

HATFIELD EAST.



THE NEW KID ON THE BLOCK.

Welcome to **Hatfield East**, the exciting new place to put down roots in Hatfield. From one bedroom apartments to four bedroom houses, there's something for everyone here.

With private outside space for every home and distinctive architecture, we think we've got something worth shouting about.

INTRODUCTION

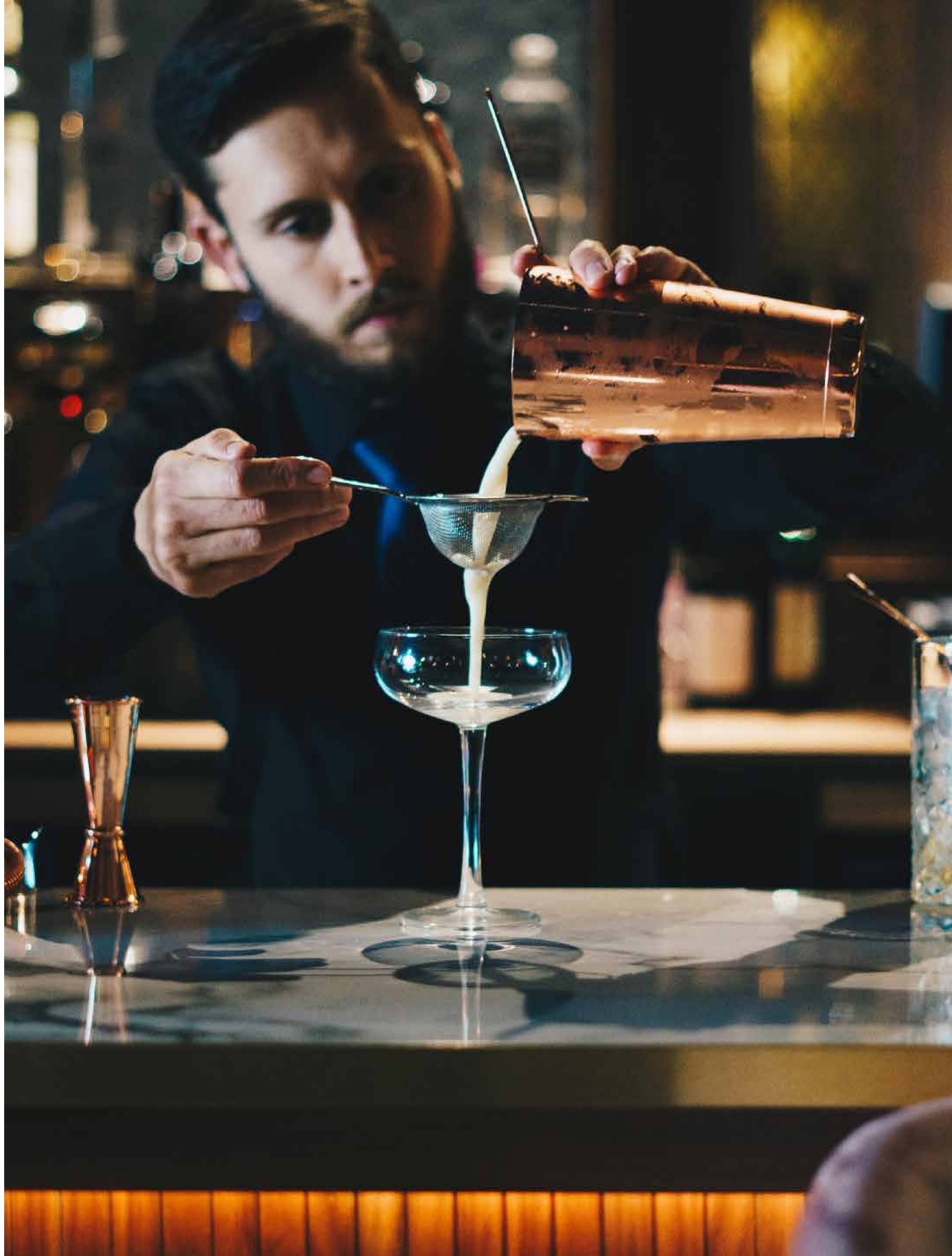
Modern living with a village feel, great commuter links, green open spaces and vibrant local amenities. These are homes that really do tick all the boxes.

The one and two bedroom apartments and two, three and four bedroom houses offer a wide range of layouts, with Durkan Homes' uncompromising standard of build finish and quality.



Computer generated image of Plot 65, The Clement, Plot 66, The Dragonfly and Plots 67-68, The Ascot.

LOCATION



IN YOUR BACK YARD.

Do you have a love of good food or is culture your passion? Live in the gym or are scenic strolls your thing? Coffee or cocktails? Shopping or bar hopping? Whatever's important to you, there's no need to choose.

MEET THE LOCALS.

Hatfield is a town with a real community feel and an eclectic mix of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.



01



02



03

The Stable Yard at stately Hatfield House is home to a charming choice of independent shops selling everything from jewellery and gifts to wine and ice cream. Pick up one of a kind items at the monthly collectors' market, and fresh produce at the farmers' market. For well known high street stores, you can head to the Galleria shopping centre.

If you're in need of some sustenance, stop at one of the many cafés, pubs, bars or restaurants the town has to offer – from favourite chains to Japanese, Turkish and modern British food.

01 Amber Tea Room, 25 Park St

02 The Eight Bells, 2 Park St

03 Cellar Door Wines, The Stable Yard



LOCATION



- 01 Hatfield Park
- 02 The Oak House, Hatfield House
- 03 Folk by the Oak Festival

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece. Visit in the summer for a fun day of music at the annual Folk by the Oak festival, or wind down with pilates, yoga or meditation at The Oak House Studio.

Looking for a more energetic workout? Then you can choose from several nearby gyms, as well as Hertfordshire Sports Village and Hatfield Leisure centre for classes, clubs and swimming. Or, for golfers, there are no less than five courses within five miles.



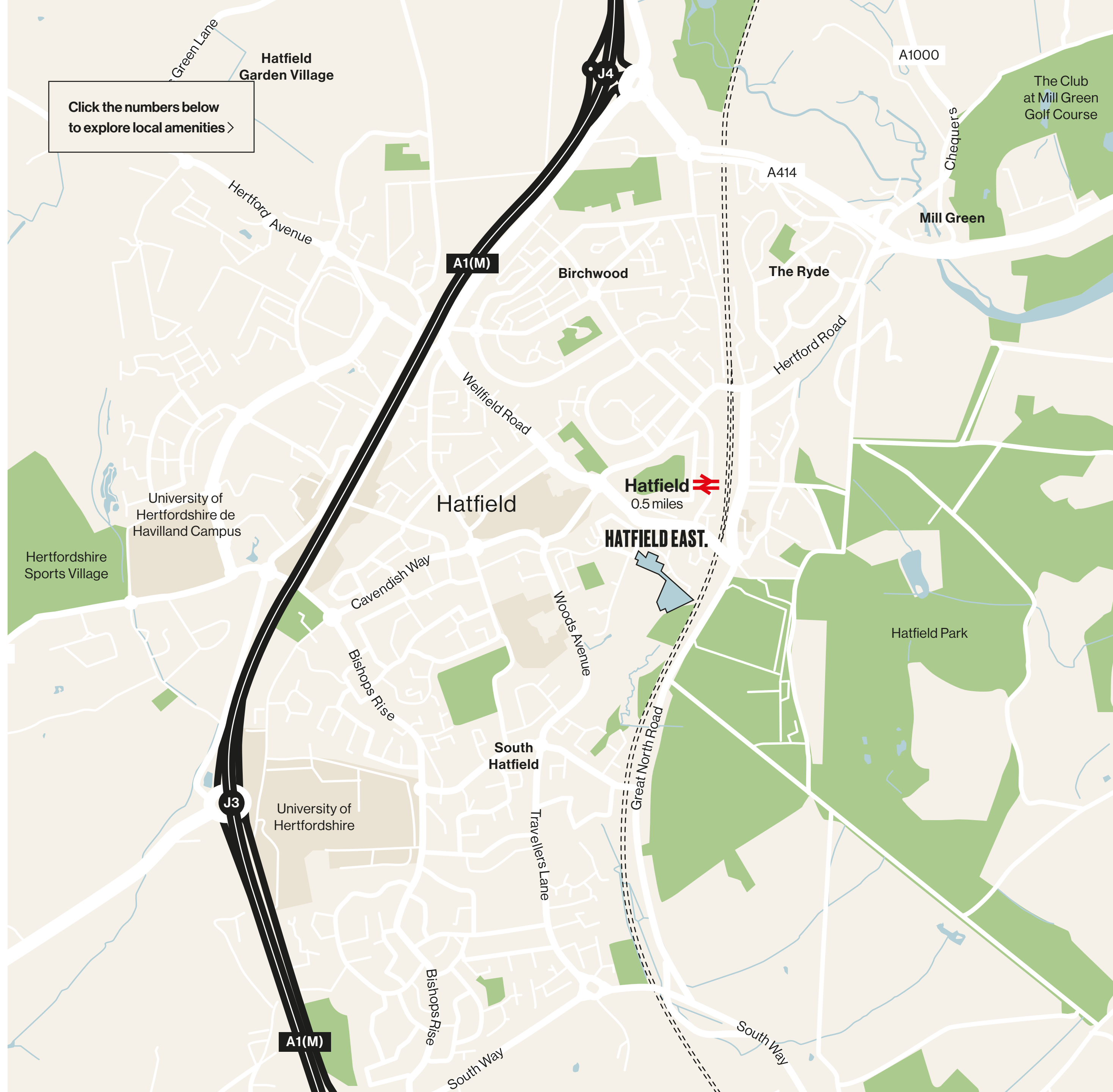
GET LOST.

Whether you want to get back to nature, improve your swing or enjoy a kickabout in the park, at Hatfield East you're perfectly placed for tranquil woodland, glorious gardens and limitless green open space.

LOCATION

Click the thumbnails below
to explore local amenities >

LOCATION



Click the numbers below to explore local amenities >

YOUR NEW NEIGHBOURS.

