

Langley Place

LANGLEY ROAD | WATFORD

SHANLY
HOMES

Welcome to *Langley Place*

Langley Place is a luxurious development of just nine 4 bedroom townhouses in the sought after Nascot Wood area of Watford. This beautiful collection of stylish new homes offers the very best of modern living, set in their own landscaped grounds surrounded by mature trees. These homes offer an excellent specification throughout, with spacious living areas, complemented by superb nearby amenities and transport links.



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When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival.

Introducing *Langley Place*

Set over three floors, these nine impressive townhouses, built with modern construction techniques, offer a fantastic opportunity to own a brand new home.

Each property at Langley Place benefits from allocated parking, a patio area and a back garden for outdoor relaxation. Inside the properties there is a large open plan kitchen/dining room, and separate family room/study on the ground floor, a generous living room and master bedroom with ensuite on the first floor and

three bedrooms complemented with a family bathroom on the second floor.

The townhouses at Langley Place are an excellent collection of new homes, finished to the superior standard that has become synonymous with Shanly Homes. Whether you are looking for your next move up the property ladder or downsizing from a larger property, a move to Langley Place in Watford is the perfect choice.



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Computer generated image of nos. 1-5

Nos. 1-5



These impressive plots offer generous living space with a high quality specification throughout. Each of these homes have a large open plan kitchen/dining room on the ground floor with stone worktops, contemporary units, a five ring gas hob and integrated appliances. Additionally, on the ground floor is a versatile room which can be used as a family room or a study. There is also a cloakroom off the hallway.



On the first floor there is a large living room for relaxing with family or friends whilst across the hallway there is the impressive master bedroom with plenty of wardrobe space. The master bedroom has a generous ensuite with high quality Ideal Standard sanitaryware, polished chrome taps and a shower cubicle with thermostatic controls. The second floor is home to the remaining three bedrooms

