



LEASIDE
CLOSE

WELWYN GARDEN CITY

FLEXIBLE LIVING SPACE PERFECT FOR YOUNG PROFESSIONALS, COUPLES OR FAMILIES ALIKE



Leaside Close is approximately five minutes' drive from the amenities Welwyn Garden City has to offer with its neo-Georgian town centre made up of residential and business estates laid out along tree-lined avenues and surrounded by beautiful countryside.

It is just north of the River Lea and conveniently close to the A1(M) motorway, which makes it a popular commuter town.

Welwyn Garden City is a successful business centre, but also offers excellent leisure opportunities including the Gosling sports centre, which offers a dry ski slope, golf driving range, indoor and outdoor tennis, squash, a velodrome, gym and bowls.



THE PLACE TO BE

There are excellent indoor shopping facilities at the Howard Centre, and the town hosts a Fine Food and Crafts fair twice a month as well as continental markets throughout the year. Campus West near the town centre offers a theatre, roller skating rink and a library, and the Coronation Fountain is an attractive feature of the town close to an enticing range of places to have a quiet coffee and watch the world go by.

In particular, the Leaside Close development is close to the award winning Stanborough Park, which has two lakes and covers an area of 126 acres. The park offers an exciting day out for all the family where they can try their hand at sailing, kayaking, canoeing and stand-up paddling. For the less adventurous, there are nature walks and a model boating lake as well as a children's play area and a variety of eating establishments. There is a good choice of both state and private primary and secondary schools in the catchment area.



IDEALLY LOCATED

Leaside Close is also close enough to Welwyn Garden City to take advantage of its excellent transport links. There are two, sometimes three trains every hour to Kings Cross – with the fast train taking only 26 minutes travelling time. There are also regular trains to Moorgate, which is a 40 minute journey and trains to Stevenage are a short 10 minute hop.

Leaside Close is close to the A1(M) giving easy access to London, and the Great North Road passes close by the A1(M). The A414 is only a short distance away, and it takes only 15 minutes to reach the M25. St Albans and Luton can be reached via the B653. Luton and Stansted airports are within comfortable travelling distance.



Computer generated image of Leaside Close.
Indicative only and subject to change.

SPECIFICATIONS & FEATURES

Each of the houses will be designed and built to a high standard and amenities will include:

KITCHEN

- Hacker premium designed German fitted kitchen with soft self closing devices
- Quartz stone worktops with upstands
- Stainless steel 1 bowl sink
- Brushed steel kitchen mixer tap with under mounted sink
- Siemens integrated fan assisted electric oven, electric hob and microwave
- Siemens brushed steel extractor hood
- Siemens Integrated dishwasher
- Siemens Integrated fridge/freezer
- Siemens washer/dryer
- LED lighting

BATHROOMS & EN-SUITES

- White sanitary ware Duravit hanging toilet
- Dansani vanity cupboard below basin with slide out drawer, matt finish and feature light
- Mirror wall mounted over basin with light
- Hansgrohe shower select mixer unit with feature push buttons
- Hansgrohe handheld shower with wall bar and shower screen provided above baths
- Grohe concealed cistern housing, toilet finished with marble mantle
- Chrome towel radiators in bathrooms and en-suites
- Contemporary porcelain floor and wall tiles in all bathrooms and en-suites

LIVING / DINING

- Recessed LED ceiling downlighters
- Ted Todd oak timber engineered wide plank flooring
- Wall mounted speakers ready for Sonos Wifi System

BEDROOM

- Recessed LED ceiling down lighters
- Built-in wardrobes to some of the five bedrooms
- Carpets

SECURITY & ENERGY EFFICIENCY

- Entry TV screen supplied to each property
- Multi-point locking and spy-hole to all property entrance doors
- Smoke detectors in each property (mains operated with battery backup)

GENERAL SPECIFICATIONS

- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- CAT 5 Cabling
- Wired for satellite
- Door Frames, skirtings, architraves finished in white satin wood paint
- Gas underfloor heating system thermostatically controlled to ground floor. Central heating on first and second floor.
- Wired for satellite and internet
- MVHR units