Perfectly located within easy walking distance of the town centre, you're spoilt for choice when it comes to culture, leisure, dining and education options.

BARS & CAFES

- 01 Bebo Café – 0.4 miles
- 02 Amber Tea Room – 0.6 miles
- 03 Simmons Bakers – 0.6 miles
- 04 Element Bar & Kitchen – 1.2 miles

PUBS & RESTAURANTS

- 05 The Eight Bells – 0.5 miles
- 06 The Great Northern – 0.5 miles
- 07 The Red Lion – 0.7 miles
- 08 The Coach House Kitchen – 0.8 miles
- 09 Nandos – 0.9 miles
- 10 Prezzo – 0.9 miles
- 11 Turkish Kitchen – 1.1 miles

SHOPPING

- 12 The Galleria – 1 miles
- 13 Cellar Door Wines – 0.9 miles
- 14 Fiona Rae – 0.7 miles
- 15 Slumbering Hound – 0.7 miles
- 16 Rebecca Clark Interiors – 0.7 miles
- 17 Hatfield Farmers' Market – 0.5 miles

LEISURE

- 18 Hatfield House – 0.8 miles
- 19 Pump Gyms Hatfield – 0.6 miles
- 20 The Oak House Studio & Therapies – 0.6 miles
- 21 Hatfield Leisure Centre – 1.4 miles
- 22 Hertfordshire Sports Village – 2.3 miles
- 23 The Club at Mill Green – 2.5 miles

SCHOOLS

- 24 Bishop's Hatfield Girls' School – 0.5 miles
- 25 Countess Anne School – 0.5 miles
- 26 Hatfield Community Free School – 0.9 miles
- 27 Howe Dell Primary School – 1.8 miles
- 28 Onslow St Audrey's – <0.5 miles
- 29 University of Hertfordshire – 1.5 miles

LOCATION

GET YOUR BEARINGS.

Commuters are catered for with direct links into London, while the shops, bars and restaurants of St Albans, Welwyn Garden City and Hertford are within easy reach by road.

ON FOOT

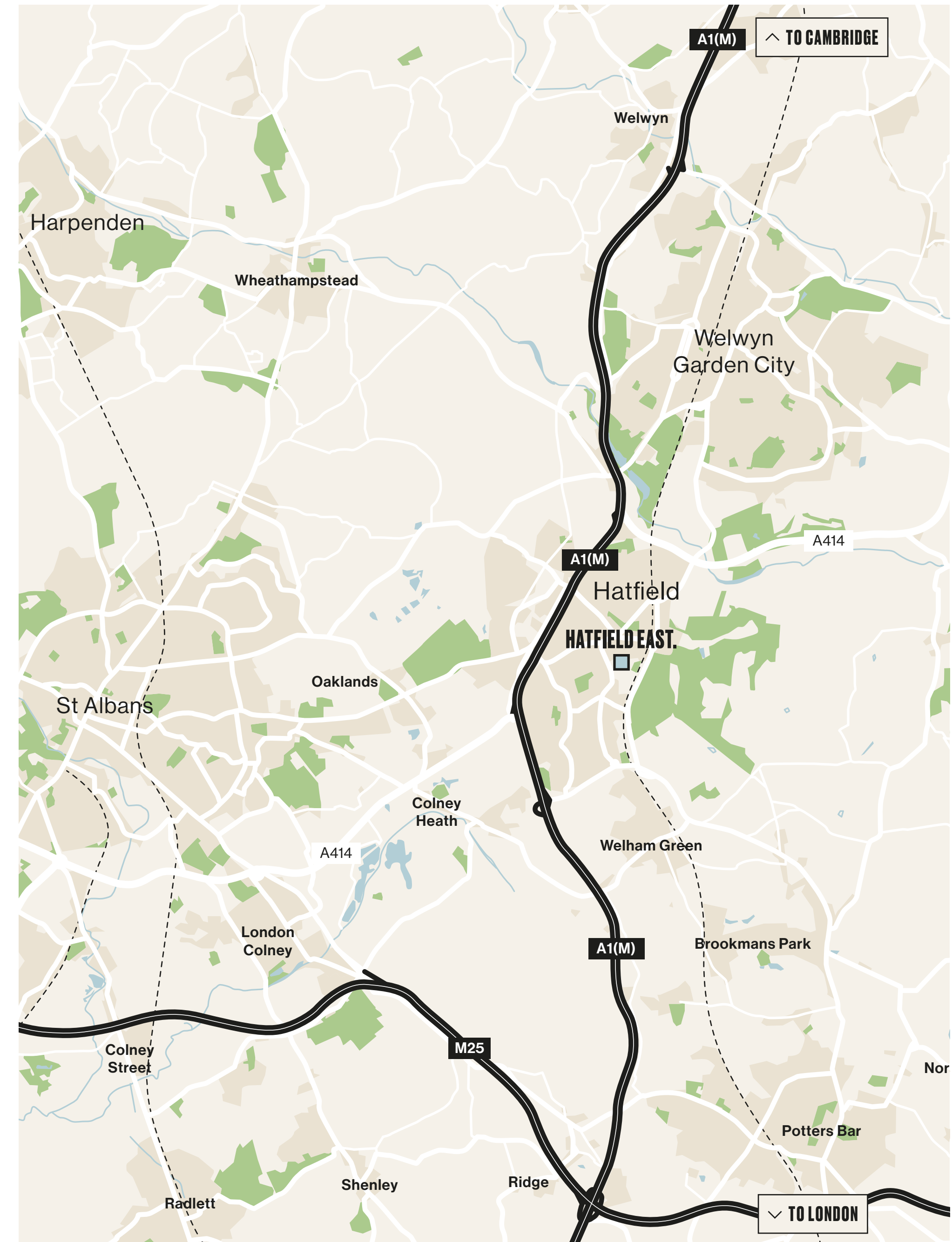
- **HATFIELD TOWN CENTRE**
7 mins / 0.4 miles
- **HATFIELD STATION**
8 mins / 0.5 miles
- **HATFIELD HOUSE**
16 mins / 0.8 miles
- **THE GALLERIA**
18 min / 1 mile
- **UNIVERSITY OF HERTFORDSHIRE**
23 mins / 1.1 miles

BY CAR

- **A1(M) J4**
6 mins / 1.8 miles
- **WELWYN GARDEN CITY**
11 mins / 4.2 miles
- **M25 J23**
14 mins / 6.6 miles
- **M1 J8**
19 mins / 9.9 miles
- **ST ALBANS CITY CENTRE**
21 mins / 6.5 miles
- **HERTFORD**
20 mins / 8 miles
- **LUTON AIRPORT**
30 min / 13.2 miles

BY RAIL

- **WELWYN GARDEN CITY**
4 mins
- **FINSBURY PARK**
18 mins
- **LONDON ST PANCRAS**
25 mins
- **OLD STREET**
38 mins
- **FARRINGTON**
41 mins
- **CAMBRIDGE**
1hr 3 mins



LOCATION

- 01 Hatfield House
- 02 The de Havilland Comet Racer

WATCH THIS SPACE.

There's something exciting afoot in Hatfield. An inspiring new vision is set to build on the fantastic community and facilities, to create an even more vibrant place to live, visit and work.



From staging post for royalty to centre of aerospace innovation, Hatfield has a rich and diverse history, but it's also a town with a bright future. Already well underway, the Hatfield 2030+ initiative is set to revitalise and future proof the town, reviving its reputation for high quality employment and world-leading research. As well as huge business improvements, investment into excellent community, retail and leisure facilities will create a dynamic and sociable neighbourhood.

"...A WELL-CONNECTED, DISTINCTIVE AND MULTI-CENTRED TOWN WITH A RENEWED 'NEW TOWN' PIONEERING AND ENTREPRENEURIAL SPIRIT."

The Hatfield 2030+ vision

THE DEVELOPMENT



Click the buttons below to view plot details >

Old Rectory Drive

APARTMENTS

Plots 16–23

Plots 24–31

HOUSES

Two bedroom home
80 sqm / 861 sqft
Plot 11

Two bedroom home
80 sqm / 861 sqft
Plots 2, 9, 10, 33, 34, 35, 73, 76

Two bedroom home
80 sqm / 863 sqft
Plots 40, 51, 84, 85

Two bedroom home
80 sqm / 861 sqft
Plots 37, 38, 46, 54, 67, 68, 75, 77, 86

Two bedroom house with home office
80 sqm / 861 sqft
Plots 3, 8, 36

Two bedroom house with home office
80 sqm / 861 sqft
Plots 1, 32, 41, 47, 48, 49, 52, 53, 60, 61, 65, 70, 72, 74, 83

Three bedroom home with carport
96 sqm / 1,037 sqft
Plots 44, 45, 50, 55, 56, 58, 59, 63, 64, 66, 69

Three bedroom home
98 sqm / 1,059 sqft
Plot 57

Three bedroom home
96 sqm / 1,035 sqft
Plot 39

Three bedroom home
98 sqm / 1,053 sqft
Plot 43

Four bedroom home
122 sqm / 1,318 sqft
Plot 42

Four bedroom home
123 sqm / 1,324 sq ft
Plot 62

Site plan is indicative and subject to change. White units are allocated for shared ownership/affordable rent. For details of plot specifics please speak to our team. SS: Substation. PS: Existing Pump Station.

APARTMENTS

APARTMENTS

YOUR PLACE. YOUR RULES.

Colourful carpets?
A living room jungle?
Knock yourself out! This is your place now so here's your chance to make it feel like you. No more landlords, no more rules.



