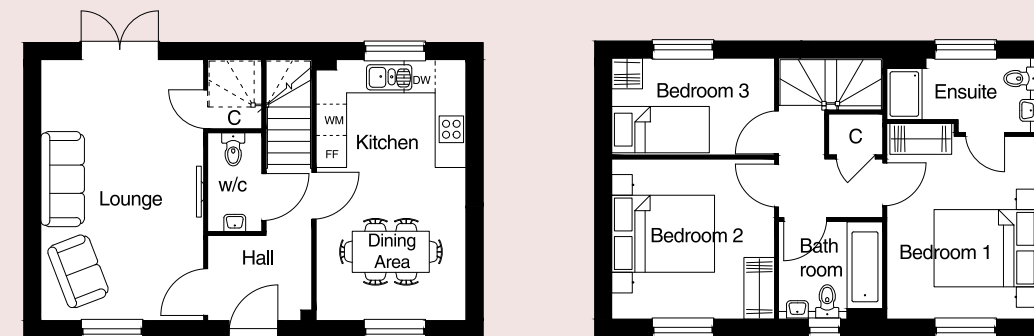
(plots 19, 29 & 30 - type C Sp.)



Plot 19 illustrated

The Edgar

GROUND FLOOR	Lounge	3130 x 5079 (10'3" x 16'8")
	Kitchen/ Dining Area	2923 x 5079 (9'7" x 16'8")
FIRST FLOOR	Bedroom 1	2923 x 3556 (9'7" x 11'8")
	Bedroom 2	3130 x 3118 (10'3" x 10'3")
	Bedroom 3	3130 x 1889 (10'3" x 6'2")



WM: Integrated washing machine
 DW: Integrated dishwasher
 FF: Integrated fridge/freezer

Plots 29 & 30 are handed.

Plot 30 has a side window to the Kitchen/
 Dining Area. Side window to Bed 1

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A charismatic three bedroom semi-detached home with principal bedroom suite and open-plan lounge and dining area with views of rear garden.

(plots 27 & 28 - type B2)



Plots 27 & 28 illustrated

The Forester

GROUND FLOOR

Lounge/ Dining Area	3950 x 4838 (13' x 15'10")
Kitchen	1830 x 2861 (6' x 9'5")
Bedroom 1*	2967 x 3950 (9'9" x 13')

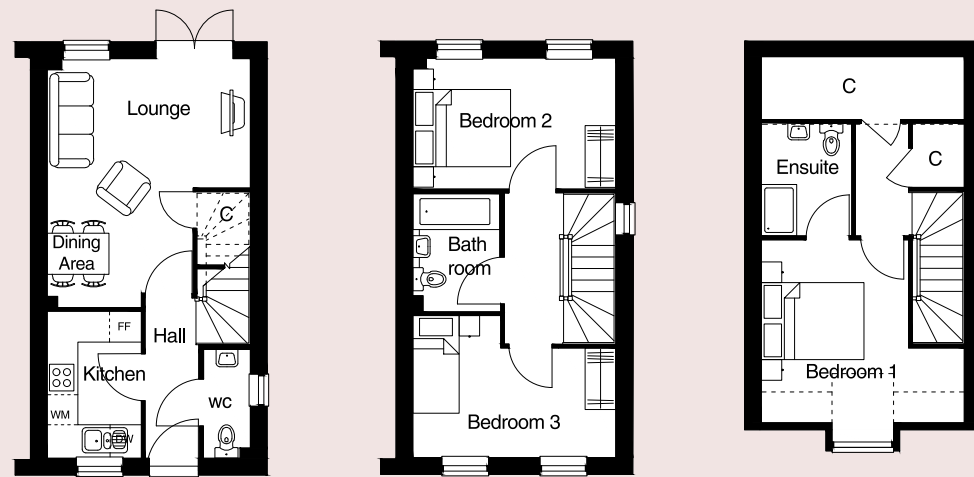
FIRST FLOOR

Bedroom 2	3950 x 2516 (13' x 8'3")
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SECOND FLOOR

Bedroom 3	3950 x 2818 (13' x 9'3")
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*Dimensions taken to 1500mm (4'11") ceiling line



WM: Integrated washing machine
DW: Integrated dishwasher
FF: Integrated fridge/freezer

Plot 27 has a side window to the First Floor Landing

Plot 28 is handed

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A welcoming two double bedroom home with separate study, ensuite to principal bedroom and kitchen/dining area opening onto the garden.