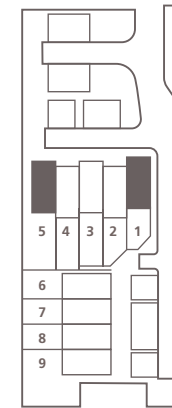
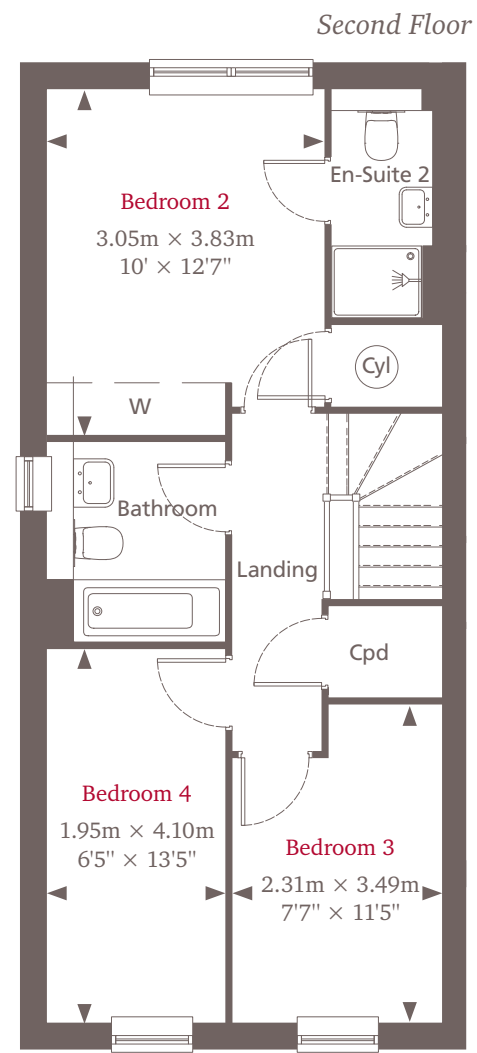
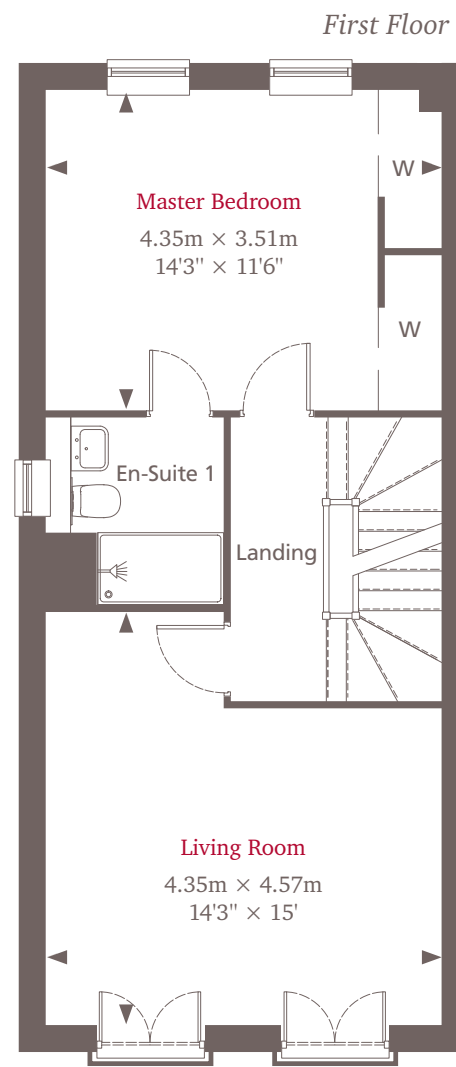
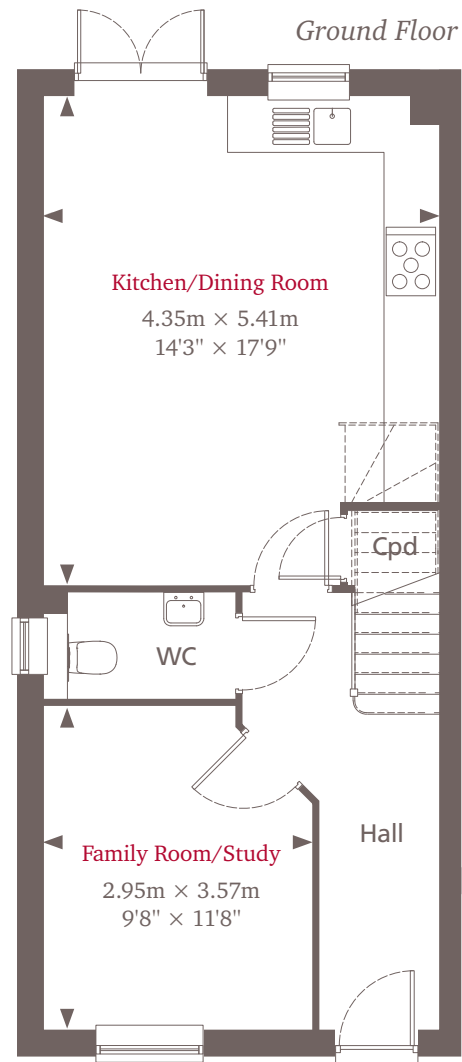


and a sizeable family bathroom, again with Ideal Standard sanitaryware. Bedroom 2 also has a fitted wardrobe and its own ensuite bathroom with shower cubicle.

Each townhouse at Langley Place has allocated block paved parking, a sandstone paved patio area for outdoor entertaining and a turfed rear garden ready to be enjoyed.

Nos. 1 & 5 (handed)

