



Bell Bar

Bell Lane, Brookmans Park AL9 7AY



TROY HOMES
EXCEEDING YOUR EXPECTATIONS


An exclusive collection of three executive 4-bedroom plus study luxury homes in the exclusive Bell Bar Brookmans Park, Herts







Find your perfect home at Bell Bar




 Individually designed homes that exceed your expectations — with a focus on modern living and flexible layouts perfect for family life

 Superior specifications and high-end finishes throughout, including quartz kitchen worktops, integrated appliances and tiled flooring

 Underfloor heating to ground floor and wet rooms

 Turfed garden and patio

 Electric car charging points

 Energy-efficient, EPC rating B

 10-year NHBC warranty

Ideally located in the desirable Hertfordshire hamlet of Brookmans Park, this exclusive new development brings together modern design, generous green space and village character. These homes offer:

- Close proximity to local shops, delightful village pubs, a garden centre and bakery, plus leisure facilities like Brookmans Park Golf Club and the well-regarded Brookmans Park Primary School and Chancellors Secondary School
- A wide choice of shopping, dining, leisure and cultural attractions just a short drive away in Potters Bar, Hatfield, Welwyn Garden City and St Albans
- Ample open space on your doorstep, from wildlife-rich trails at Panshanger Park and Hatfield Park to peaceful country walks in the surrounding Hertfordshire countryside
- Excellent schools nearby, including Dame Alice Owen's School, Bishop's Hatfield Girls' School and the prestigious Stormont School, Queenswood School and Lochinver House School
- Easy access to the M25, A1(M) and London Luton Airport, plus excellent commuter connections to London

Well connected

Brookmans Park offers the best of both worlds — peaceful village life combined with excellent transport links for commuting, leisure and travel. The bustling towns of Potters Bar, Hatfield, Welwyn Garden City and St Albans are only a short drive away, and London Luton Airport is right on the doorstep. Brookmans Park train station also offers direct trains to London, while easy access to the M25 and A1(M) provides good road links to the capital and other hubs.



Brookmans Park Station

(2.1 miles — approx. 5 mins by car) to:

Finsbury Park	25 mins
Moorgate	41 mins

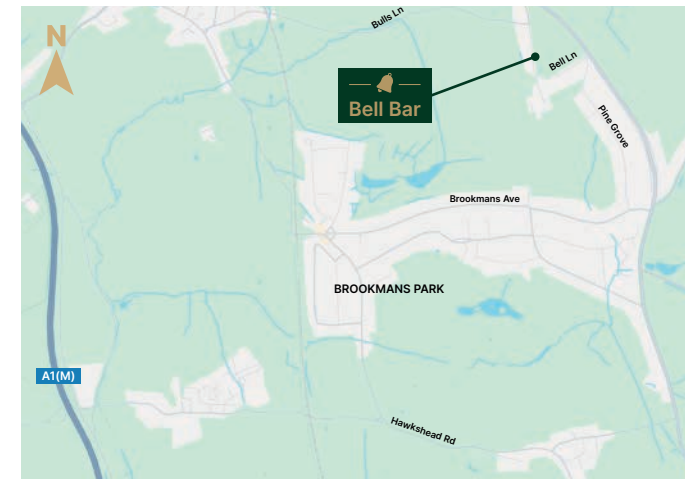
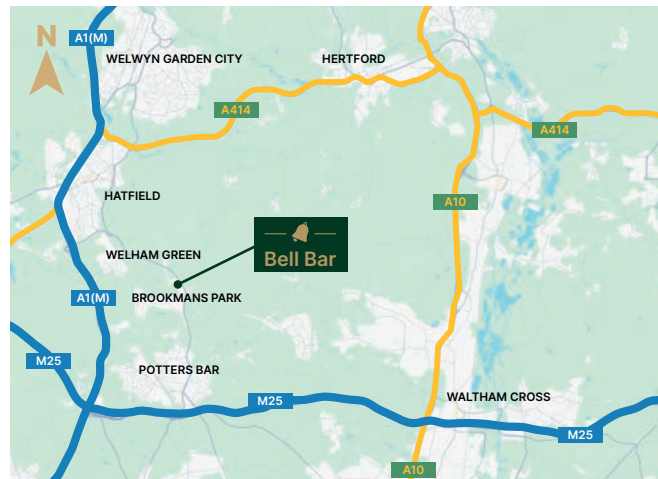


Distance by car to:

Potters Bar	2.9 miles
Hatfield	3.4 miles
Welwyn Garden City	6.6 miles
St Albans	9.3 miles
London Luton Airport	22.2 miles
London Stansted Airport	34.4 miles

*Current train times shown are the fastest from thetrainline.com

Bell Bar, Bell Lane, Brookmans Park, Hertfordshire
AL9 7AY
(Sat Nav)