APARTMENTS



Computer generated image
of Devon Place and Dane House

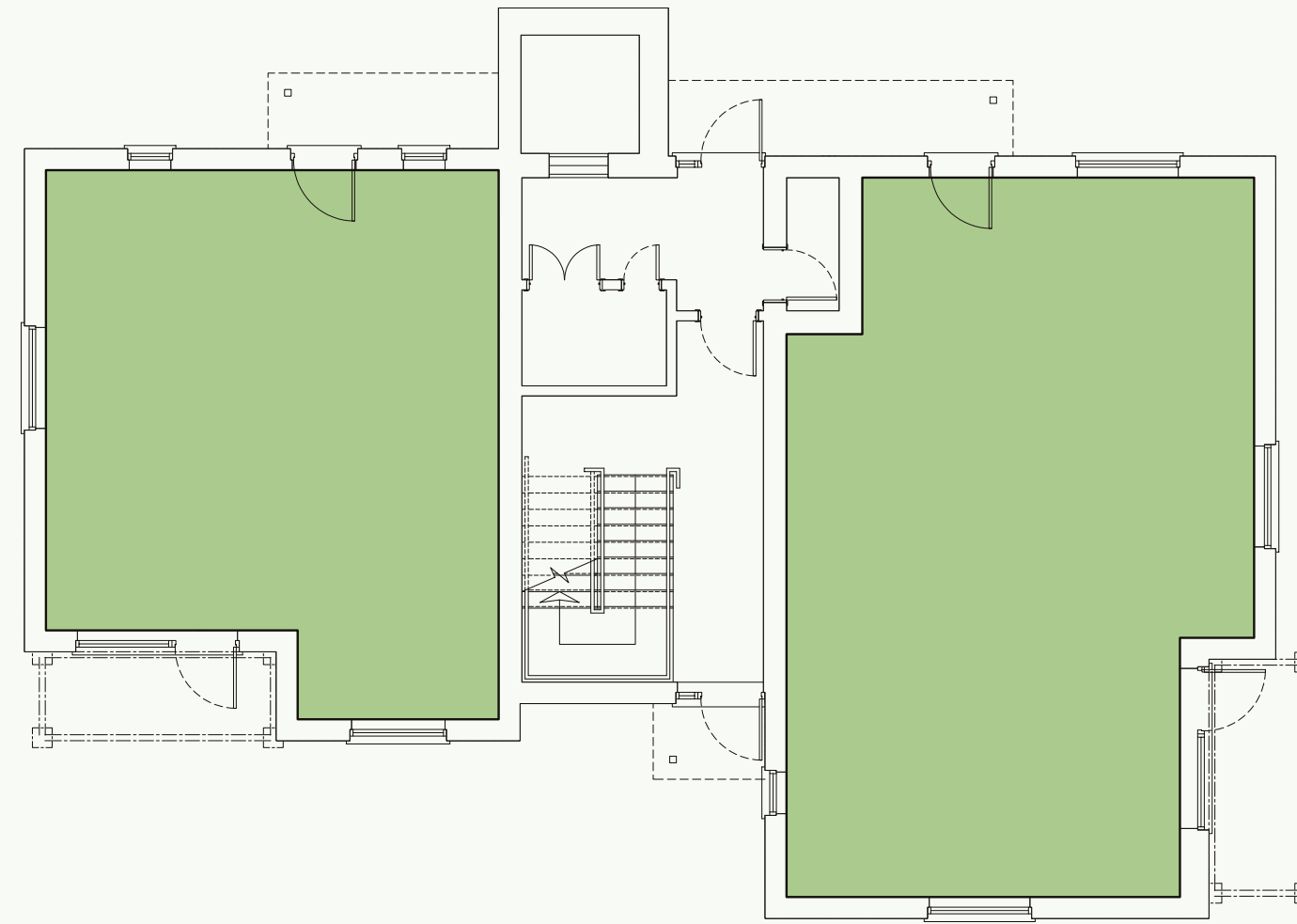
APARTMENTS

Click the apartments
to view plot details >

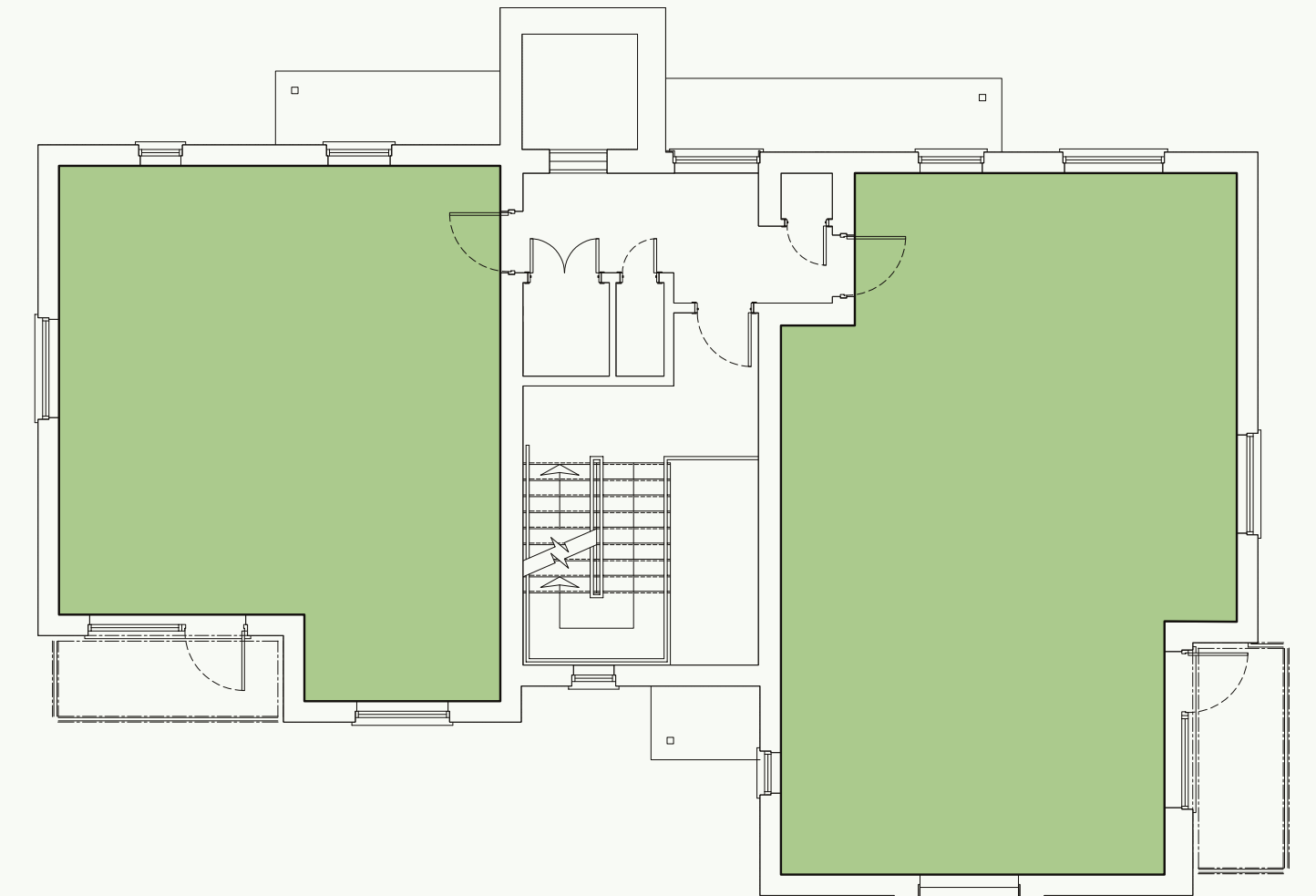


North

GROUND FLOOR



FIRST FLOOR



DANE HOUSE

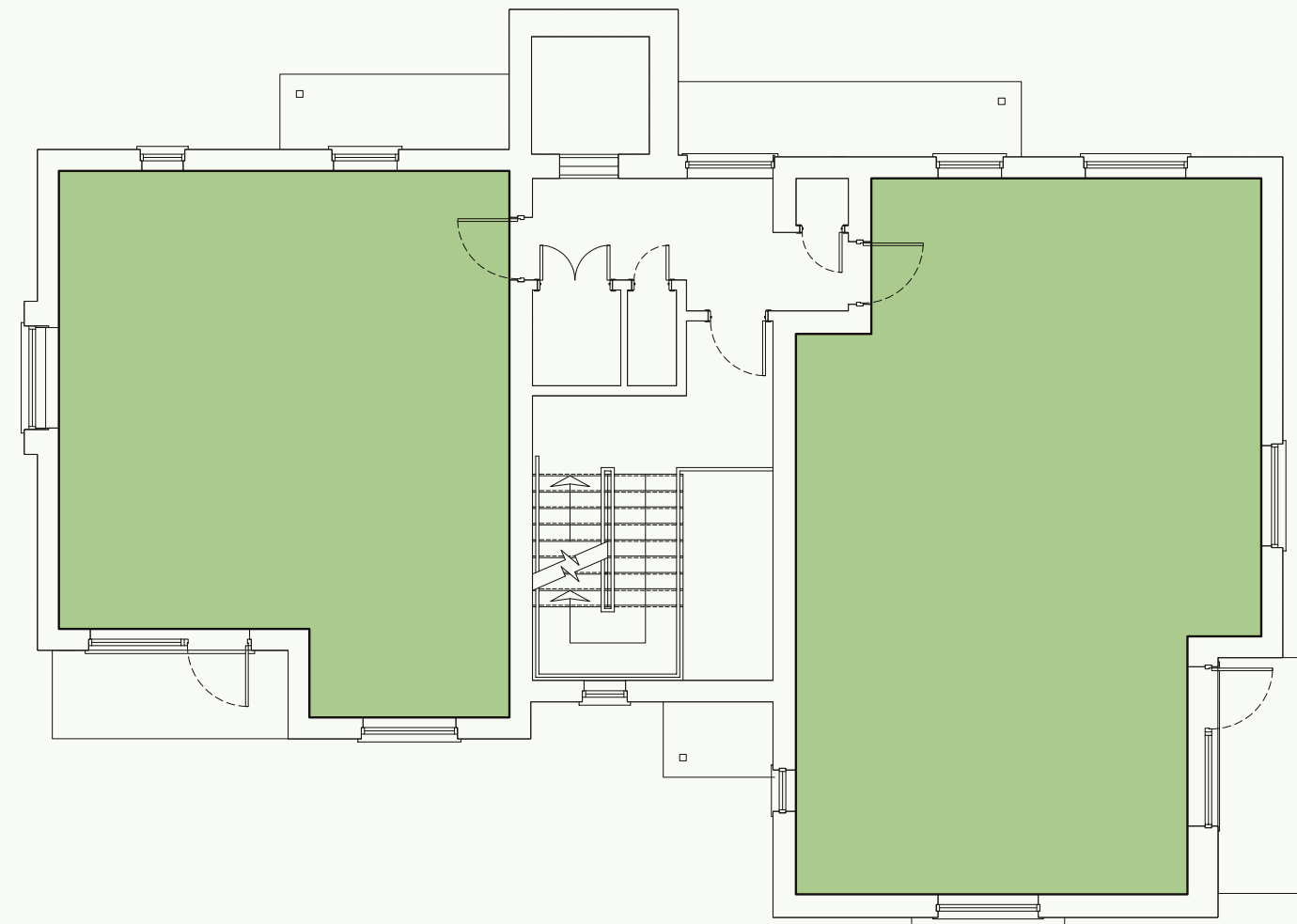
One bedroom apartment
52 sqm / 562 sqft
Plot 16