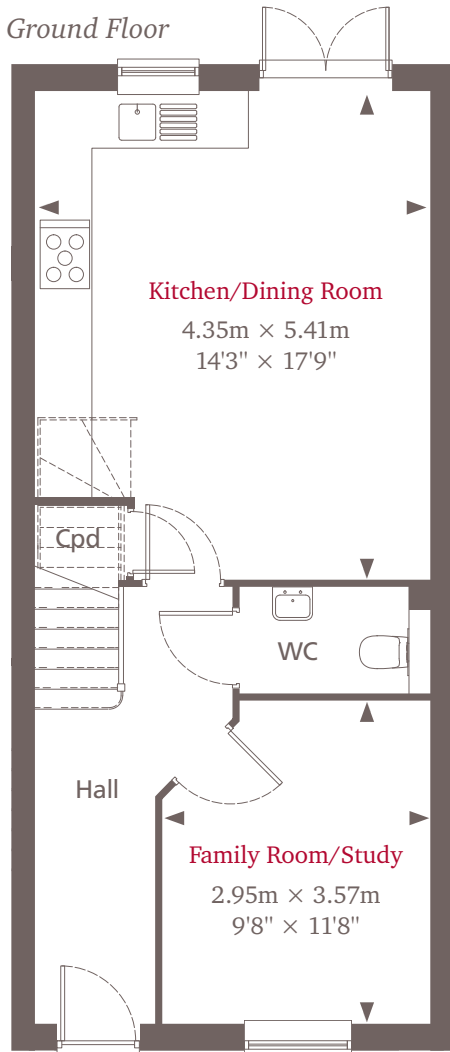
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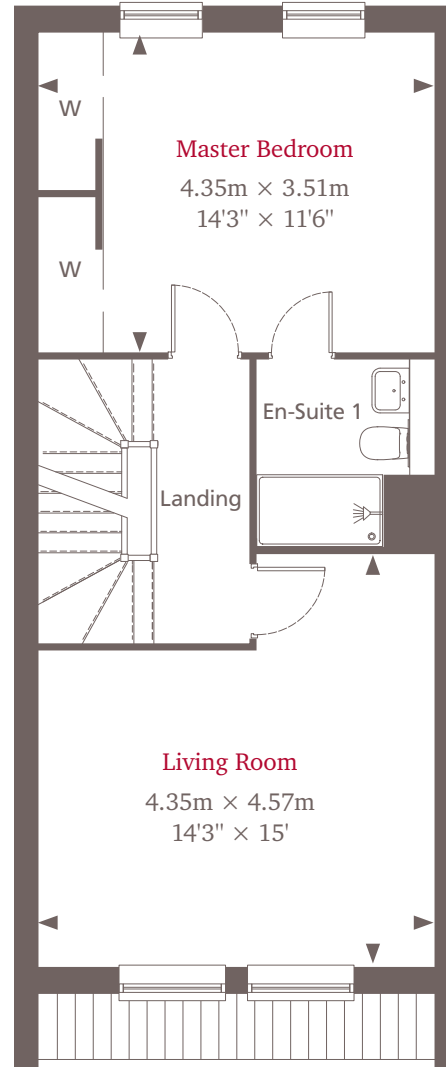
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots shown indicate general layout which may vary slightly. Floorplan scale may vary. W denotes wardrobe, Cpd denotes cupboard, Cyl denotes cylinder. Please consult a Sales Advisor for more information.

Nos. 2 & 4 (handed)

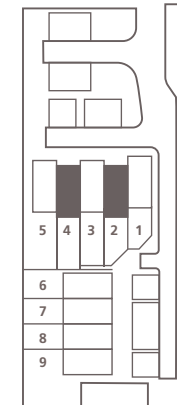
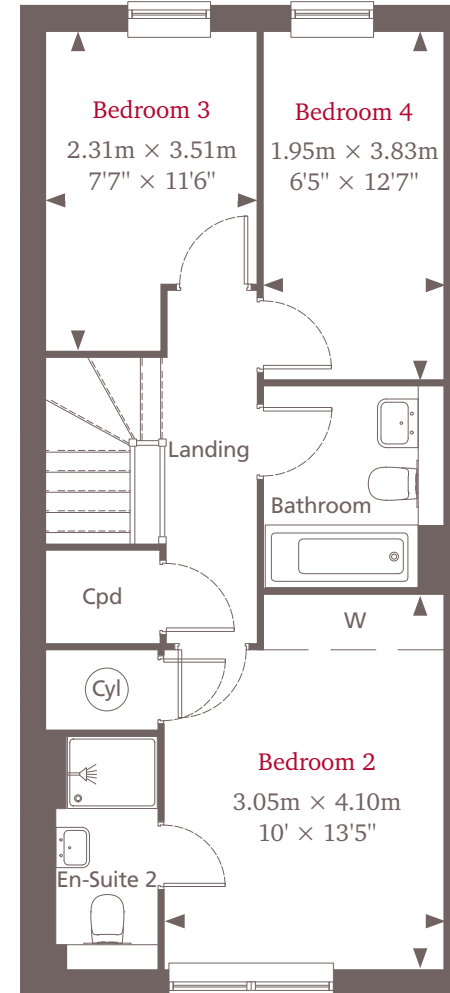
Ground Floor



