

TROY
HOMES



ACER CLOSE

Frogmore, St Albans AL2 2FS



Acer Close

With views over open countryside and rich woodland, the gated development of Acer Close is an exclusive collection of eight four and five bedroom family homes and one three bedroom bungalow, each with its own garage and set within secluded gardens. Located between the village of Frogmore and the affluent community of Radlett, it offers the best of rural Hertfordshire living within easy reach of St Albans and London.

To the rear of the development, there is a woodland area for the use of the residents, which is ideal for dog walking.

An ideal setting for modern family life

Within two miles of Acer Close, there is the affluent town of Radlett with its busy high street offering a superb selection of shops and services. The Radlett Centre is the main cultural attraction – with its 300-seat auditorium and a varied programme of music, theatre, comedy and art exhibitions, it offers entertainment for all the family. Close by is the highly popular Battlers Green Farm with a great selection of traditional style stores, including the long-established Battlers Green Farm Shop, renowned for its excellent range of high quality food and wines.



The Historic Roman Town of St Albans is approximately 4 miles away offering a vast array of shops, restaurants, pubs and bars as well as vibrant street markets and quality independent stores.

There is a choice of theatres, an independent vintage cinema, museums including the Verulamium Museum within the glorious Verulamium Park and art galleries.

The Colney Fields Shopping Park is also nearby and is home to a large Sainsbury's superstore, an excellent M&S Food Hall as well as other high street shops.

There is a wide choice of schools within the area: the two nearest primary schools, Park Street Church of England Primary School and Nursery and How Wood Primary School. The nearest secondary school, Marlborough Science Academy, is within approximately two miles, while Parmiter's School, St Michael's Catholic High School, Nicholas Brakespeare Catholic School and Loretto College are all popular choices. The famous Haberdashers' Aske's School for Girls and their Boys' school counterpart are both in nearby Radlett.



Within the local area, there are plenty of sporting and leisure opportunities including Radlett Lawn Tennis & Squash Club and Radlett Cricket Club. Football, rugby (both league and union), hockey, skateboarding and gymnastics are all local popular activities, while golfers will be in their element with courses at Verulam, the Hertsmere and Aldenham Country Club.

In addition there are numerous paths and trails to explore, including the picturesque River Ver trail, which passes through Frogmore, with fishing at the idyllic Frogmore Pits (now called Moor Mill Fishery). Alternatively, elegant Sopwell House offers fine dining and the ultimate in luxury at its award-winning Cottonmill Spa.



Well-connected

Site Plan



Just 15 miles from the centre of London and 3 miles from the M25, Acer Close is ideally located for travel both near and far.



RADLETT TRAIN STATION (1.5 MILES) TO:

St Albans City	6 mins
London St Pancras International	26 mins
Luton Airport	33 mins†
London Bridge	41 mins



DISTANCE BY CAR TO:

St Albans	3.5 miles
South Mimms	7.4 miles
Luton Airport	15 miles
Heathrow Airport	25 miles



Key

- 3 Bedroom Homes
- 4 Bedroom Homes
- 5 Bedroom Homes

HOUSE	NAME	BEDROOMS
1 & 2	The Cherry	4
3	The Holly	3
4, 5 & 6	The Magnolia	4
7	The Yew	4
8	The Rowan	5
9	The Hawthorn	4

*Current train times shown are the fastest from trainline.com. Mileage is approximate from Google maps. † 2 changes required.

The computer generated image of the site plan is indicative and tree positions to the perimeter edge may differ to those shown. Please refer to sales representative for final details.