GUARANTEE & TENURE

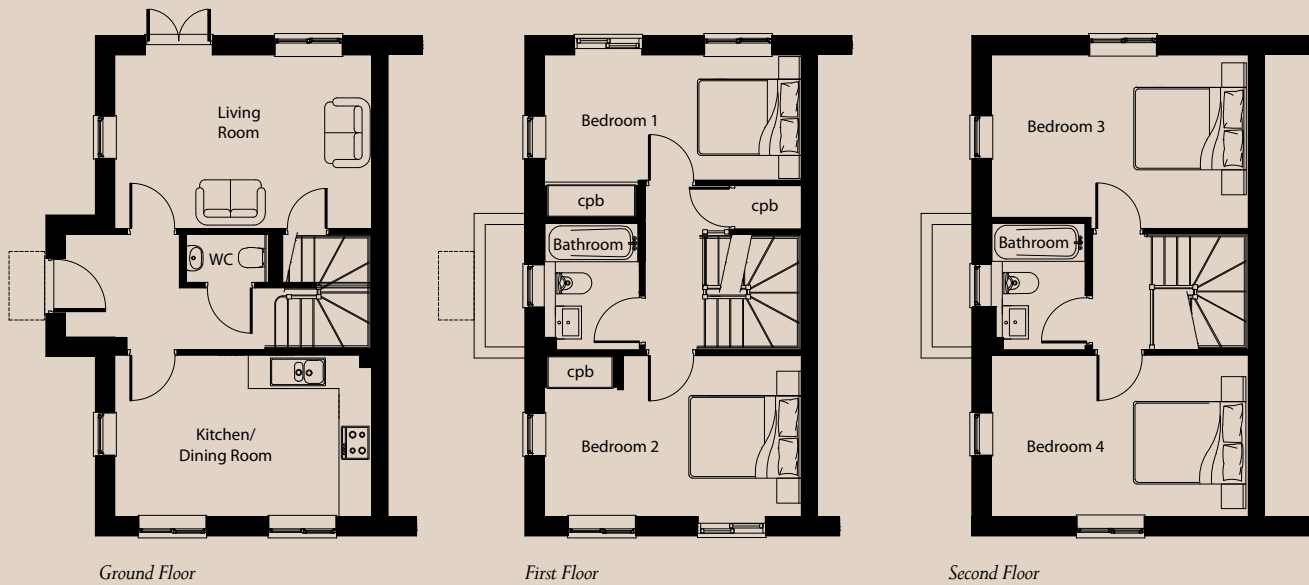
- All properties come with 10 year ICW Warranty



Images are indicative only and subject to change.