(plots 2, 3, 4, 20, 21, 31, 36 & 37 - type C)



Plots 36 & 37 illustrated

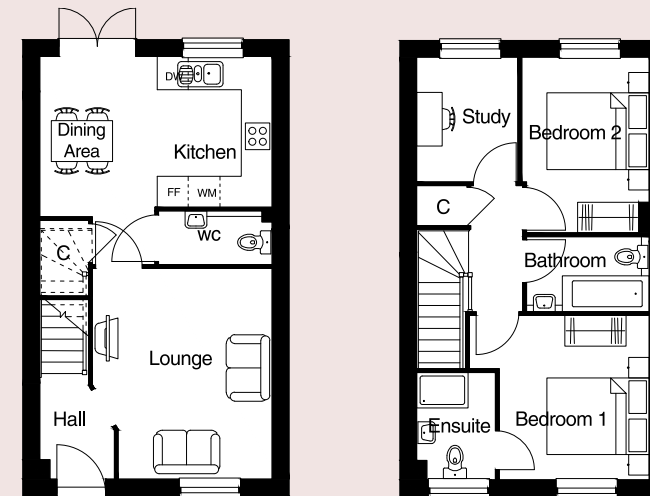
The Usher

GROUND FLOOR

Lounge	3518 x 4127 (11'6" x 13'6")
Kitchen/ Dining Area	4548 x 2950 (14'11" x 9'8")
Study	1983 x 2443 (6'6" x 8')

FIRST FLOOR

Bedroom 1	2933 x 3218 (9'7" x 10'7")
Bedroom 2	2493 x 3439 (8'2" x 11'3")



WM: Integrated washing machine
DW: Integrated dishwasher
FF: Integrated fridge/freezer

Plots 20, 31, 37 are handed
Plot 20 has side windows to W/C and Bathroom
Plot 31 has a side window to the hallway, kitchen/dining room & landing

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A charming two double bedroom home with 16ft lounge/dining area opening onto private rear garden.

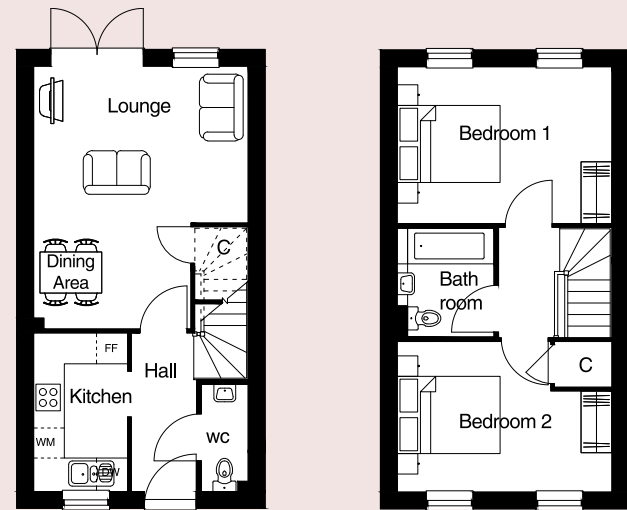
(plots 32, 33, 34 38 & 39 - type B1)



Plots 38 & 39 illustrated

The Wilton

GROUND FLOOR	Lounge/ Dining Area	4176 x 5114 (13'8" x 16'9")
	Kitchen	1830 x 3087 (6' x 10'2")
FIRST FLOOR	Bedroom 1	4176 x 3049 (13'8" x 10')
	Bedroom 2	4176 x 2929 (13'8" x 9'7")