THE CHERRY

Plots 1 & 2 | 4 bedroom home | 1,583 sq ft (146.98 sq m) NIA*



Ground Floor

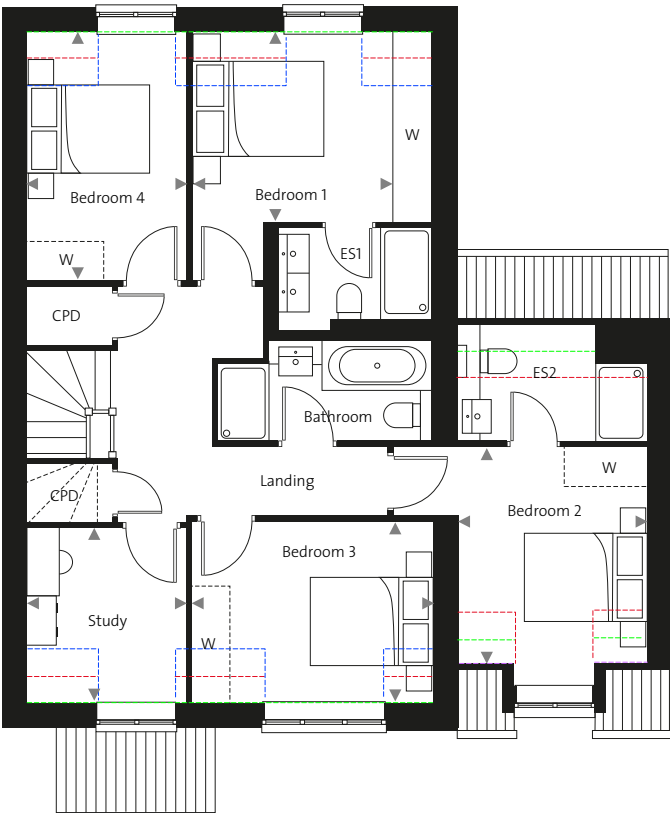
	metric (mm)	imperial
Kitchen	3810 x 2890	12' 6" x 9' 6"
Dining/Family	4780 x 2510	15' 8" x 8' 3"
Utility	2400 x 1800	7' 11" x 5' 11"
Living Room	5470 [†] x 3610 [†]	17' 11" [†] x 11' 10" [†]
Garage	6040 x 3010	19' 10" x 9' 10"

First Floor

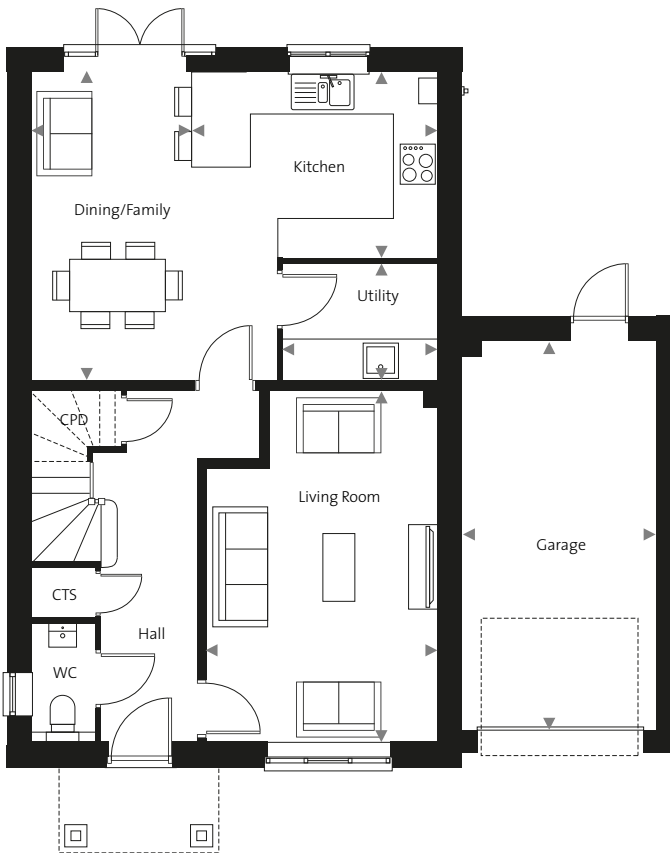
	metric (mm)	imperial
Bedroom 1	3130 x 2940	10' 3" x 9' 8"
Bedroom 2	3340 x 2960	11' 0" x 9' 9"
Bedroom 3	3770 x 2810	14' 4" x 9' 3"
Bedroom 4	3850 x 2500	12' 8" x 8' 3"
Study	2710 x 2470	8' 11" x 8' 1"

*NIA – net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plots 1 (left) & 2 (right). Plot 2 floor plans are a mirror image. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". † Maximum measurement. Please refer to sales representative for final details.