First Floor



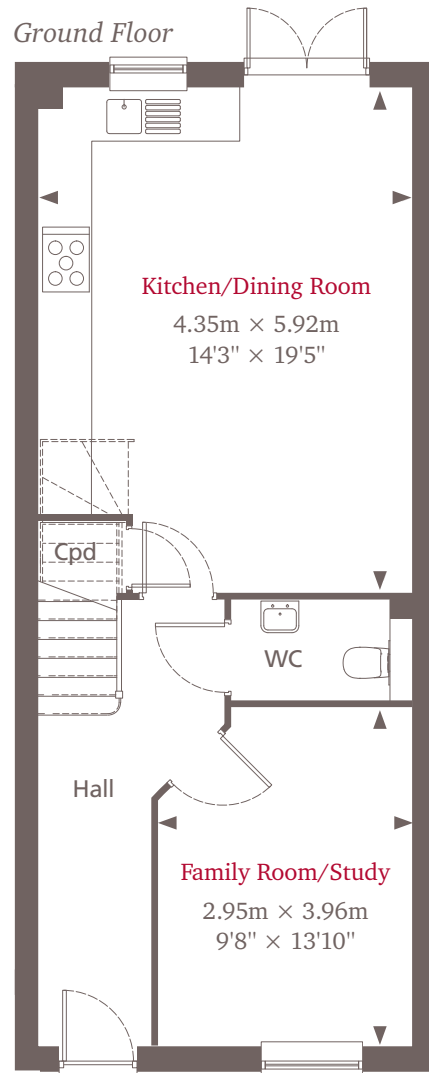
Second Floor



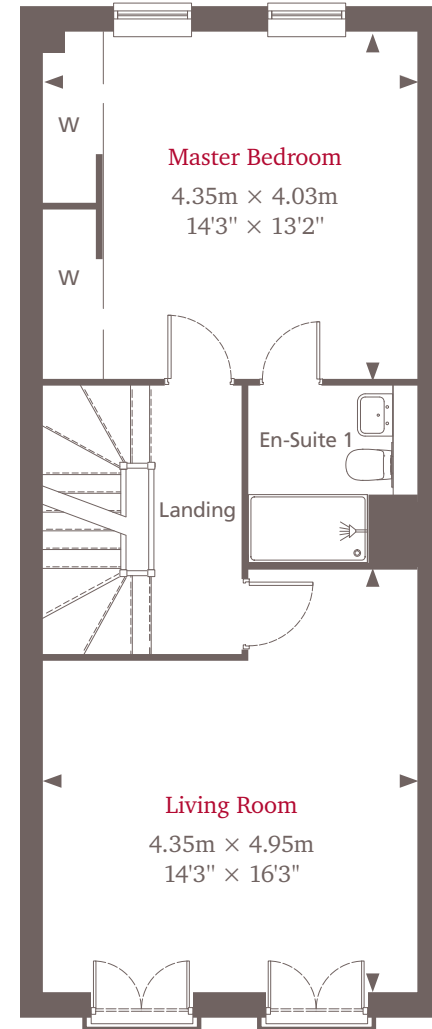
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No. 3

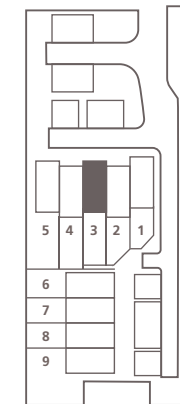
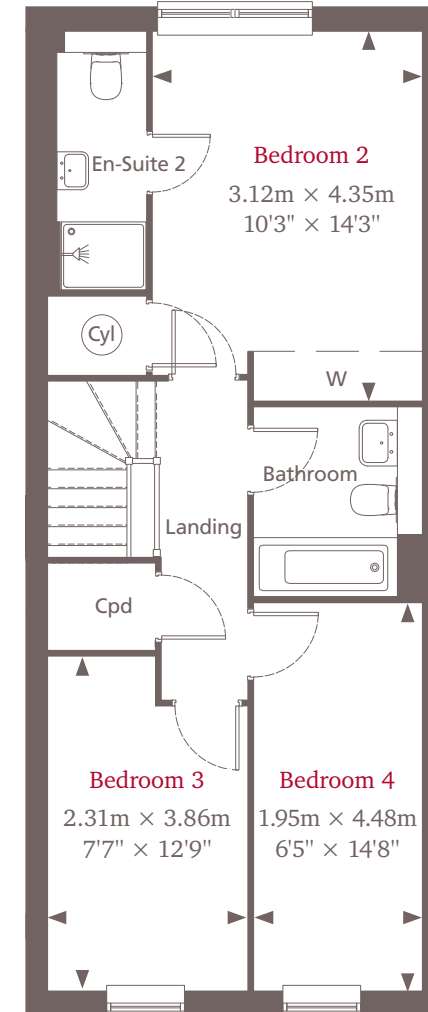
Ground Floor