WM: Integrated washing machine
DW: Integrated dishwasher
FF: Integrated fridge/freezer

Plots 33, 34, 38 are handed
Plot 32 has side windows to W/C and Landing

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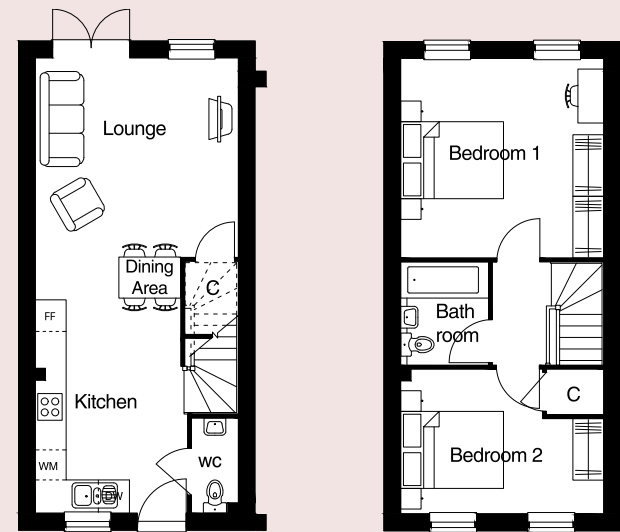
Plot 14 illustrated

A modern two double bedroom home offering 29ft of open-plan living space with patio doors leading to rear garden.

(plot 14 - type B)

The Harrier

GROUND FLOOR	Lounge/ Dining Area	3950 x 4745 (13' x 15'5")
	Kitchen	1968 x 4116 (6'5" x 13'6")
FIRST FLOOR	Bedroom 1	3950 x 3882 (13' x 12'9")
	Bedroom 2	3950 x 2818 (13' x 9'3")



WM: Integrated washing machine
DW: Integrated dishwasher
FF: Integrated fridge/freezer

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A two double bedroom coach house with open-plan living space, two bathrooms and ensuite to bedroom 1.

(plot 35 - type FOG2)

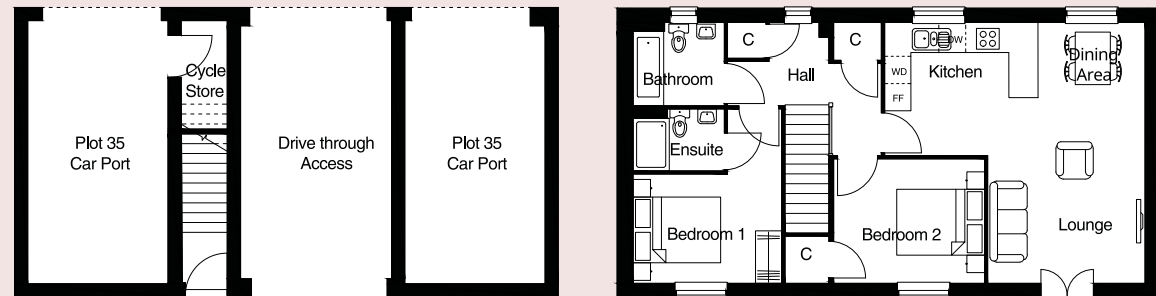


Plot 35 illustrated

The Gascoyne

GROUND FLOOR
Lounge/
Dining Area 3590 x 5876
(11'9" x 19'3")
Kitchen 3448 x 2998
(11'4" x 9'10")

FIRST FLOOR
Bedroom 1 3393 x 3941
(11'2" x 12'11")
Bedroom 2 3440 x 2805
(11'3" x 9'2")



WD: Integrated washer/dryer
DW: Integrated dishwasher
FF: Space for fridge/freezer

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A bright and spacious open-plan coach house with one bedroom and allocated parking.