One bedroom apartment
52 sqm / 562 sqft
Plots 18, 20, 22

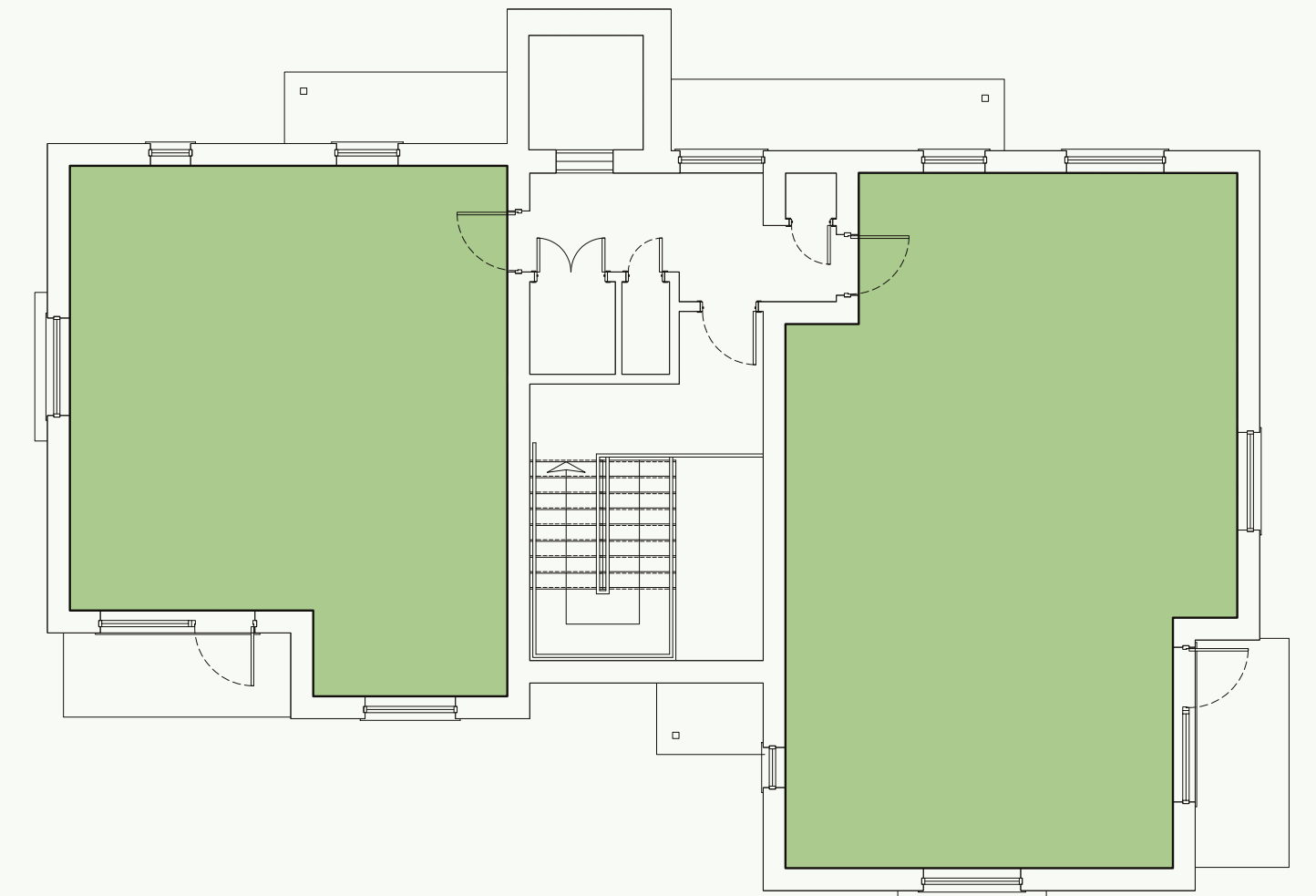
Two bedroom apartment
70 sqm / 758 sqft
Plot 17

Two bedroom apartment
70 sqm / 758 sqft
Plots 19, 21, 23

SECOND FLOOR



THIRD FLOOR



Floorplans are indicative and subject to change. For details of plot specifics please speak to our team.