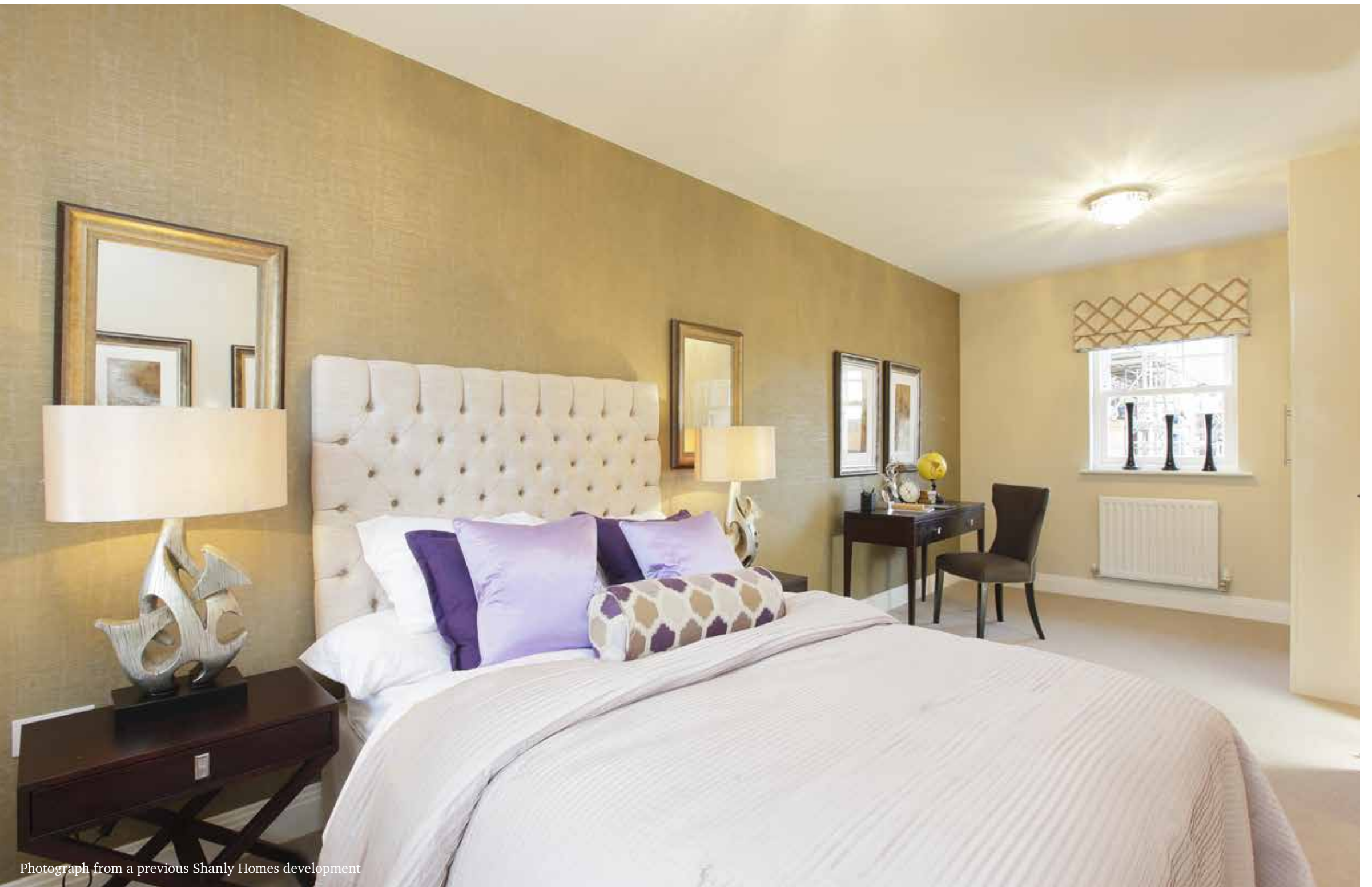
First Floor



Second Floor



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Photograph from a previous Shanly Homes development



Computer generated image of nos. 6-9

Nos. 6-9



Numbers 6-9 have their own allocated parking outside of each property, whilst at the rear there is a private patio area and a rear garden for entertaining or relaxing outside. There is fantastic living space inside the townhouses with a good quality specification throughout. On the ground floor you will find a large open plan kitchen/dining room with stone worktops, contemporary units, a five