First Floor



Ground Floor



REDUCED CEILING HEIGHTS:

1500mm 1800mm 2100mm 2400mm

KEY:

▲ – dimensions from/to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

THE HOLLY

Plot 3 | 3 bedroom home | 1,115 sq ft (103.58 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen/DIning/Living	5660 x 5340	18' 7" x 17' 7"
Utility	4210 x 1730	13' 10" x 5' 8"
Bedroom 1	3660 x 3200	12' 0" x 10' 3"
Bedroom 2	3840 x 2820	12' 7" x 9' 3"
Bedroom 3	3200 x 2260	10' 6" x 7' 5"
Garage	6090 x 3160	20' 0" x 10' 5"

*NIA – net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 3. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

Ground Floor



KEY:
▲ – dimensions from/to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

THE MAGNOLIA

Plots 4, 5 & 6 | 4 bedroom home | 1,377 sq ft (127.89 sq m) NIA*



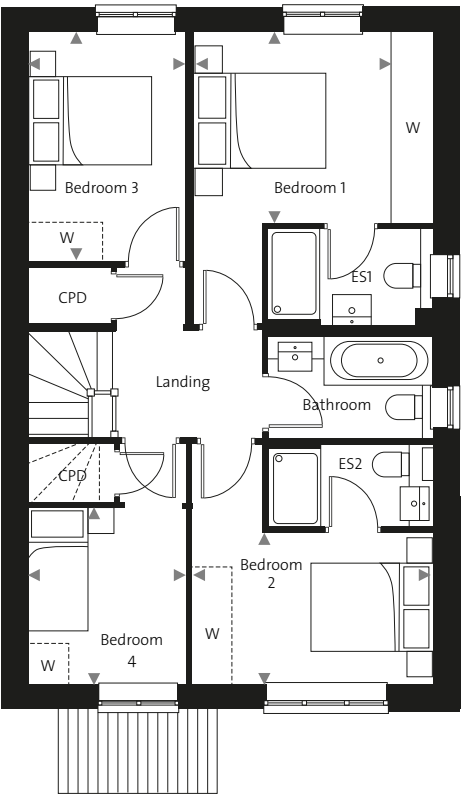
Ground Floor

	metric (mm)	imperial
Kitchen	3390 x 2930	11' 2" x 9' 8"
Dining/Family	4440 x 3850	14' 7" x 12' 8"
Utility	2400 x 1800	7' 11" x 5' 11"
Living Room	5470 [†] x 3590 [†]	17' 11" [†] x 11' 9" [†]
Garage	6090 x 3050	20' 0" x 10' 0"

