



3 Haven Place, Park Street Lane, Park Street, AL2

"The Passive House certification is the most demanding energy efficiency standard"



The Property

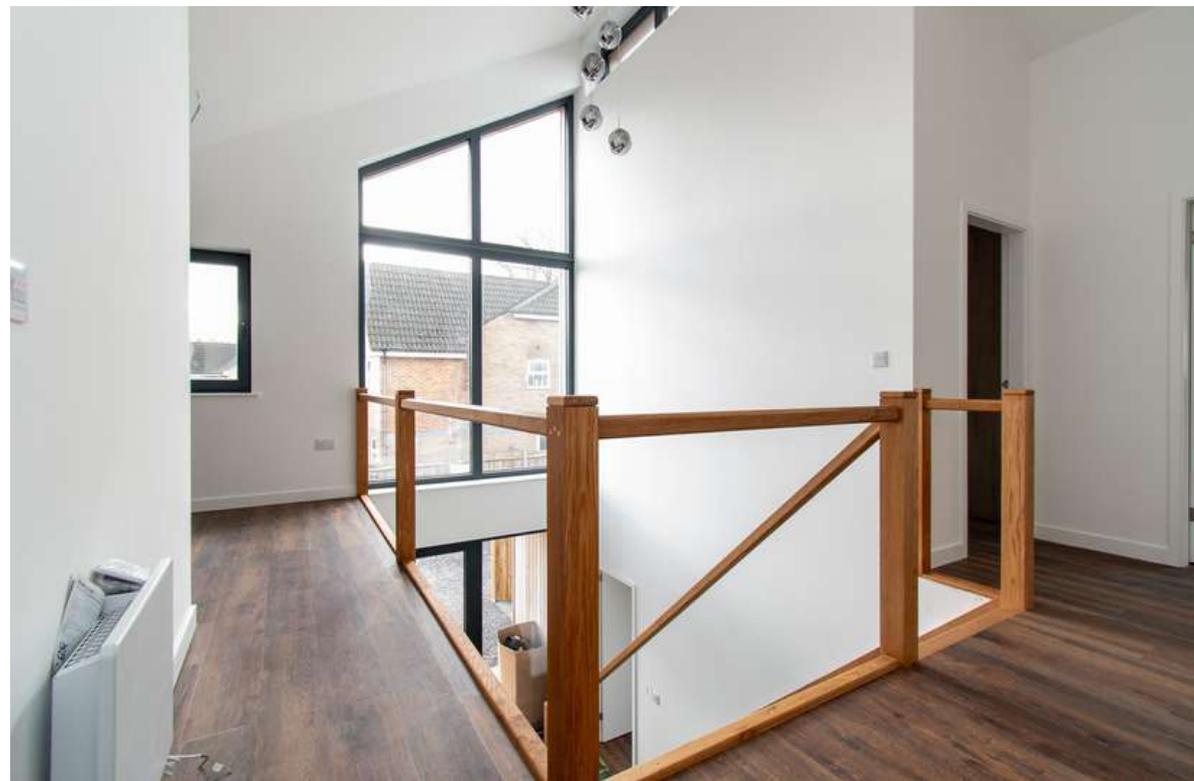
A unique and most sought after NEW BUILD DETACHED Passive House situated within a private development consisting of just three detached dwellings, providing luxurious accommodation, ideal for modern family living.

This skilfully constructed (Passive) house provides on the ground floor a large light filled entrance hallway, a stunning open-plan kitchen/dining/living room, utility room, additional reception room/snug, and a cloakroom. On the first floor there is a very impressive landing with library area, a master bedroom with walk-in dressing area and en-suite shower room, there are two further double bedrooms, a useful study room/office and a luxury family bathroom. The property benefits from a good-sized, fully landscaped garden, integral garage plus ample additional parking. A viewing is highly recommended.

If you require more (technical) information about the benefits of living in Haven Place, please contact us direct.

Park Street is situated between St Albans and Radlett, and is within close proximity to excellent road and rail connections. The area is an ideal option for families, professionals, and commuters. This Hertfordshire village has everything you would ever need, surrounded by beautiful countryside and many amenities. There is a strong sense of community in Park Street and a residents association, good local schools, and a wide range of property.