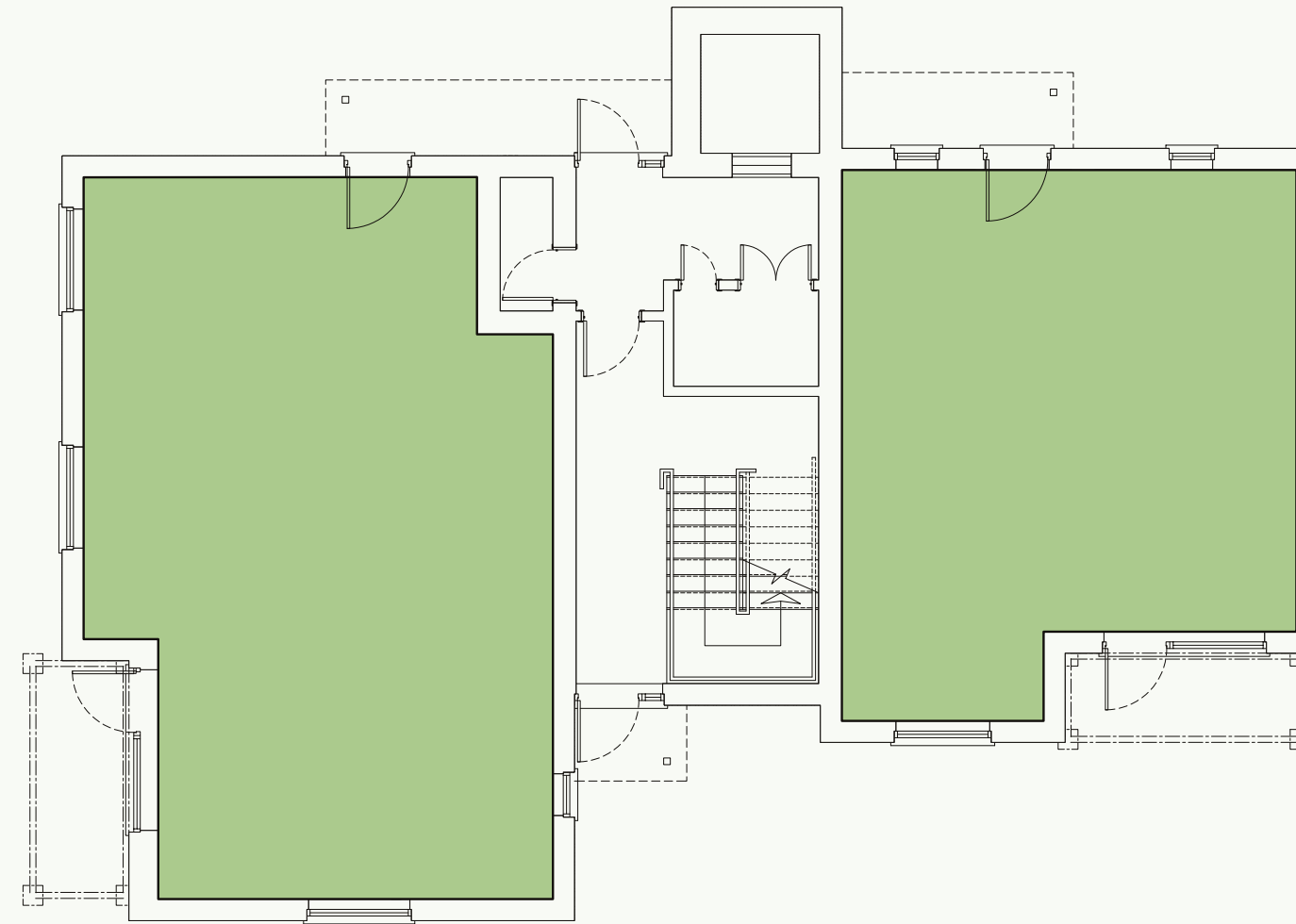
APARTMENTS

Click the apartments
to view plot details >

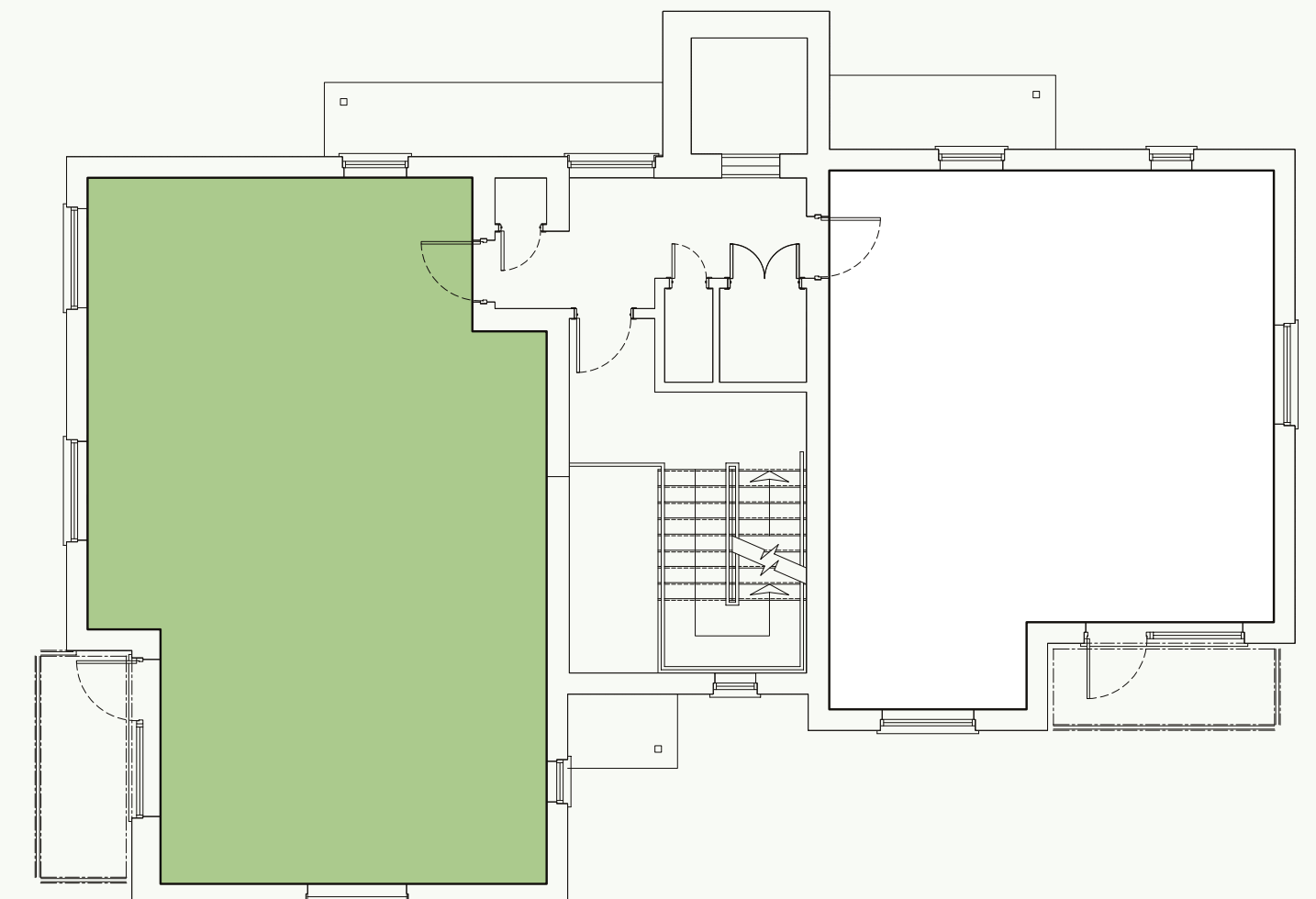


North

GROUND FLOOR



FIRST FLOOR



DEVON PLACE

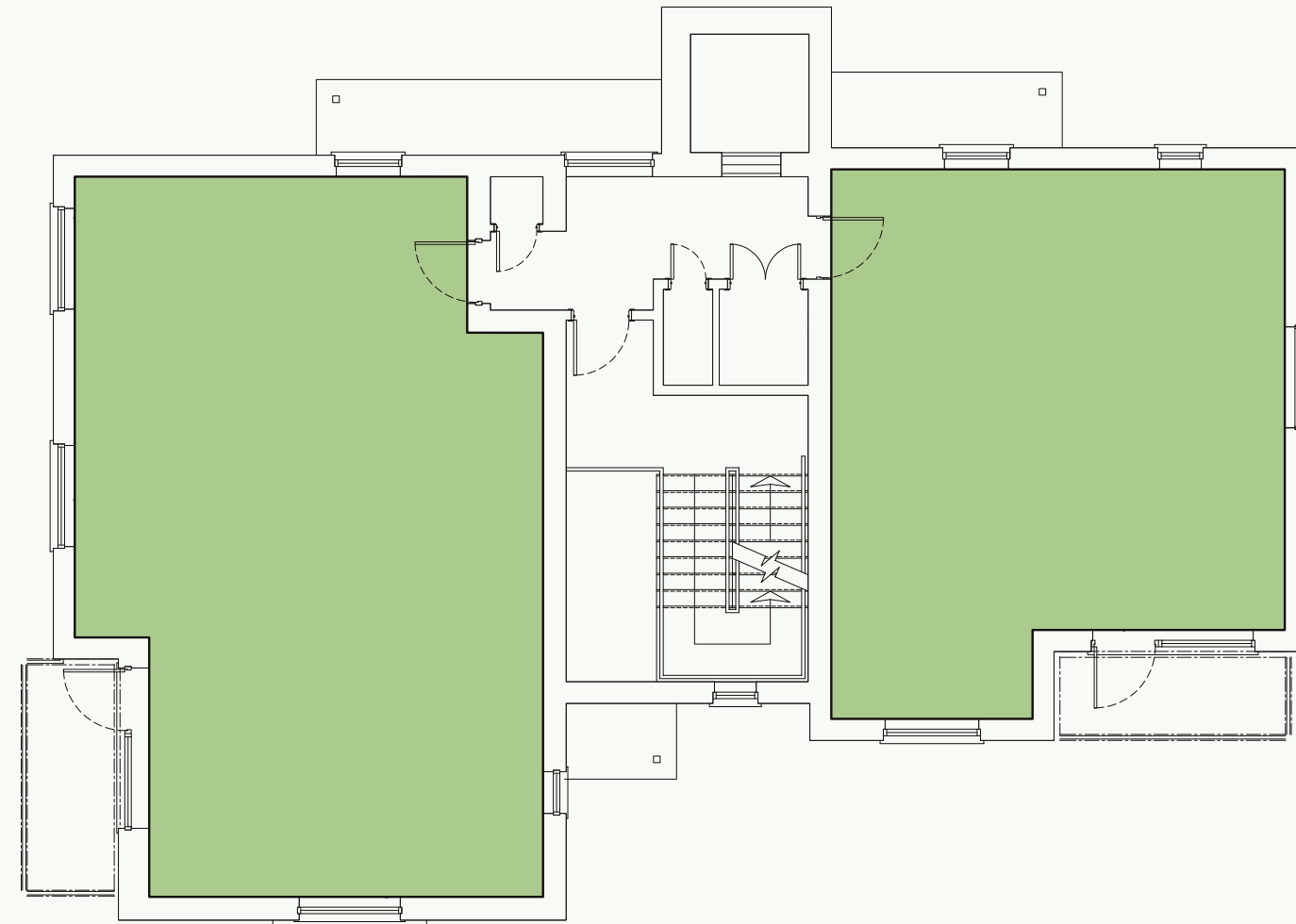
One bedroom apartment
52 sqm / 562 sqft
Plot 25

One bedroom apartment
52 sqm / 562 sqft
Plots 29, 31

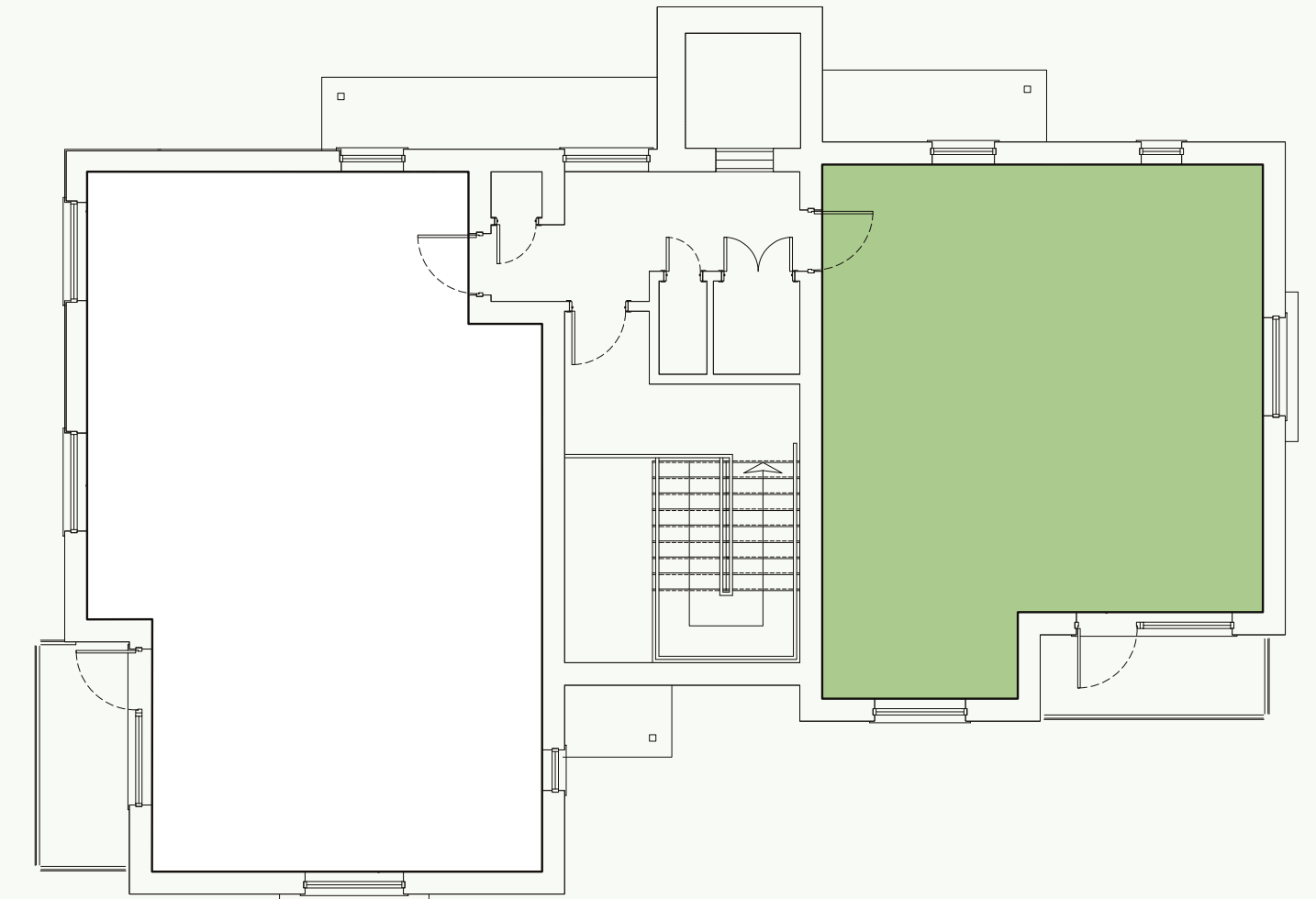
Two bedroom apartment
70 sqm / 758 sqft
Plot 24

Two bedroom apartment
70 sqm / 758 sqft
Plots 26, 28

SECOND FLOOR



THIRD FLOOR



Floorplans are indicative and subject to change. For details of plot specifics please speak to our team.