Available homes



Four bedroom detached homes



● The Elm

Plots 1, 2, 3

Existing Property

Existing Property



Potential Future Development

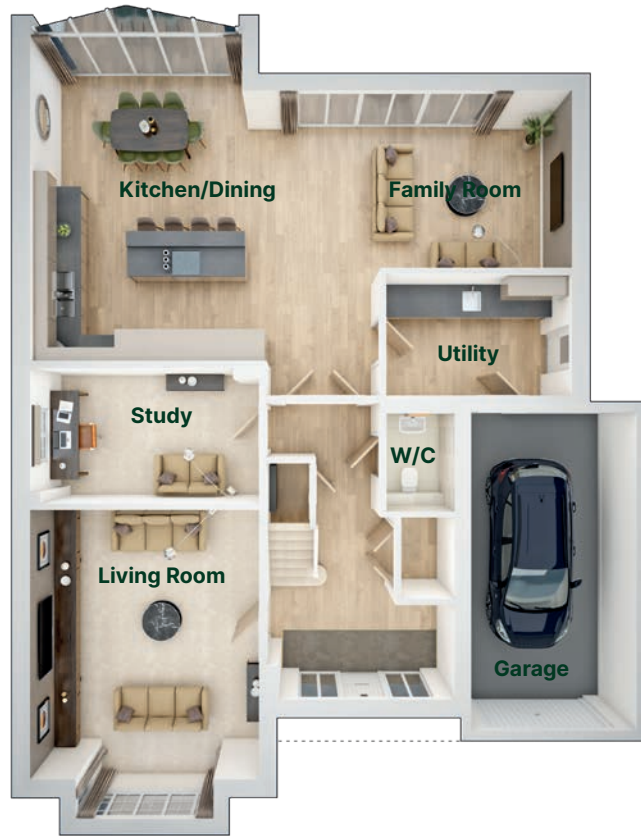
Potential Future Development



The Elm - Plots 1, 2, 3

4 | 3 | 2,581 sq ft | 240 sq m NIA*





Ground Floor

	Metric (mm)	Imperial
Kitchen/Dining	5880 × 6480	19' 4" x 21' 3"
Family Room	4830 × 3500	15' 10" x 11' 6"
Living Room	4530 × 6110 [†]	14' 10" x 20' 0" ^{††}
Study	4530 × 2690	14' 10" x 8' 10"
Utility	3510 × 2410	11' 6" x 7' 11"
Garage	3270 × 6310	10' 9" x 20' 8"



First Floor

	Metric (mm)	Imperial
Bedroom 1	3080 × 4540	10' 1" x 14' 11"
Dressing	2260 × 3390	7' 5" x 11' 1"
Bedroom 2	4900 × 2940 [†]	16' 1" x 9' 8" ^{††}
Bedroom 3	3270 × 4360 [†]	10' 9" x 14' 4" ^{††}
Bedroom 4	3270 × 4530	10' 9" x 14' 10"

*NIA - net internal area is taken to a minimum of 1500mm. † - Max measurement. ‡ - Min measurement. Computer generated illustration is indicative. 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.

Specification

Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in choice of colours*
- Quooker hot tap
- Under cabinet and under counter LED lighting
- Soft close doors and drawers
- 1.5 bowl under mounted sink
- Tiled flooring in choice of colours throughout kitchen/dining/family room*

Appliances

- Integrated larder fridge
- Integrated larder freezer
- Integrated dishwasher
- Integrated wine cooler
- Two integrated single ovens
- Self-extracting black glass induction hob
- Integrated combination oven
- Warming drawer

Utility Room

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstands*
- Freestanding washer
- Freestanding dryer
- Single bowl undermounted sink and tap
- Tiled flooring in choice of colours*



Bathroom & En-suites

- Villeroy & Boch sanitaryware with Hansgrohe taps and rain showers
- Chrome towel rail bars to bathrooms, en-suites and WC
- Mirrored wall cabinets to bathrooms and en-suites including shaver sockets with under cabinet PIR lighting
- Full height tiling in bathroom and en-suites.
- Half height tiling in WC
- Choice of wall tiles*
- Tiled flooring in bathroom, en-suite and WC in choice of colours*
- Underfloor heating



Heating and Electrical

- Air source heat pump
- PV panels
- Wet system underfloor heating to ground floor, radiators to all other floors
- Hot Water cylinder
- LED downlighters
- Antique brass sockets throughout
- TV points in living room, study and bedrooms
- TV/SAT distribution system: sky cables coiled in loft, TV aerial provided
- Fibre broadband available (subject to connection by homeowner)
- CAT 6 cabling to living room, study, kitchen/family room, bedroom 1 and first floor cupboard
- Master BT in hall cupboard
- USB-C sockets kitchen/family room, living room, study and bedrooms
- CCTV cabled coiled in termination box at eaves 1 no front, 1 no rear

Hallway

- Tiled flooring throughout in choice of colours with matwell*
- Staircase wrought iron balustrade

Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- Black internal doors with antique brass handles
- All walls, ceilings and woodwork to be painted with Dulux paint, colour Timeless
- Dressing room to bedroom 1
- Fitted wardrobes to bedroom 2
- Grey external with white internal UPVC windows with white handles

External

- Electric garage door
- Electric car charger in the garage
- Front and rear outside tap
- Front and rear double power socket
- Power and lighting in the garage
- Paved patio with turfed garden
- Outside lights
- Electric gates subject to planning

Warranty

- NHBC 10 year warranty

Computer generated illustration of a previous kitchen. Photographs from a previous showhome.
* All specification is subject to change and availability at stage of construction. ** Please refer to sales representative for location.



About Troy Homes

Established in 2015, Troy Homes is a privately owned housebuilder that specialises in small to medium-sized developments across the Southeast, including prime locations in Buckinghamshire, Hertfordshire, North London and Essex.

We know that choosing your new home is one of the most important decisions you'll make.

Our award-winning team is here to help throughout your purchase and ensure a flawless process from start to finish. When you buy new from Troy Homes, you'll also have complete peace of mind that our premium homes have been built on thoughtful, quality design — with a focus on energy efficiency and impressive specifications throughout.







For more information please call

020 3829 5550

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troyhomes.co.uk/development/bell-lane-brookmans-park

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. 06/24.