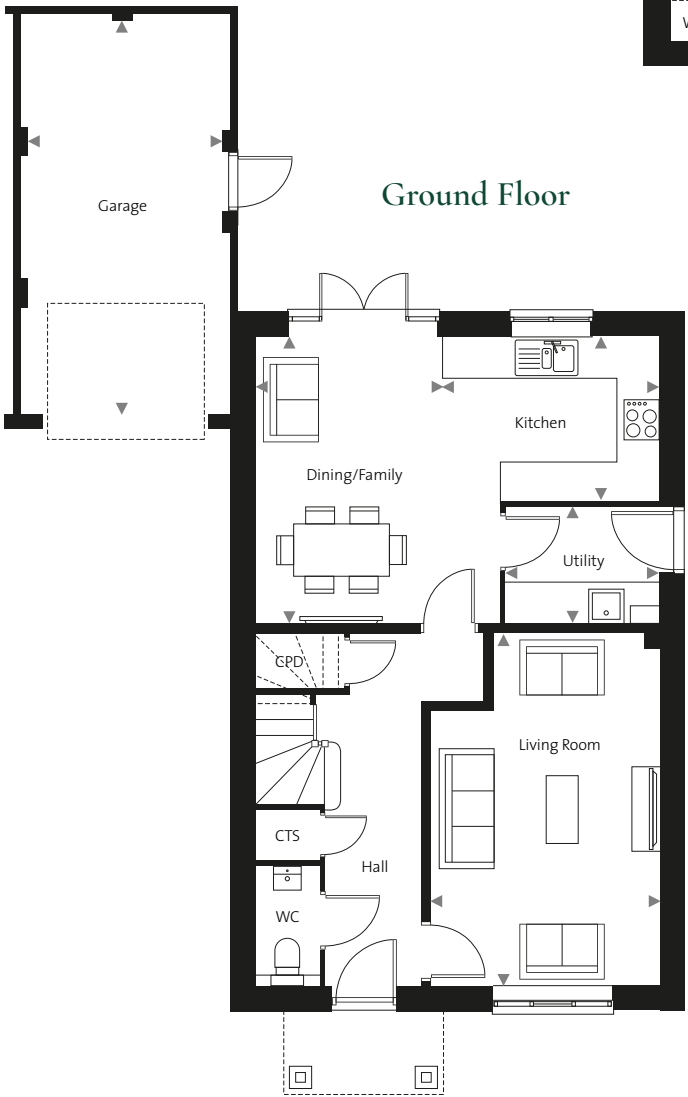
First Floor

	metric (mm)	imperial
Bedroom 1	3140 x 2950	10' 3" x 9' 8"
Bedroom 2	3770 x 2310	12' 4" x 7' 7"
Bedroom 3	3510 x 2500	11' 6" x 8' 3"
Bedroom 4	2710 x 2470	8' 11" x 8' 1"

First Floor



Ground Floor



*NIA – net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 4 (left) & 6. Plot 5 has a cladged elevation. Floor plan is plot 5, plots 4 & 6 are a mirrored image. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". † Maximum measurement. Please refer to sales representative for final details.

KEY:

▲ – dimensions from/to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

THE YEW

Plot 7 | 4 bedroom home | 1,605 sq ft (149.09 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen	3400 x 3230	11' 2" x 10' 7"
Utility	2190 [†] x 1640	7' 2" [†] x 5' 4"
Living Room	5420 x 3850	17' 10" x 12' 8"
Dining Room	3570 x 3230	11' 9" x 10' 7"
Garage	6000 x 3000	19' 8" x 9' 10"

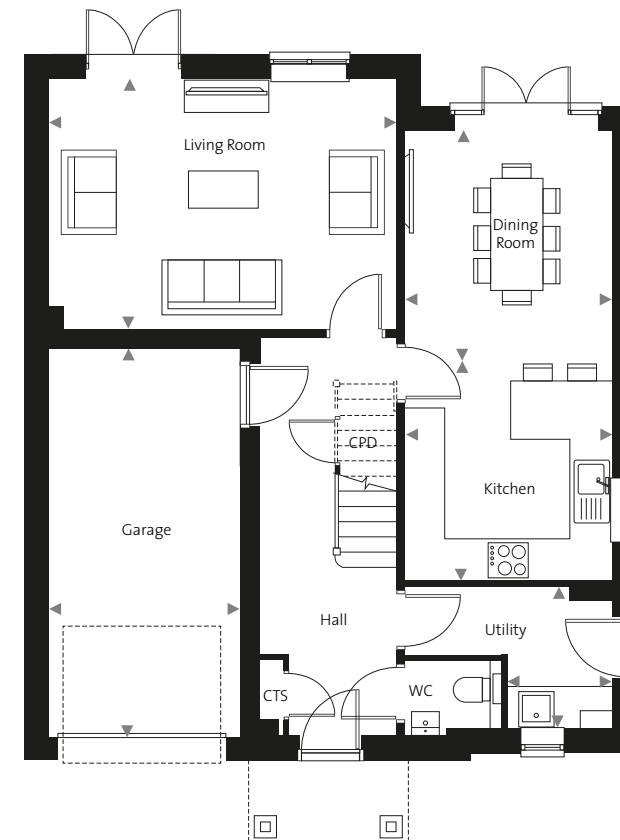
First Floor

	metric (mm)	imperial
Bedroom 1	3510 x 3230	11' 6" x 10' 7"
Dressing Room	2400 x 2100	7' 11" x 6' 11"
Bedroom 2	3600 x 3240	11' 10" x 10' 8"
Bedroom 3	3990 [†] x 3140	13' 1" [†] x 10' 4"
Bedroom 4	4700 x 2190	15' 5" x 7' 2"

First Floor



Ground Floor



KEY:
▲ – dimensions from/to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

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Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". † Maximum measurement. Please refer to sales representative for final details.