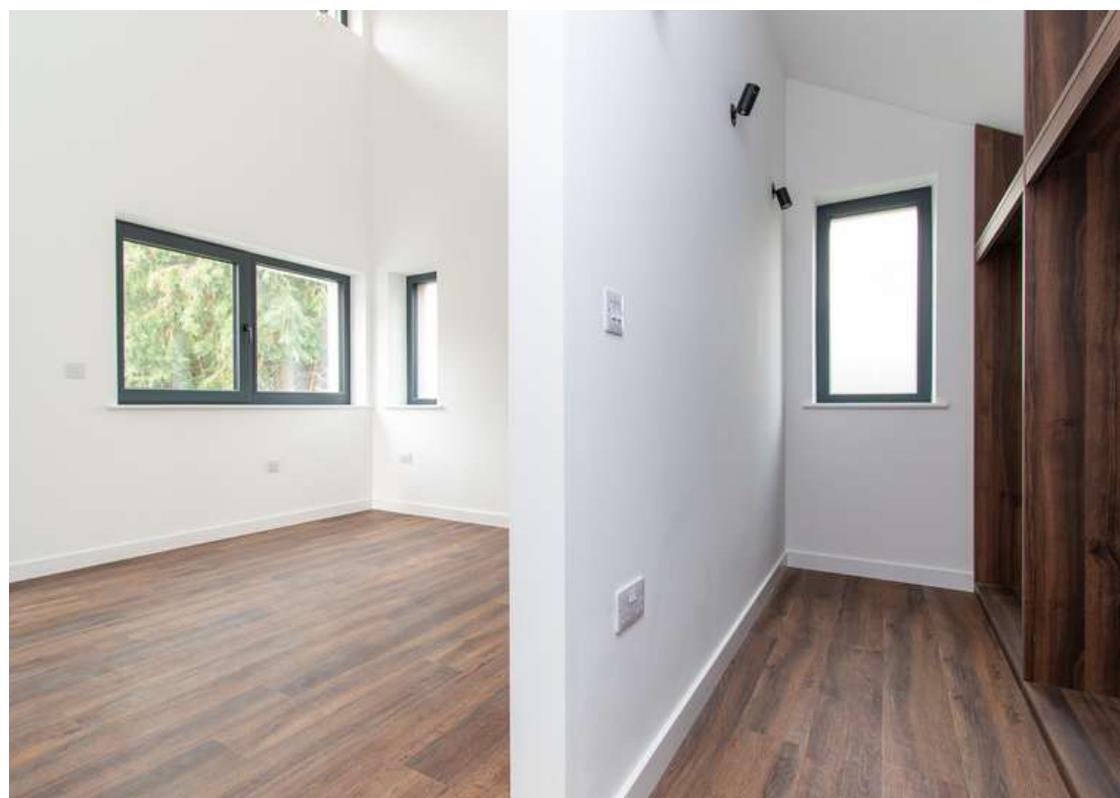
Guide £1.2m



"Passive House homes and buildings offer superior indoor comfort due to consistent temperatures and good air quality"

Key features:

- Contemporary 3 bedroom new-build family home, setback in a secluded 3 unit development.
- Extremely energy efficient, gas-free & bill-friendly future-proofed triple-glazed executive dwelling.
- Certified to the Passive House & BRE's Home Quality Mark independent environmental standards.
- Verified as the most energy efficient small development in the St. Albans district.
- Bespoke architectural lighting design and development landscaped by RHS Gold Medal winning designers.
- Integrated garage & EV charging point set within the wildlife & habitat-conscious landscaped backdrop.
- Integrated photovoltaic system generating energy for use within the home.
- Full mechanical ventilation heat recovery system incorporated providing very low energy ventilation.



'The heat losses of the building are reduced so much that it hardly needs any heating at all. Passive heat sources like the sun, human occupants, household appliances and the heat from the extract air cover a large part of the heating demand. The remaining heat can be provided by the supply air if the maximum heating load is less than 10W per square metre of living space. If such supply-air heating suffices as the only heat source, we call the building a Passivhaus'.