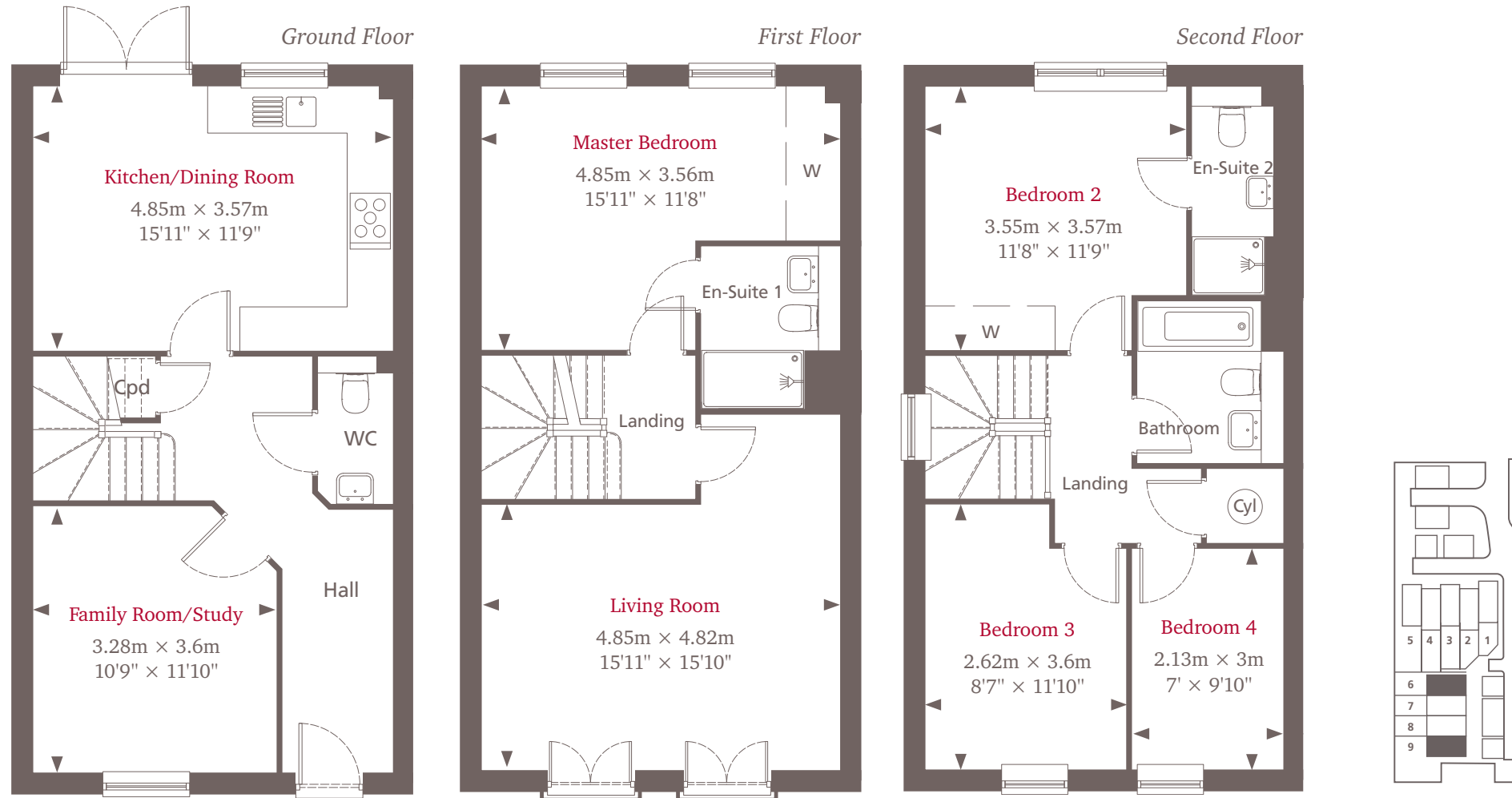
ring gas hob and integrated appliances. Additionally, on the ground floor is a family room or a study with a cloakroom off the hallway.

Each house has a large living room for relaxing with the family or entertaining guests. On the first floor across the hallway there is an impressive master bedroom with a fitted wardrobe.