TYPE 1

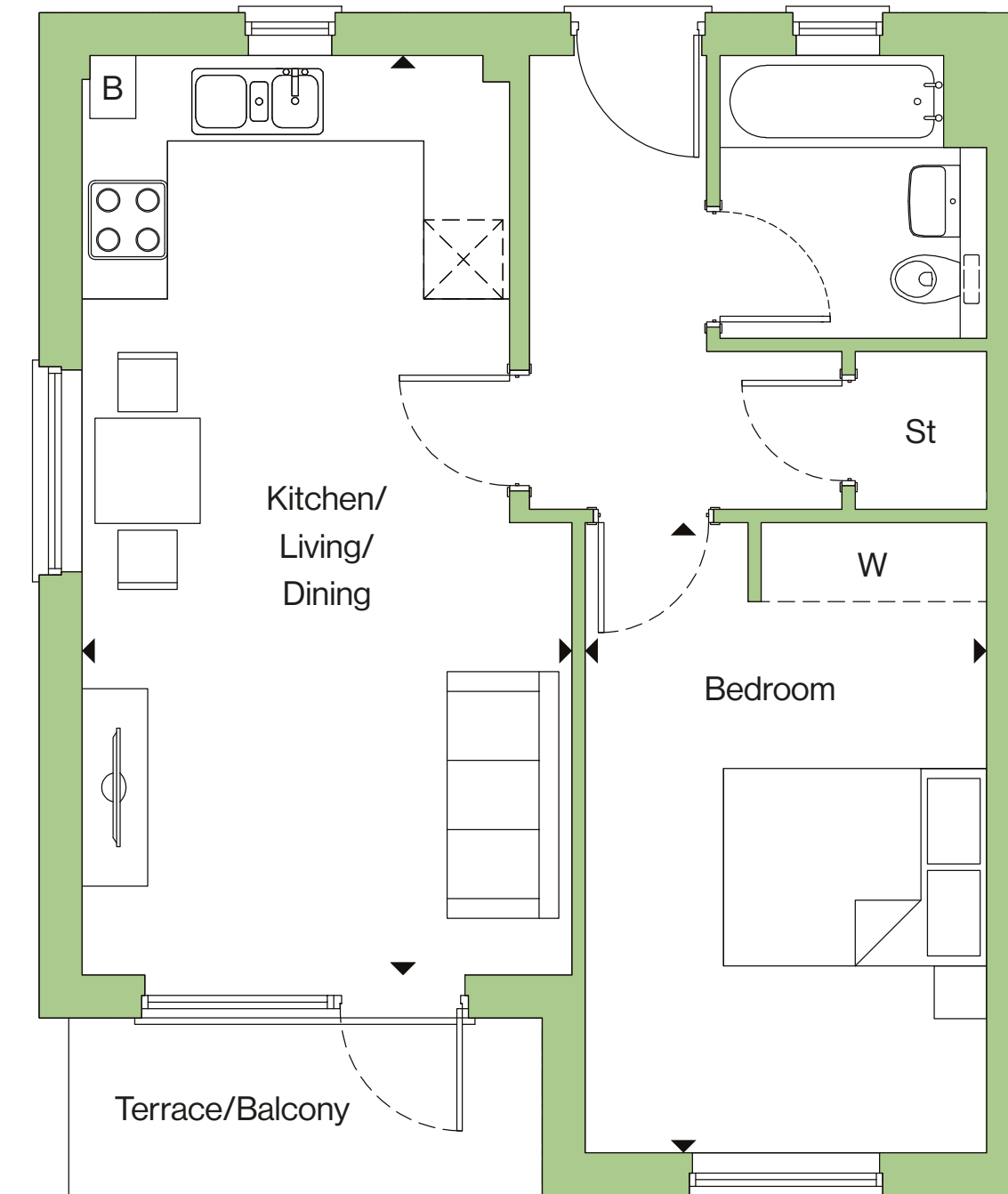
One bedroom apartment

52 sqm / 562 sqft

Plots 16, 25(h)

Kitchen/Living/Dining	6.99m x 3.72m	22'11" x 12'3"
Bedroom	4.79m x 3.05m	15'9" x 10'0"
Terrace/Balcony	3.40m x 1.10m	11'2" x 3'7"

VIEW AVAILABILITY >



h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

TYPE 2

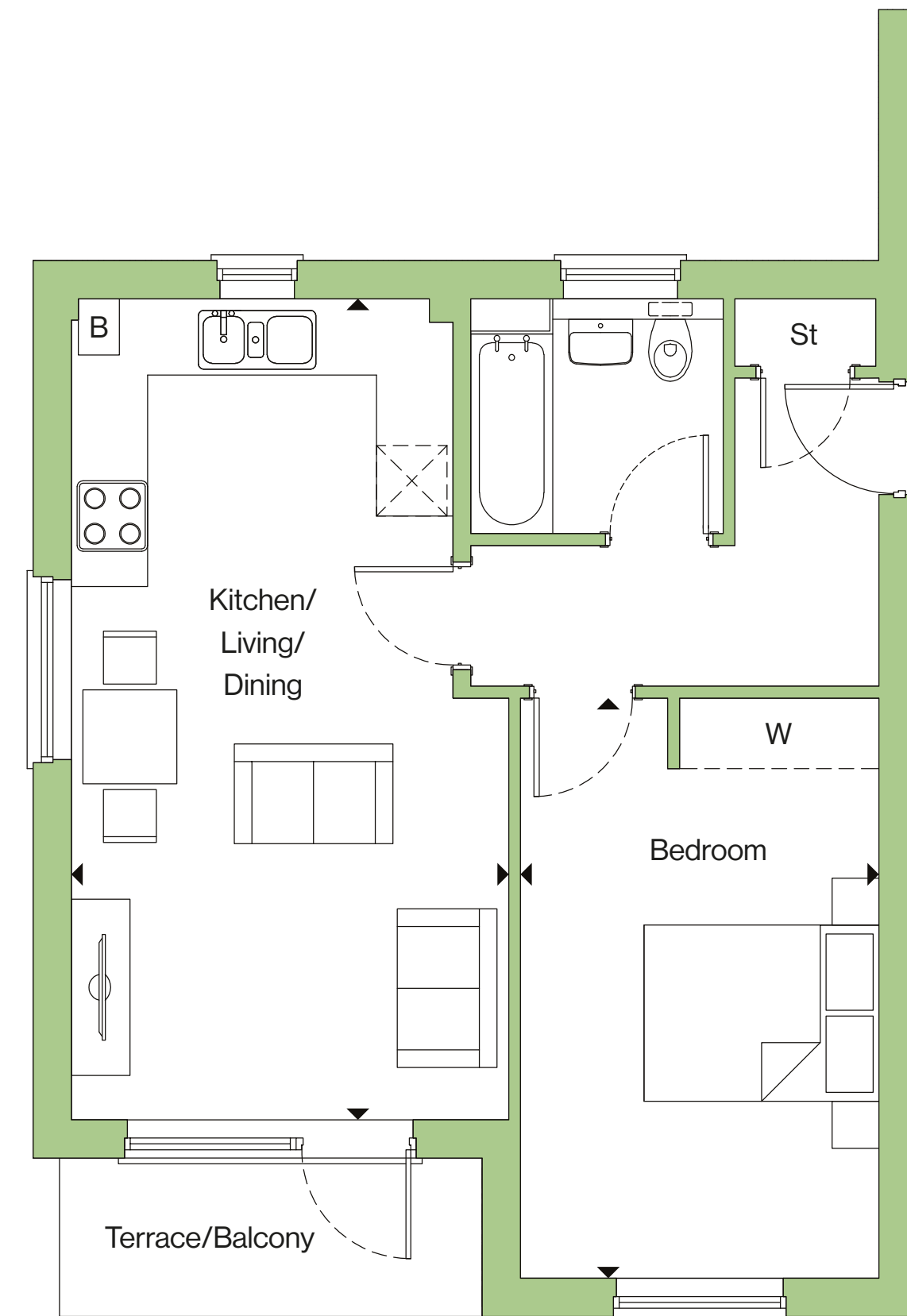
One bedroom apartment

52 sqm / 562 sqft

Plots 18, 20, 22, 29(h), 31(h)

Kitchen/Living/Dining	6.99m x 3.72m	22'11" x 12'3"
Bedroom	4.94m x 3.05m	16'2" x 10'0"
Terrace/Balcony	3.40m x 1.10m	11'2" x 3'7"

VIEW AVAILABILITY >



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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