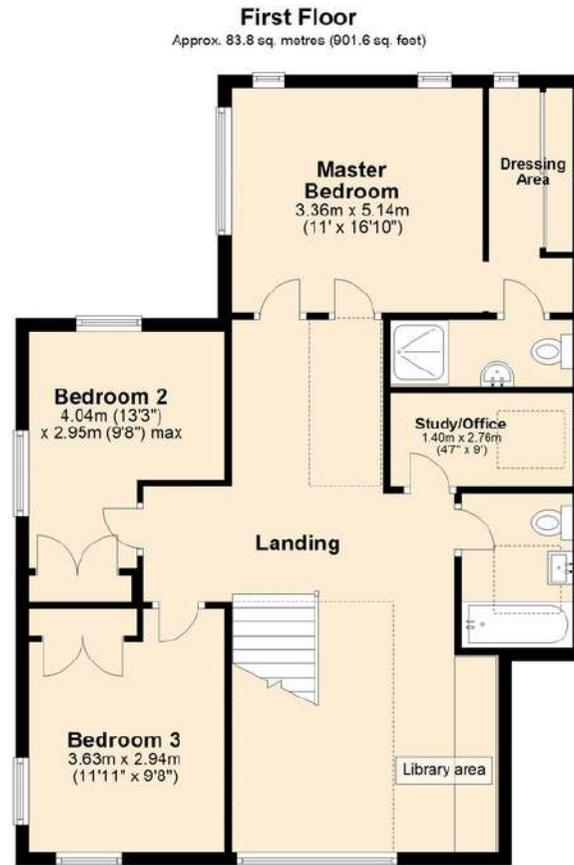
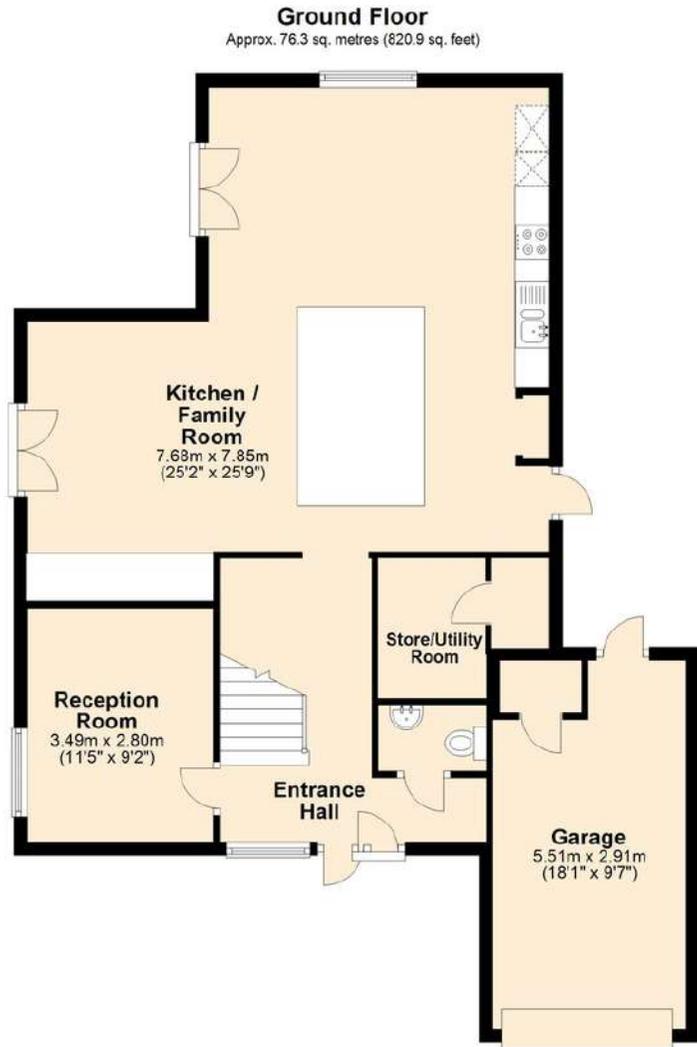
Prof. Dr Wolfgang Feist Director of the Passive House Institute, Darmstadt, Germany







Passive House adopts a whole-building approach with clear, measured targets, focused on high-quality construction, certified through an exacting quality assurance process.



Total area: approx. 160.0 sq. metres (1722.5 sq. feet)

TOTAL LIVING SQFT, THIS EXCLUDES THE GARAGE. Plan created by Fullbrook & Floor Estate Agents.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		120	122
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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