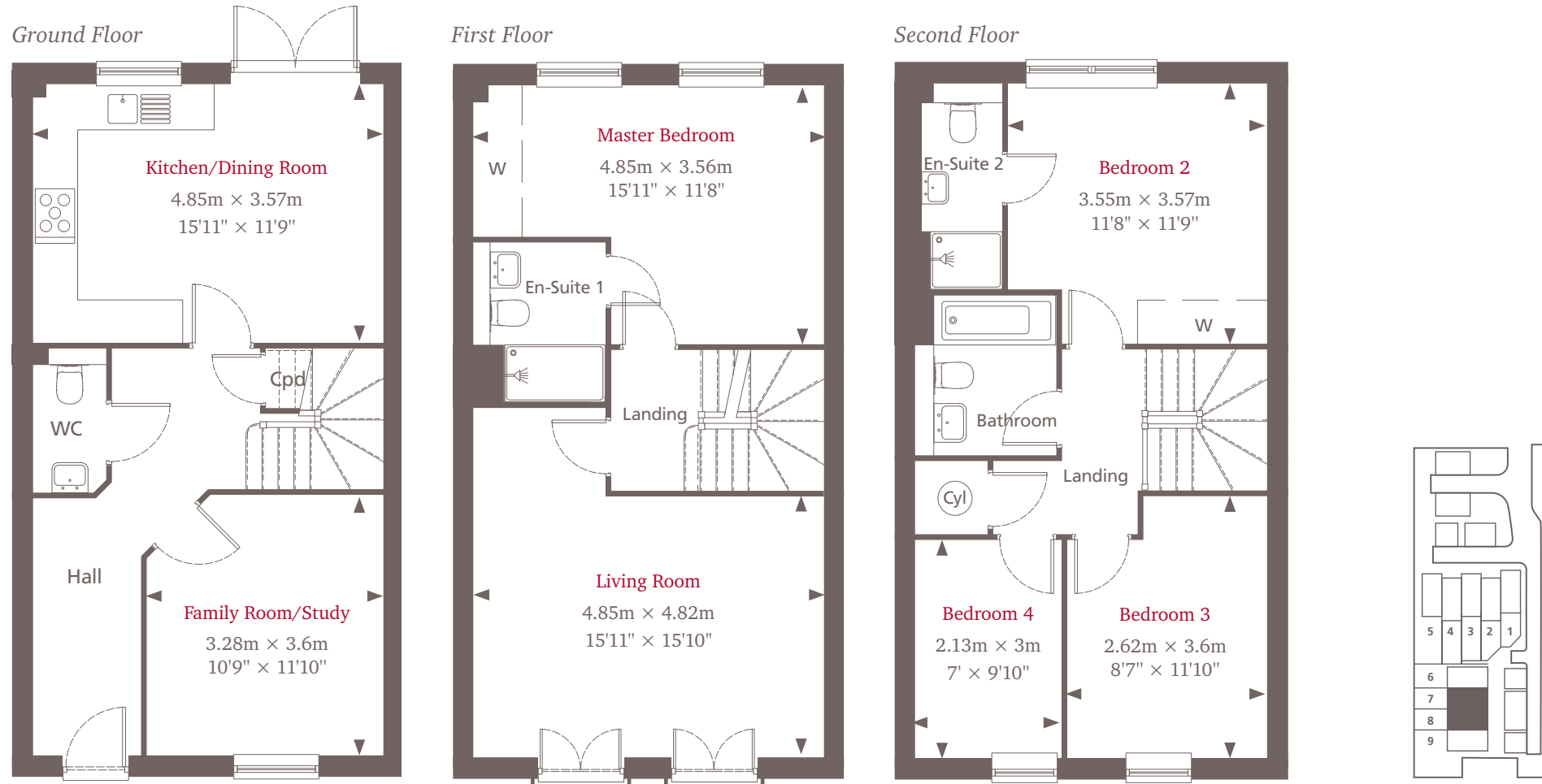
The master bedroom has a generous ensuite with high quality Ideal Standard sanitaryware, polished chrome taps and a shower cubicle with thermostatic controls. On the second floor you will find an additional three bedrooms and a big family bathroom, again with Ideal Standard sanitaryware. Bedroom 2 has a fitted wardrobe and its own ensuite bathroom with shower cubicle.

Nos. 6 & 9 (handed)



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Nos. 7 & 8 (handed)



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Photographs from a previous Shanly Homes development



stylish Specification

Kitchen

- Quality contemporary kitchen units
- Cimestone work surfaces & upstands
- Stylish Siemens appliances throughout
- Integrated double oven
- Integrated microwave
- 5 ring gas hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine/dryer
- Stainless steel chimney hood
- Underslung stainless steel sink
- Cushion closing doors and drawers
- Under pelmet LED strip lights
- Energy efficient LED downlighters
- Aesthetic chrome plinth lights