THE ROWAN

Plot 8 | 5 bedroom home | 1,832 sq ft (170.18 sq m) NIA*



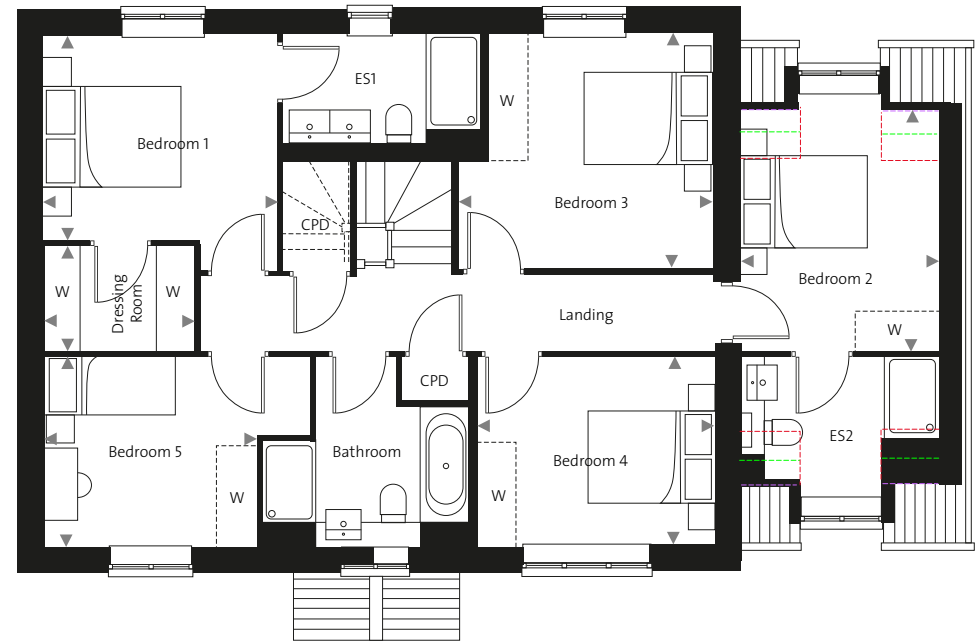
Ground Floor

	metric (mm)	imperial
Kitchen	3730 x 3440	12' 3" x 11' 3"
Utility	2530 x 1800	8' 4" x 5' 11"
Living Room	5340 x 3770	17' 6" x 12' 5"
Dining Room	3830 x 3440	12' 7" x 11' 3"
Study	3770 x 2130	12' 5" x 7' 0"
Garage	6040 x 3020	19' 10" x 9' 11"