(plot 5 - type FOG1)

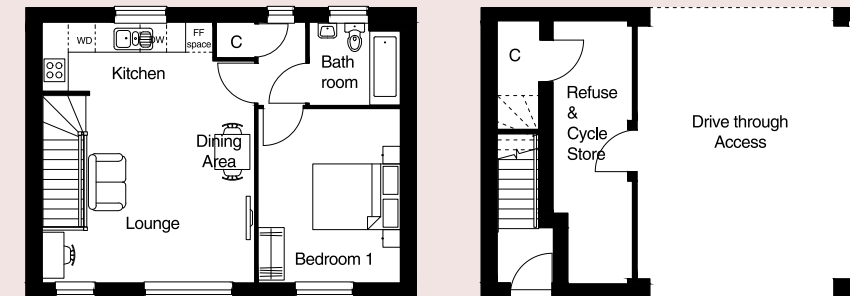


Plot 5 illustrated

The Olding

GROUND FLOOR
Lounge,
Kitchen &
Dining Area 4853 x 5876
(15'11" x 19'3")

FIRST FLOOR
Bedroom 1 3253 x 3941
(10'8" x 12'x11")



WD: Integrated washer/dryer
DW: Integrated dishwasher
FF: Space for fridge/freezer

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The Specification

The Carmack
 The Bellingham
 The Dendy
 The Edgar
 The Forester
 The Usher
 The Wiltton
 The Harrier
 The Gascoyne
 The Olding

	The Carmack	The Bellingham	The Dendy	The Edgar	The Forester	The Usher	The Wiltton	The Harrier	The Gascoyne	The Olding
General										
Traditional brick & block construction	■	■	■	■	■	■	■	■	■	■
Grained effect door with timber frame, obscure glazing and chrome ironmongery	■	■	■	■	■	■	■	■	■	■
Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable). Party fencing 1.8m high close board panels	■	■	■	■	■	■	■	■	■	■
Plot specific allocated parking in accordance with the conveyance plan	■	■	■	■	■	■	■	■	■	■
Car ports in accordance with the site layout									■	
White two-panel arch top textured doors	■	■	■	■	■	■	■	■	■	■
White emulsion to walls	■	■	■	■	■	■	■	■	■	■
All woodwork to be a white acrylic finish. Smooth ceilings throughout	■	■	■	■	■	■	■	■	■	■
Gas-fired central heating	■	■	■	■	■	■	■	■	■	■
Pressurised water system	■	■	■	■	■	■	■	■	■	■
PVC-u double-glazed windows and French doors where specified	■	■	■	■	■	■	■	■	■	■
External water taps to rear elevations	■	■	■	■	■	■	■	■	■	■
Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated	■	■	■	■	■	■	■	■	■	■
Gardens planted in accordance with planning requirements	■	■	■	■	■	■	■	■	■	■
Protect a cycle metal store	■	■	■	■	■	■	■	■	■	■
Individual cycle store									■	■
10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care	■	■	■	■	■	■	■	■	■	■
Kitchen and appliances										
Contemporary soft close kitchen units with worktops and matching upstands	■	■	■	■	■	■	■	■	■	■
Integrated electric double oven, gas hob, stainless steel splashback and extractor hood	■	■	■	■	■	■	■	■	■	■
Integrated electric single oven, electric ceramic hob, stainless steel splashback and extractor hood									■	■
Integrated dishwasher	■	■	■	■	■	■	■	■	■	■
Integrated fridge/freezer	■	■	■	■	■	■	■	■	■	■
Space only for a fridge/freezer									■	■
Integrated washing machine to kitchen	■	■	■	■	■	■	■	■	■	■
Integrated washing/dryer to kitchen									■	■
Bathrooms & ensembles										
Roca white sanitaryware with chrome fittings	■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic wall tiles	■	■	■	■	■	■	■	■	■	■
Recessed white downlighters	■	■	■	■	■	■	■	■	■	■
All bathrooms and ensembles fitted with shaver sockets and chrome heated towel rails	■	■	■	■	■	■	■	■	■	■
Electrical										
Mains operated smoke, heat and carbon monoxide detectors	■	■	■	■	■	■	■	■	■	■
Telephone & television sockets to lounge, principle bedroom plus additional rooms as detailed on the floor layout plans	■	■	■	■	■	■	■	■	■	■
Double switched power-points throughout	■	■	■	■	■	■	■	■	■	■
Outlets for TV to be Satellite Digital with an FM point	■	■	■	■	■	■	■	■	■	■
Combined telephone and RJ45 socket with Cat6 cabling for connection to fibre-optic broadband	■	■	■	■	■	■	■	■	■	■
Un-switched fused spur to be provided for future installation of an alarm	■	■	■	■	■	■	■	■	■	■
Photovoltaic panels will be provided to all properties	■	■	■	■	■	■	■	■	■	■
Wall or floor mounted EV charging ports	■	■	■	■	■	■	■	■	■	■
Globe type light fitting to all external entrance doors	■	■	■	■	■	■	■	■	■	■