Bathroom & En-suite

- Contemporary white Ideal Standard sanitaryware
- Convenient tiled recessed storage shelves
- Stylish polished chrome taps
- Thermostatically controlled shower to shower cubicles
- Thermostatically controlled shower over baths where no shower cubicle present
- Full height tiling around bath where no shower cubicle and shower
- Half height tiling to remaining walls
- Ceramic tiled flooring
- Heated towel rail
- Shaver point
- LED downlighters

Interior

- Efficient double glazed PVCu windows
- Security locks to windows, ground floor windows laminated & toughened
- Wardrobes to bedrooms 1 & 2 for convenient storage
- Chrome electrical sockets to all locations
- Mains operated smoke detector with battery backup for your peace of mind
- TV or satellite points catering for home entertainment to all reception rooms, kitchen and all bedrooms
- BT points to reception rooms, kitchen/family room and bedrooms 1 & 2
- Gas central heating with thermostatic radiator valves and electronic programmer
- Security alarm wiring

Exterior

- External lighting to front & rear doors
- Turfed and landscaped front garden
- Turfed rear garden
- Private allocated parking to all homes
- 'Secure by Design' compliance

Environmental features at Langley Place

- Energy efficient gas fired boiler
- Energy efficient appliances ('A' rated where possible)
- 100% energy efficient light fittings
- Composters
- Rotary clothes dryer to garden
- Water butts

10 YEAR **INSURANCE BACKED NEW HOME WARRANTY**



Watford and *beyond*

Watford is a cosmopolitan and lively town with excellent shopping facilities at the Harlequin shopping centre, various restaurants and a choice of cultural, entertainment and social possibilities. Surrounded by beautiful countryside, there is 190 acres of parkland at Cassiobury Park, which runs alongside the Grand Union Canal. The park also features a mini train track, play area and paddling pool for children.

Education is equally well provided for, with Watford Grammar School for Boys and Watford Grammar School for Girls nearby. For those with younger children or intending to start a family, Nascot Wood

Infant and Junior Schools are within walking distance and have an extremely good reputation.

Langley Place is ideally located just a 15 minute walk from Watford Junction station making commuting or leisure trips into Central London easy and accessible. The town is just 19 minutes by train into London Euston from Watford Junction station. For travel further afield, the rail network offers easy accessibility to Milton Keynes, Birmingham and beyond. This Home Counties town is also ideally placed with both the M25, M40, M4 and M1 all within 30 minutes or less, whilst Heathrow Airport is only 35 minutes by car.



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LANGLEY PLACE LANGLEY ROAD, WATFORD, HERTFORDSHIRE WD17 4BE



Our Heritage



Since our formation in 1969 the sign board in front of a Shanly development has become a well known sight in the Thames Valley and Greater London area.

Whatever the development, the same attention to detail is evident and over the years it has been this commitment to excellence that has established our reputation for quality of architectural design and construction. Today, from our offices in Beaconsfield and Leatherhead, the company offers a depth of experience and skills spanning all areas of house and property development. With it comes the same degree of

enthusiasm vital to the project's smooth running. Every property we build embodies the knowledge and determination of our experienced teams to ensure you purchase a home you can be proud of.

We adhere to strict guidelines and all of our new build homes offer the peace of mind of an industry recognised 10 year warranty. With a strong emphasis on the traditional use of brick and block, our homes are built to incorporate sustainable features throughout.

Far left: Regent Mews, Windsor
Left: Nightingale Mews, Clapham
Opposite: Victoria Place, Maidenhead

Shanly Homes are proud to support



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Langley Place

LANGLEY ROAD, WATFORD, HERTFORDSHIRE WD17 4BE

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Travel time by rail (from Watford Junction station)

London Euston	19 minutes
Milton Keynes	22 minutes
B'ham New Street	68 minutes

Distances by road

Watford Junction	0.8 miles
Watford centre	1.1 miles
M25	3.3 miles
M1	6.4 miles
Harrow	7.9 miles
Uxbridge	16.5 miles
London Heathrow	22.4 miles
Milton Keynes	36.9 miles

Maps not to scale. Approximate journey times taken from National Rail and AA website (February 2014). Please note: Due to our policy of continual improvement, we reserve the right to vary specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they may not be regarded as statements or representations of fact and neither the Agents or their clients can guarantee their accuracy. The statements are not intended to form part of an offer or a contract. Computer generated images for illustrative purposes only. Please refer to Sales Advisor for details of landscaping and materials. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3".

COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE MINOR ARCHITECTURAL CHANGES. KITCHEN LAYOUTS MAY VARY FROM THOSE SHOWN; THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS WITH OUR SALES OFFICE. February 2014. Ref: 1228



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