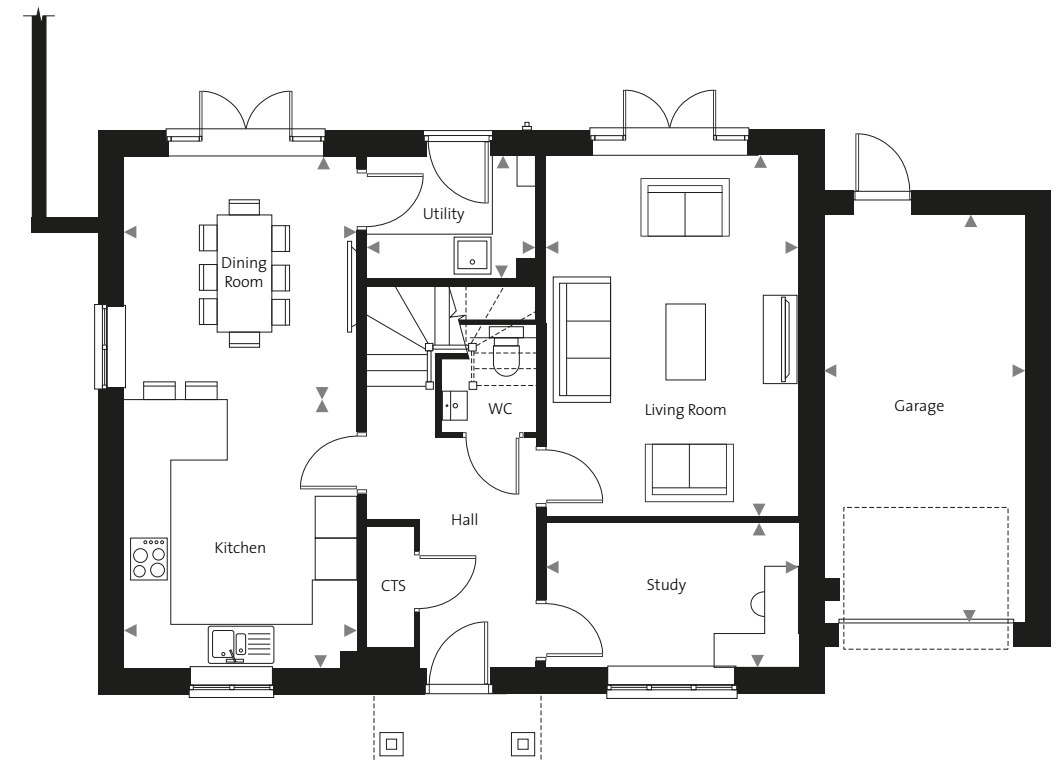
First Floor

	metric (mm)	imperial
Bedroom 1	3500 x 3030	11' 6" x 10' 0"
Dressing Room	2260 x 1550	7' 5" x 5' 1"
Bedroom 2	3500 x 2970	11' 6" x 9' 0"
Bedroom 3	3820 x 3470†	12' 6" x 11' 5"†
Bedroom 4	3570 x 2800	11' 8" x 9' 2"
Bedroom 5	3180‡ x 2800	10' 5"‡ x 9' 2"

First Floor



Ground Floor



REDUCED CEILING HEIGHTS:

1500mm 1800mm 2100mm

KEY:

▲ – dimensions from/to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

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Dimensions are intended for guidance only and may vary by + or - 76mm/3". † Maximum measurement. ‡ Minimum measurement. Please refer to sales representative for final details.

THE HAWTHORN

Plot 9 | 4 bedroom home | 1,650 sq ft (153.29 sq m) NIA*



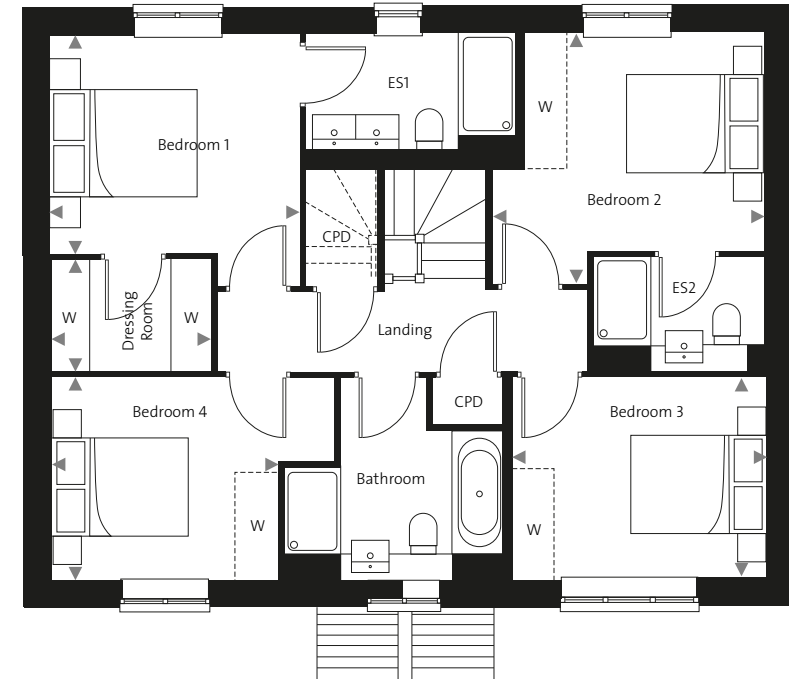
Ground Floor

	metric (mm)	imperial
Kitchen	3730 x 3440	12' 3" x 11' 3"
Utility	2530 x 1800	8' 4" x 5' 11"
Living Room	5340 x 3770	17' 6" x 12' 5"
Dining Room	3830 x 3440	12' 7" x 11' 3"
Study	3770 x 2130	12' 5" x 7' 0"
Garage	6090 x 3050	20' 0" x 10' 0"