Kitchen, ceramic tile and flooring choices will only be available subject to the stage of construction, in some instances, they will have already been pre-selected. Please ask the Sales Representative for further information.





Abbey Saving Solution

The Abbey Saving Solution is an exclusive scheme introducing money saving ideas to our customers. Offers and incentives can vary, plus you can tailor them to best suit your needs when purchasing your new home.

Key incentives include, but are not limited to:

- ▲ Stamp Duty contributions
- ▲ Mortgage contributions
- ▲ Contributions towards energy bills
- ▲ Deposit contributions
- ▲ Legal fee and estate-agent contributions
- ▲ Money towards flooring

Across these incentives, customers have the opportunity to save thousands.

This scheme is subject to conditions.

Please ask the Sales Representative for further details and eligibility.



Energy Efficient Homes

In today's rapidly changing world, many of us are increasingly turning our attention towards adopting a more sustainable lifestyle, while also reaping the benefits of reduced energy bills.

This collective awareness of the environmental challenges we face has created a desire to make a positive impact with more of us making conscious decisions to minimise our carbon footprint by embracing energy-efficient practices.

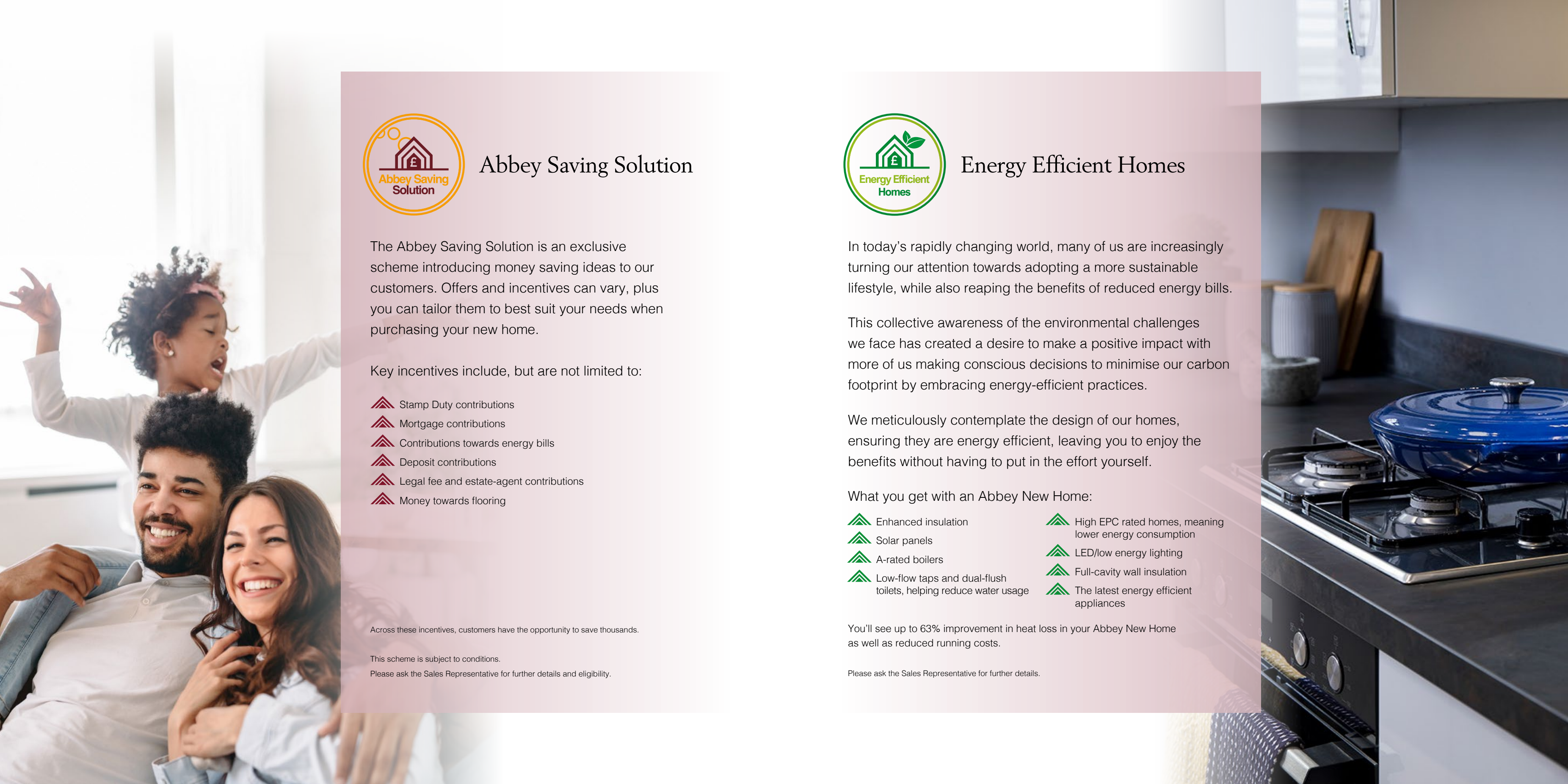
We meticulously contemplate the design of our homes, ensuring they are energy efficient, leaving you to enjoy the benefits without having to put in the effort yourself.

What you get with an Abbey New Home:

- ▲ Enhanced insulation
- ▲ Solar panels
- ▲ A-rated boilers
- ▲ Low-flow taps and dual-flush toilets, helping reduce water usage
- ▲ High EPC rated homes, meaning lower energy consumption
- ▲ LED/low energy lighting
- ▲ Full-cavity wall insulation
- ▲ The latest energy efficient appliances

You'll see up to 63% improvement in heat loss in your Abbey New Home as well as reduced running costs.

Please ask the Sales Representative for further details.





Beautiful Homes, Attractively Priced

Abbey New Homes is a residential housebuilder and property developer operating in the UK, Ireland and the Czech Republic. For two generations, the sales sign in front of our developments has become a familiar sight in the South East of England.

With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'. As a responsible developer, we endeavour to provide information that portrays as accurate a picture as possible, of your future home and we would like to point out the following:-whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Please note that interior images shown in this

particular brochure are indicative only and taken from other Abbey New Homes interiors.

The landscaping shown in this brochure is indicative of a matured development with the artist giving some indication of how extra planting could be used to enhance the appearance of your home. The configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations. Thank you for taking the time to read about our development, Havilland Park. Please speak with our sales representatives who will be happy to provide further information and help you choose a house of which to be proud.

Havilland Park, Filbert Close, Hatfield, Hertfordshire, AL10 9SH
 A development by **Abbey New Homes**
 Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire, EN6 5DU
 Telephone (01707) 651266

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Protection for new-build home buyers



Filbert Close, Hatfield, AL10 9SH

abbeynewhomes.co.uk