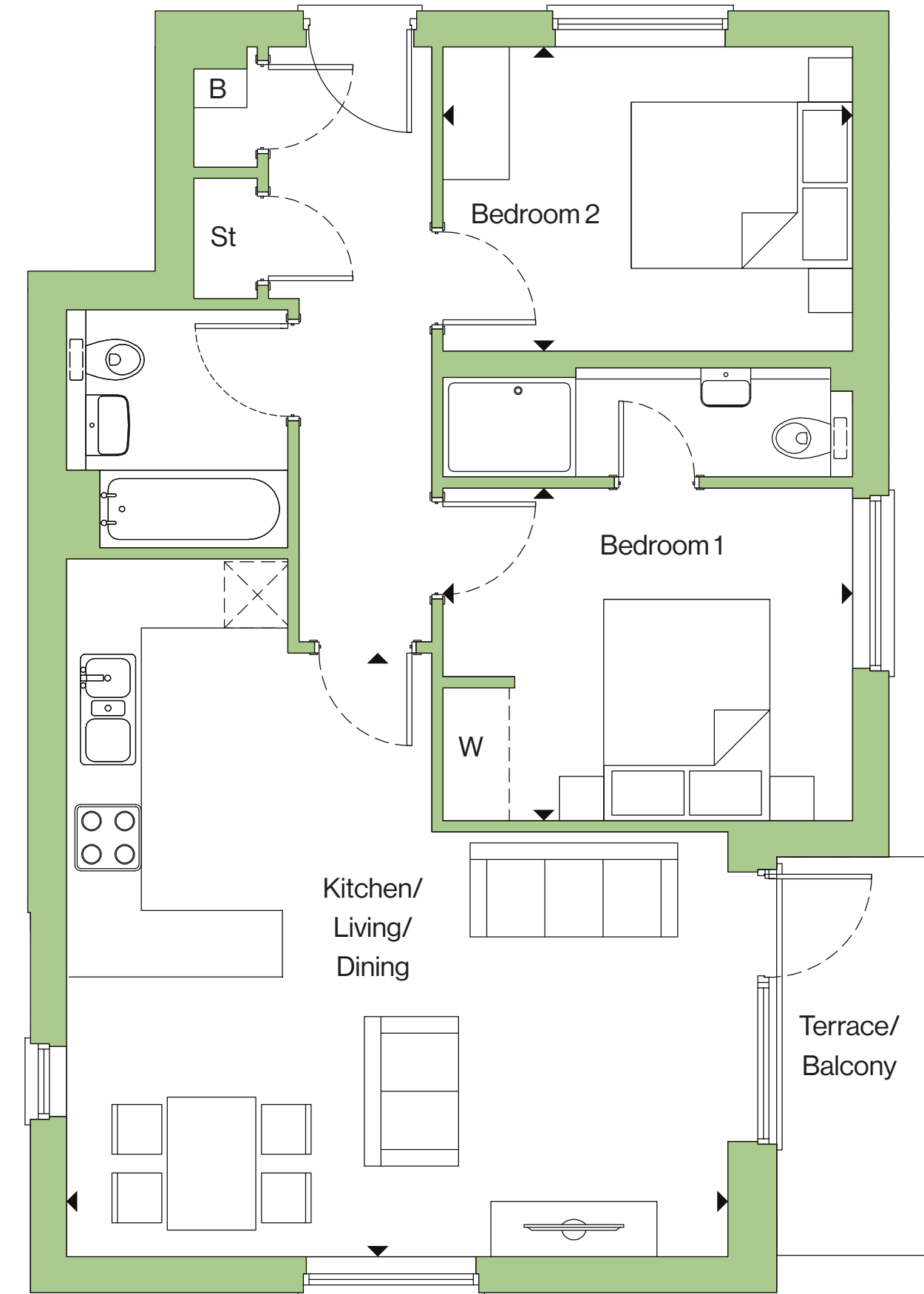
TYPE 3

Two bedroom apartment
70 sqm / 758 sqft

Plots 17, 24(h)

Kitchen/Living/Dining	5.97m x 5.45m	19'7" x 17'11"
Bedroom 1	3.70m x 3.00m	12'2" x 9'10"
Bedroom 2	3.70m x 2.75m	12'2" x 9'0"
Terrace/Balcony	3.40m x 1.30m	11'2" x 4'3"

VIEW AVAILABILITY >



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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

TYPE 4

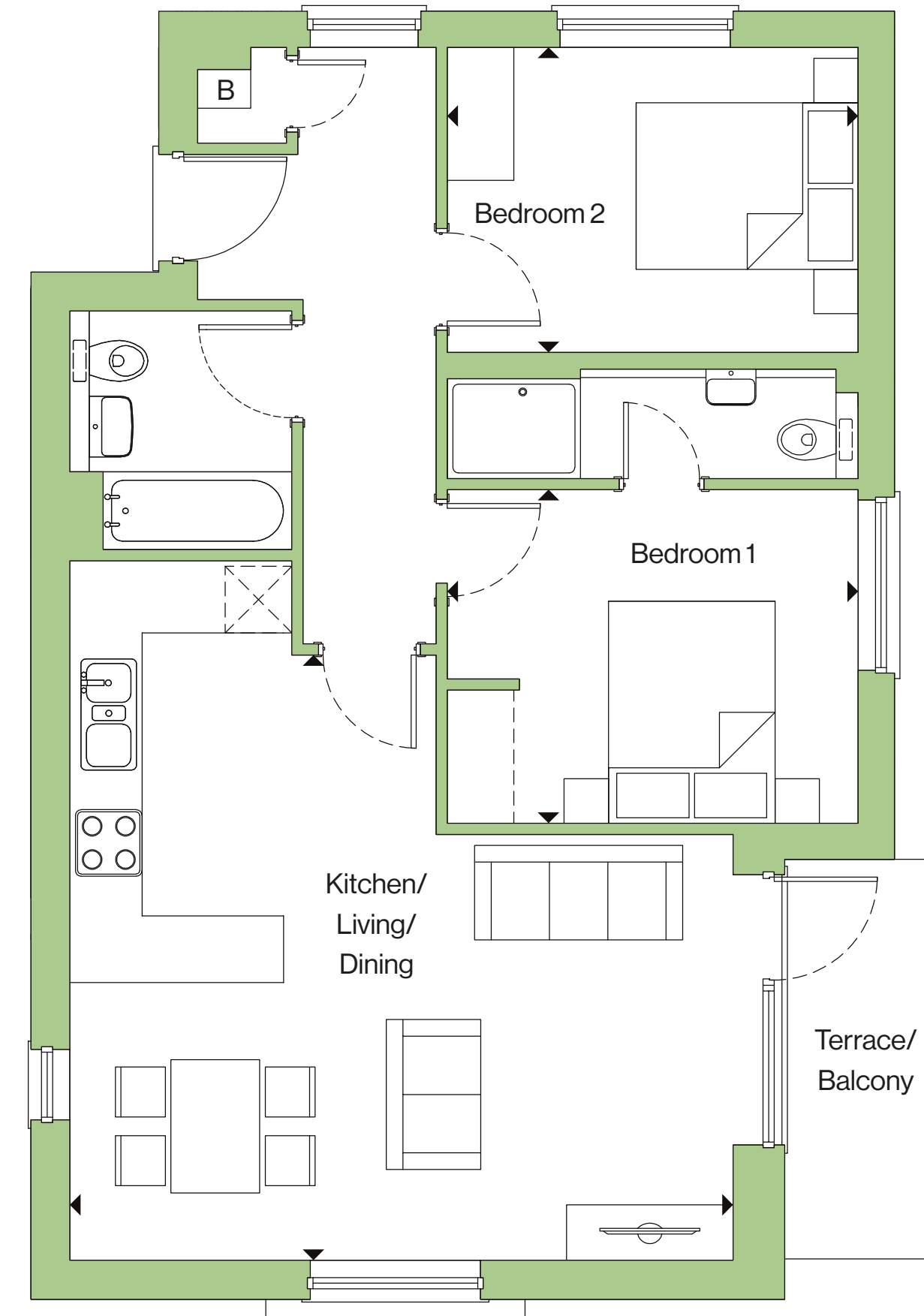
Two bedroom apartment

70 sqm / 758 sqft

Plots 19, 21, 23, 26(h), 28(h)

Kitchen/Living/Dining	5.97m x 5.45m	19'7" x 17'11"
Bedroom 1	3.70m x 3.00m	12'2" x 9'10"
Bedroom 2	3.70m x 2.75m	12'2" x 9'0"
Terrace/Balcony	3.40m x 1.30m	11'2" x 4'3"

VIEW AVAILABILITY >



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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

APARTMENTS



Computer generated image of Plot 53, The Clement, Plot 54, The Ascot and Plots 55-56, The Dragonfly.

HOUSES

GROW UP.

HOUSES

Outgrown your first pad? Time for a 'proper family home'? The houses at Hatfield East are as flexible as possible, with family rooms or home offices that can adapt to your lifestyle.



HOUSES



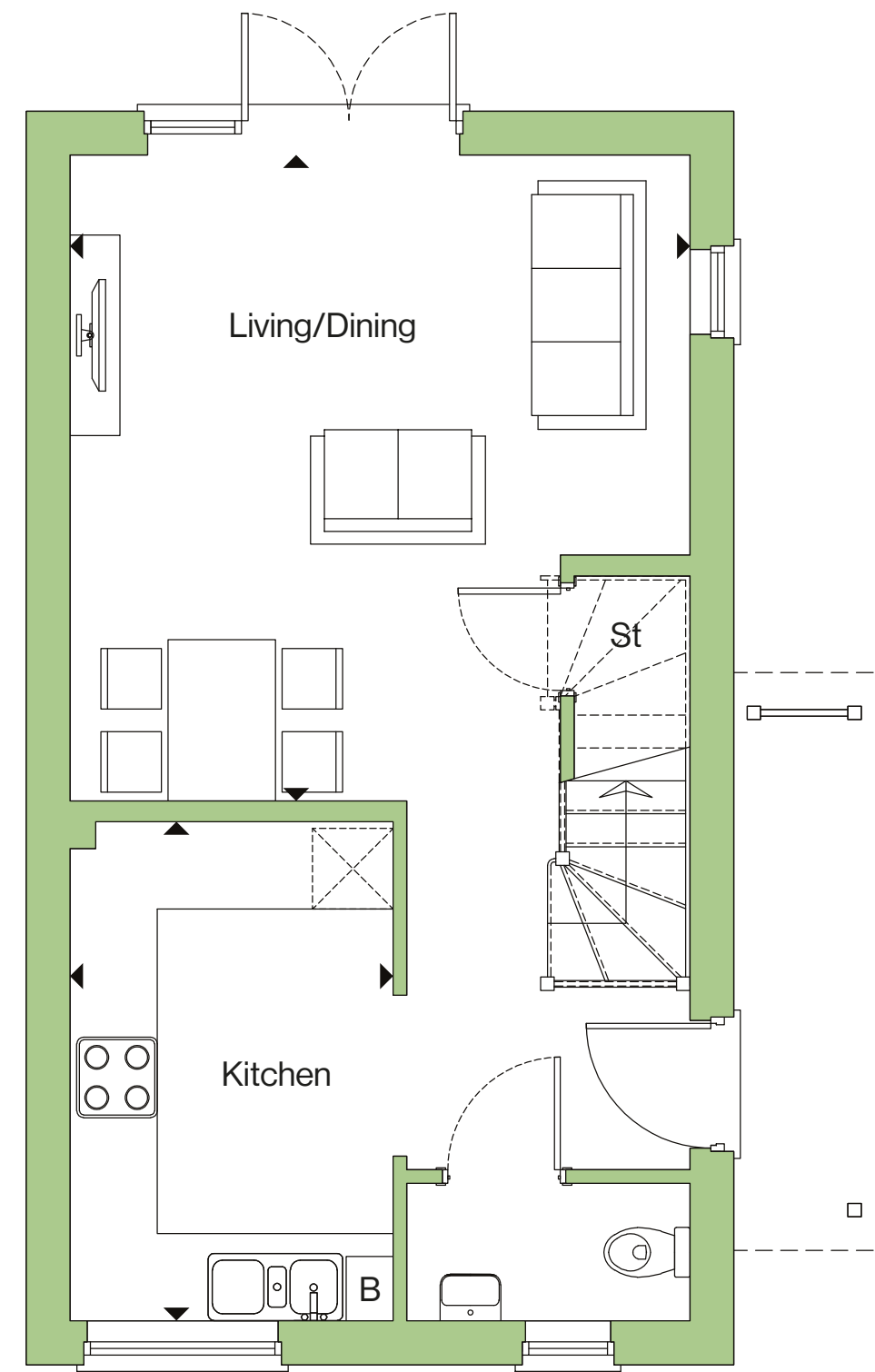
Computer generated image of Plot 11, The Comet.