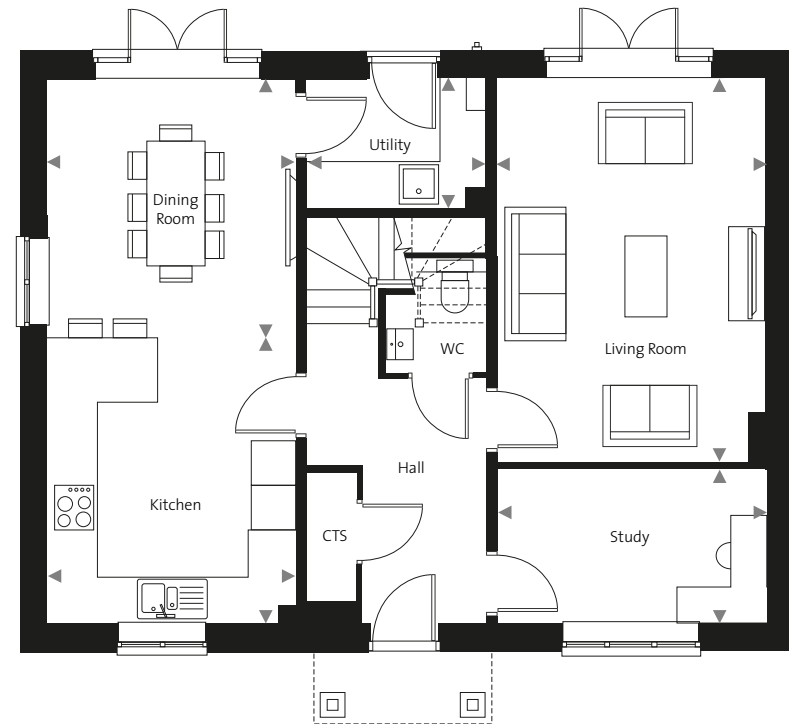
First Floor

	metric (mm)	imperial
Bedroom 1	3500 x 3030	11' 6" x 10' 0"
Dressing Room	2260 x 1550	7' 5" x 5' 1"
Bedroom 2	3820 [†] x 3040	12' 6" x 10' 0"
Bedroom 3	3570 x 2800	11' 8" x 9' 2"
Bedroom 4	3180 [‡] x 2800	10' 5" x 9' 2"

First Floor



Ground Floor



KEY:
▲ – dimensions from/to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CTS – coats. CPD – cupboard.

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Specification



Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in choice of colours*
- Glass splashback behind hob in choice of colours*
- Under cabinet and under counter LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Integrated single multifunction oven
- Black glass induction hob
- Integrated combination microwave
- Canopy hood
- Integrated larder fridge
- Integrated larder freezer
- Integrated fridge/freezer 70/30 split to The Holly (plot 3)
- Integrated dishwasher
- Integrated wine cooler
- 1.5 bowl under mounted sink with 3 in 1 hot tap
- Amtico flooring in choice of colours throughout kitchen/family/dining room*



Utility Room

- High quality kitchen furniture in choice of colours*
- Laminate worktops and upstands*
- Freestanding washer/dryer
- Single bowl inset sink and tap
- Amtico flooring in choice of colours*

Bathroom & en-suites

- Villeroy & Boch white sanitaryware with Hansgrohe taps and rain showers
- Chrome heated towel rails to bathrooms and en-suites
- Mirrored wall cabinets to bathrooms and en-suites including shaver sockets with PIR lighting in bedroom 1 en-suite
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate
- Choice of wall tiles*
- Amtico flooring throughout in choice of colours*



Computer generated illustration of The Hawthorn kitchen (plot 9).
 * All specification is subject to change and availability at stage of construction. Photographs from a previous showhome.