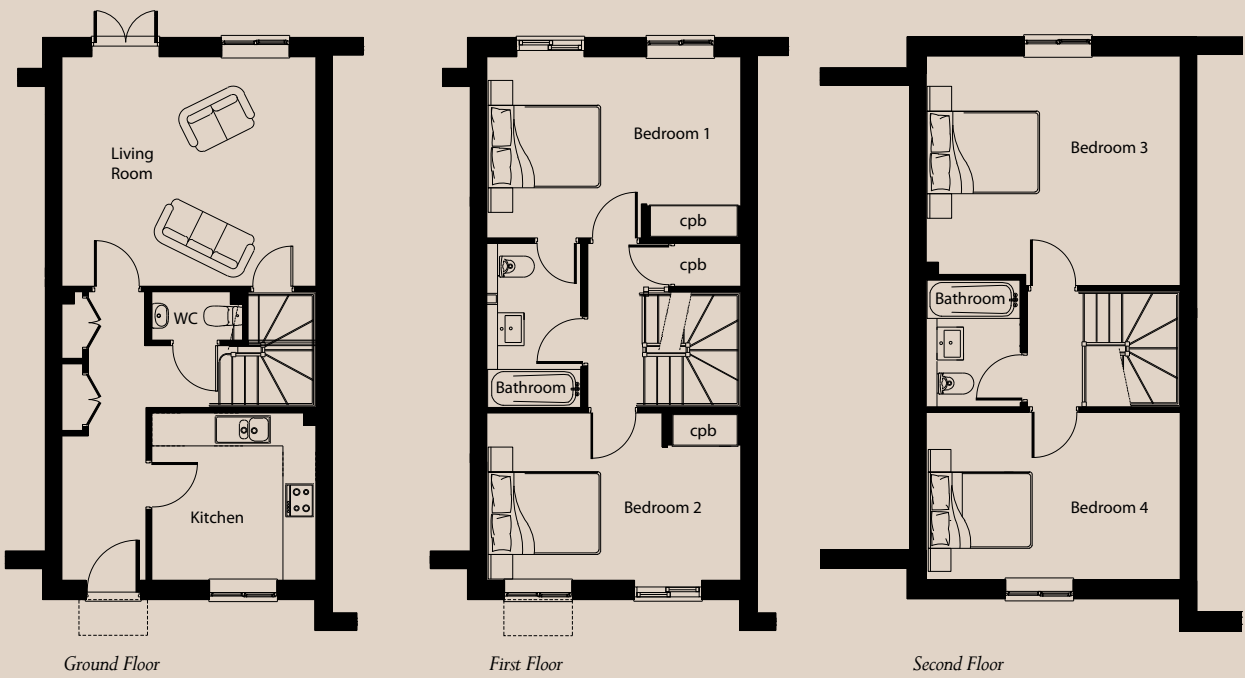
FLOORPLANS

Plot 1:



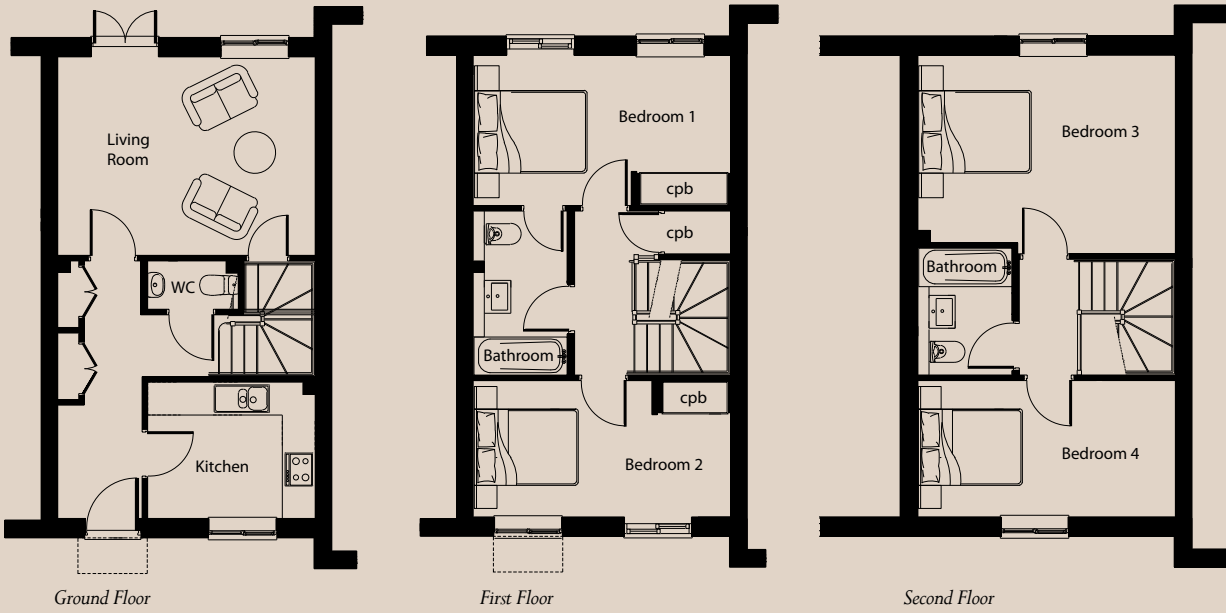
PLOT 1:	4.67 x 8.39m			
Living/Dining Room	4.6 x 3.1m	15.1 x 10.2ft	Bedroom 2	4.6 x 2.9m
Kitchen	4.6 x 2.9m	15.1 x 9.6ft	Bedroom 3	4.6 x 3.1m
Bedroom 1	4.6 x 2.2m	15.1 x 7.2ft	Bedroom 4	4.6 x 2.9m

Plots 3 & 6:



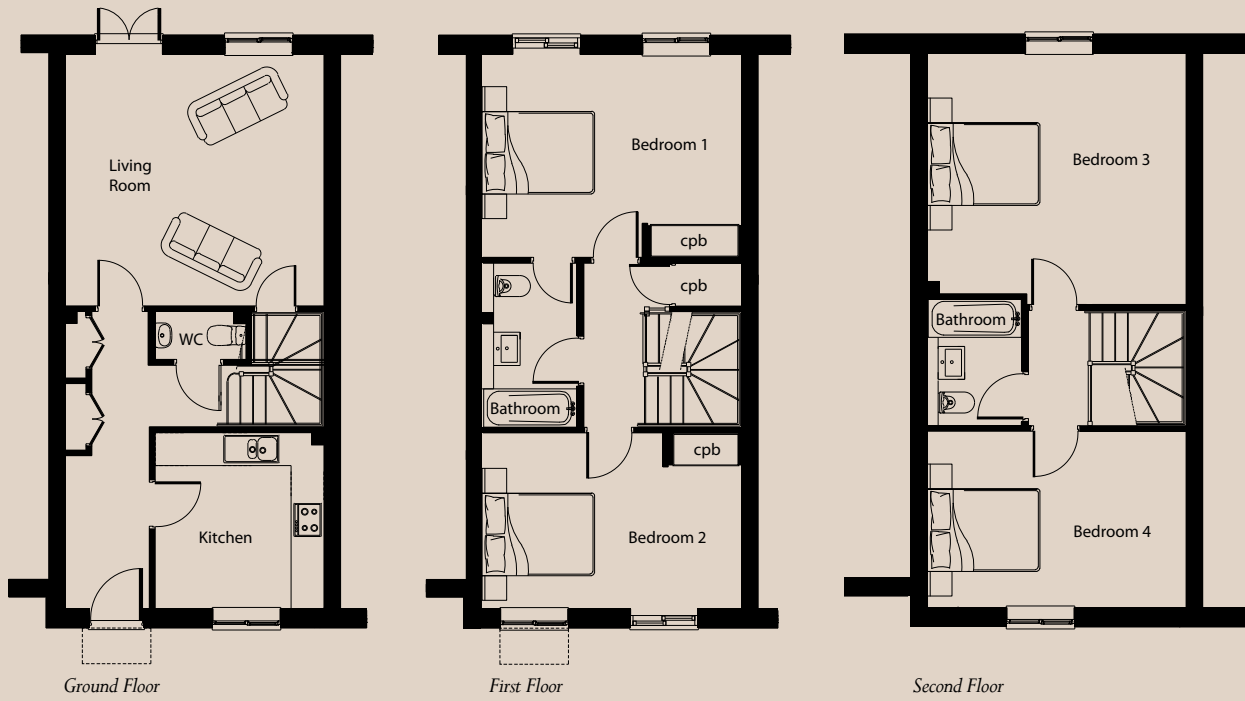
PLOT 3 & 6:	4.62 x 9.52m			
Living/Dining Room	4.6 x 4.1m	15.1 x 13.5ft	Bedroom 2	4.6 x 3m
Kitchen	2.9 x 3m	9.6 x 9.10ft	Bedroom 3	4.6 x 4.2m
Bedroom 1	4.6 x 3.2m	15.1 x 10.5ft	Bedroom 4	4.6 x 3m

Plots 2 & 7:



PLOT 2 & 7:	4.68 x 8.39m			
Living/Dining Room	4.6 x 3.6m	15.1 x 11.9ft	Bedroom 2	4.6 x 2.4m
Kitchen	3 x 2.4m	9.10 x 7.10ft	Bedroom 3	4.6 x 3.6m
Bedroom 1	4.6 x 2.7m	15.1 x 8.10ft	Bedroom 4	4.6 x 2.4m

Plots 4 & 5:

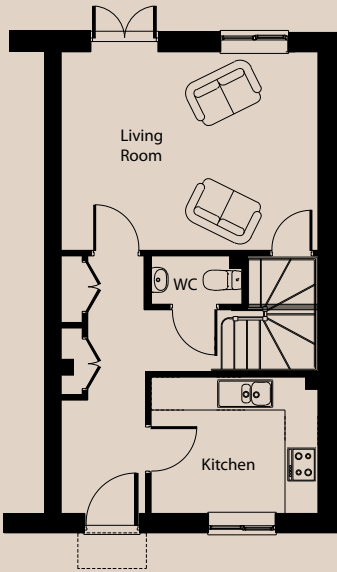


PLOT 4 & 5:	4.71 x 10.08m			
Living/Dining Room	4.7 x 4.5m	15.5 x 14.9ft	Bedroom 2	4.7 x 3.2m
Kitchen	3.6 x 3.2m	11.9 x 10.5ft	Bedroom 3	4.7 x 4.5m
Bedroom 1	4.7 x 3.6m	15.5 x 11.9ft	Bedroom 4	4.7 x 3.2m

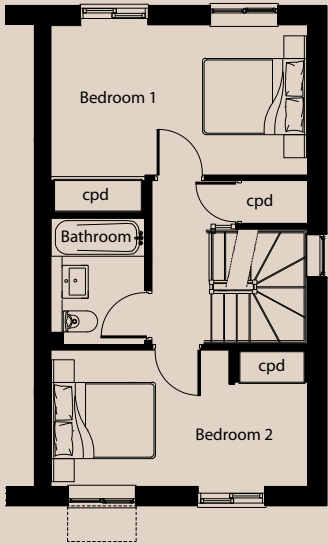
Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary.

FLOORPLANS

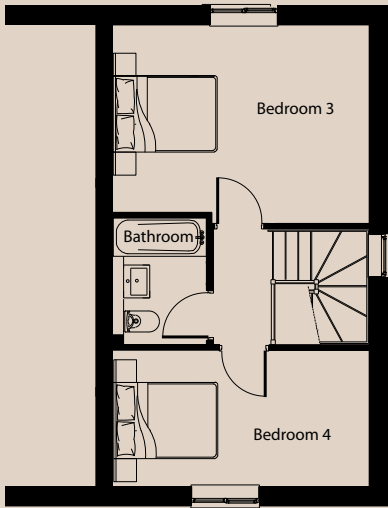
Plot 8:



Ground Floor



First Floor



Second Floor

PLOT 8:		4.67 x 8.39m	
Living/Dining Room	4.6 x 3.6m	15.1 x 11.9ft	Bedroom 2
Kitchen	3 x 2.4m	9.10 x 7.10ft	Bedroom 3
Bedroom 1	4.6 x 2.7m	15.1 x 8.10ft	Bedroom 4

4.6 x 2.4m	15.1 x 7.10ft
4.6 x 3.6m	15.1 x 11.9ft
4.6 x 2.4m	15.1 x 7.10ft

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LEASIDE CLOSE

WELWYN GARDEN CITY



ALDENHAM
RESIDENTIAL

PROPERTY DEVELOPMENT

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www.aldenhamresidential.co.uk



Backed by
HM Government

If you qualify and meet the criteria for a Help to Buy Equity Loan the Government through the Homes and Communities Agency could lend you up to 20% of the cost of your newly built home. You will need a 5% cash deposit and a 75% mortgage to make up the rest. Terms and conditions apply. Go to www.help-tobuy.gov.uk to find out more.