Heating & Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to first floor
- Combi boiler
- LED downlighters
- Brushed chrome sockets throughout
- TV points in kitchen/family room, living room, study where applicable and bedrooms
- TV/SAT distribution system: sky cables coiled in loft; TV aerial provided
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room, study where applicable and hallway cupboard
- USB & USC sockets kitchen/dining room, living room, study where applicable and bedrooms

Hallway

- Amtico flooring throughout in choice of colours with matwell*

Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, colour goose down excluding walls with skelings
- Dressing room to Plots 7, 8 & 9 bedroom 1; fitted wardrobes to Plots 1-6 bedroom 1
- UPVC windows grey external; white internal with chrome handles

External

- Electric main gates with video entry
- Electric car charger
- Front and rear outside tap
- Rear double power socket
- Paved patio with turfed garden
- Garage
- Outside lights
- Block paved driveway

Warranty

- NHBC 10 year warranty



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About Troy Homes

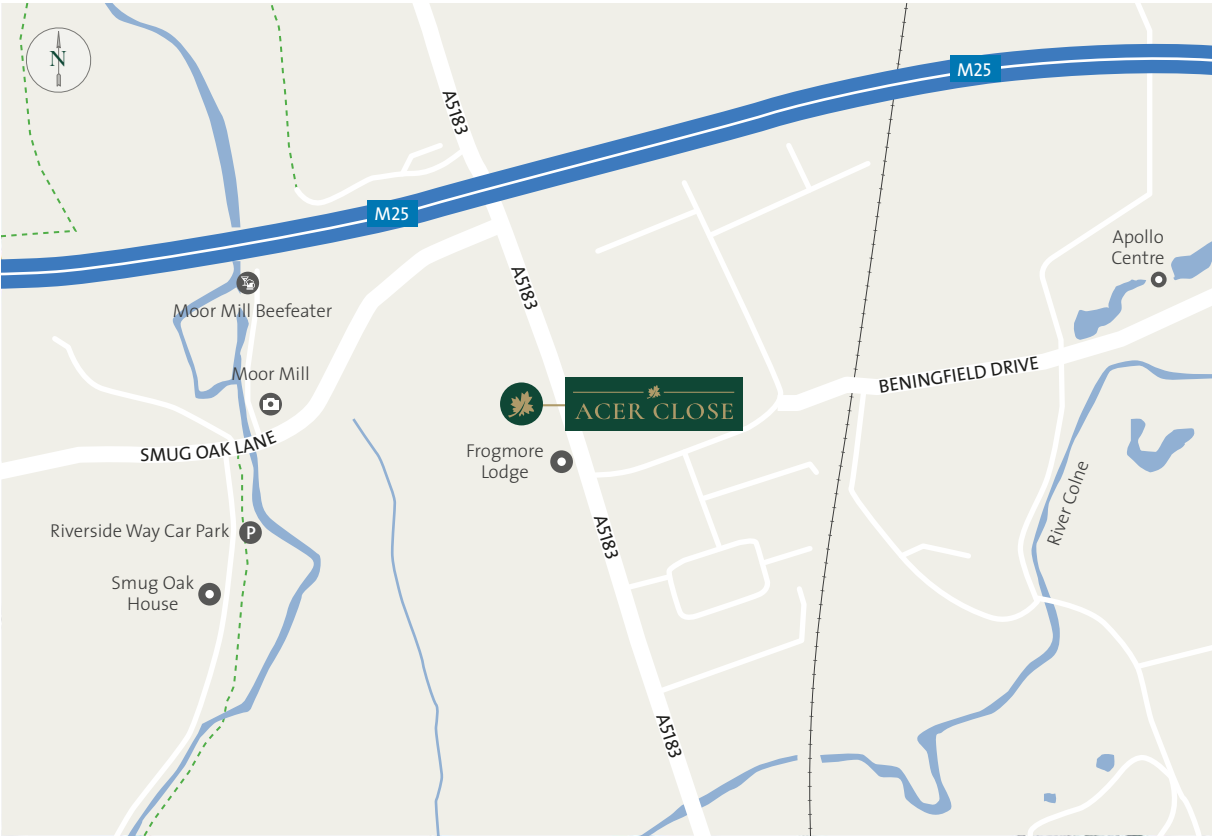


Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.



Images show previous Troy Homes properties.



ACER CLOSE, FROGMORE, ST ALBANS AL2 2FS

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 02/24.

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