THE COMET

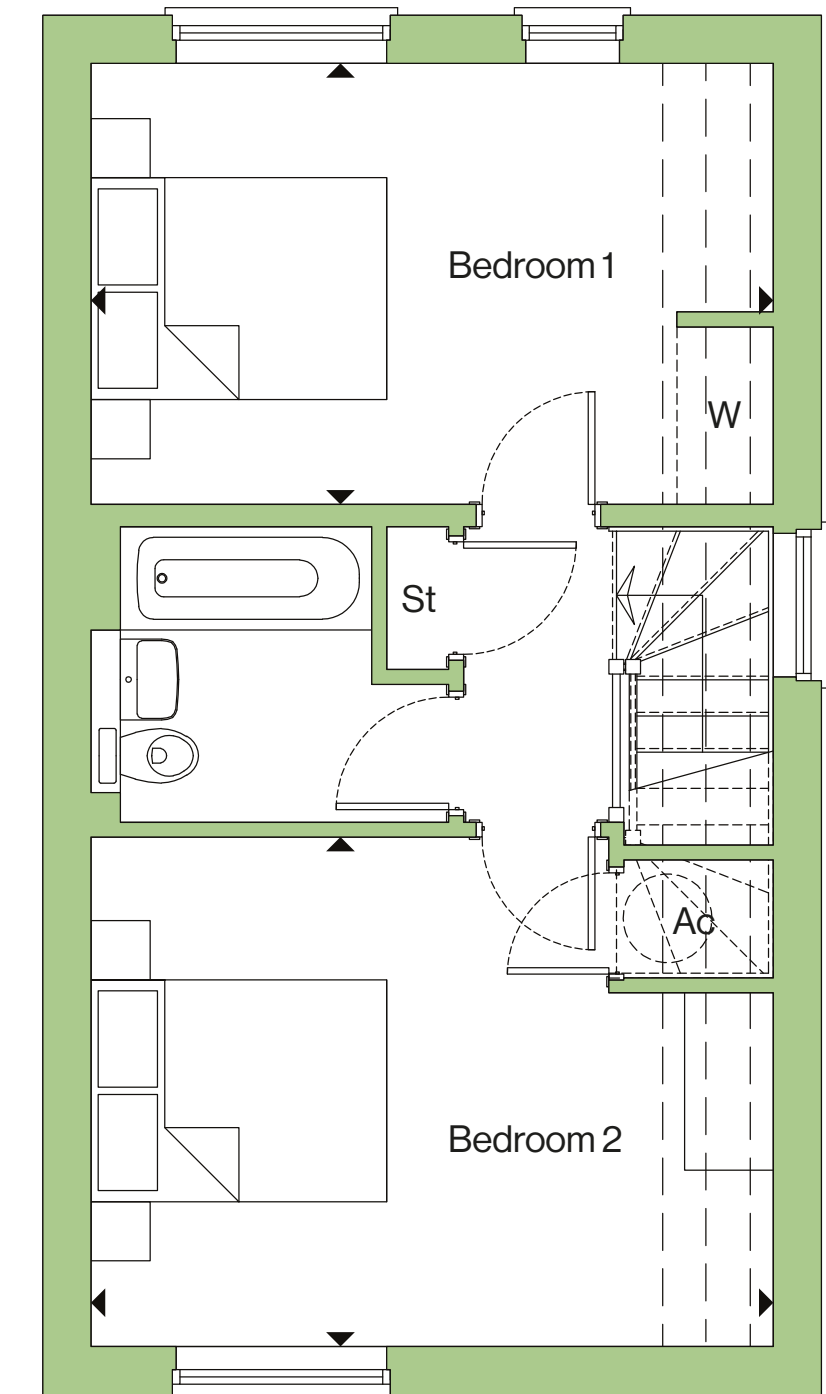
Two bedroom home
80 sqm / 861 sqft
Plot 11

Kitchen	3.71m x 2.40m	12'2" x 7'11"
Living/Dining	4.81m x 4.61m	15'9" x 15'2"
Bedroom 1	4.61m x 2.98m	15'2" x 9'9"
Bedroom 2	4.61m x 3.44m	15'2" x 11'4"

VIEW AVAILABILITY >



Ground floor



First floor

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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Dashed lines indicate reducing ceiling height. Beds shown are either king or single.

HOUSES



Computer generated image of Plots 9 and 10, The Croxley.

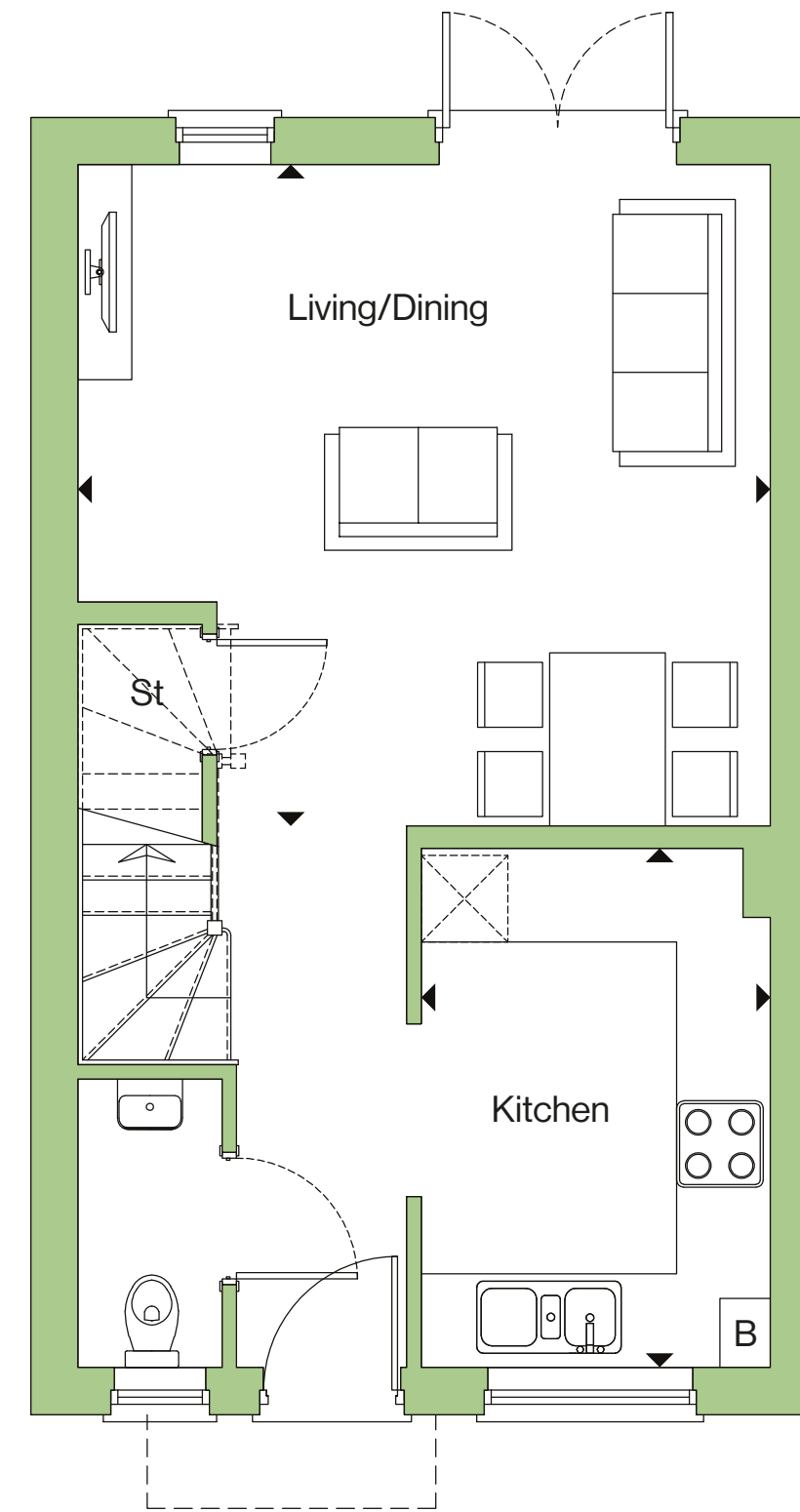
THE CROXLEY

Two bedroom home
80 sqm / 861 sqft

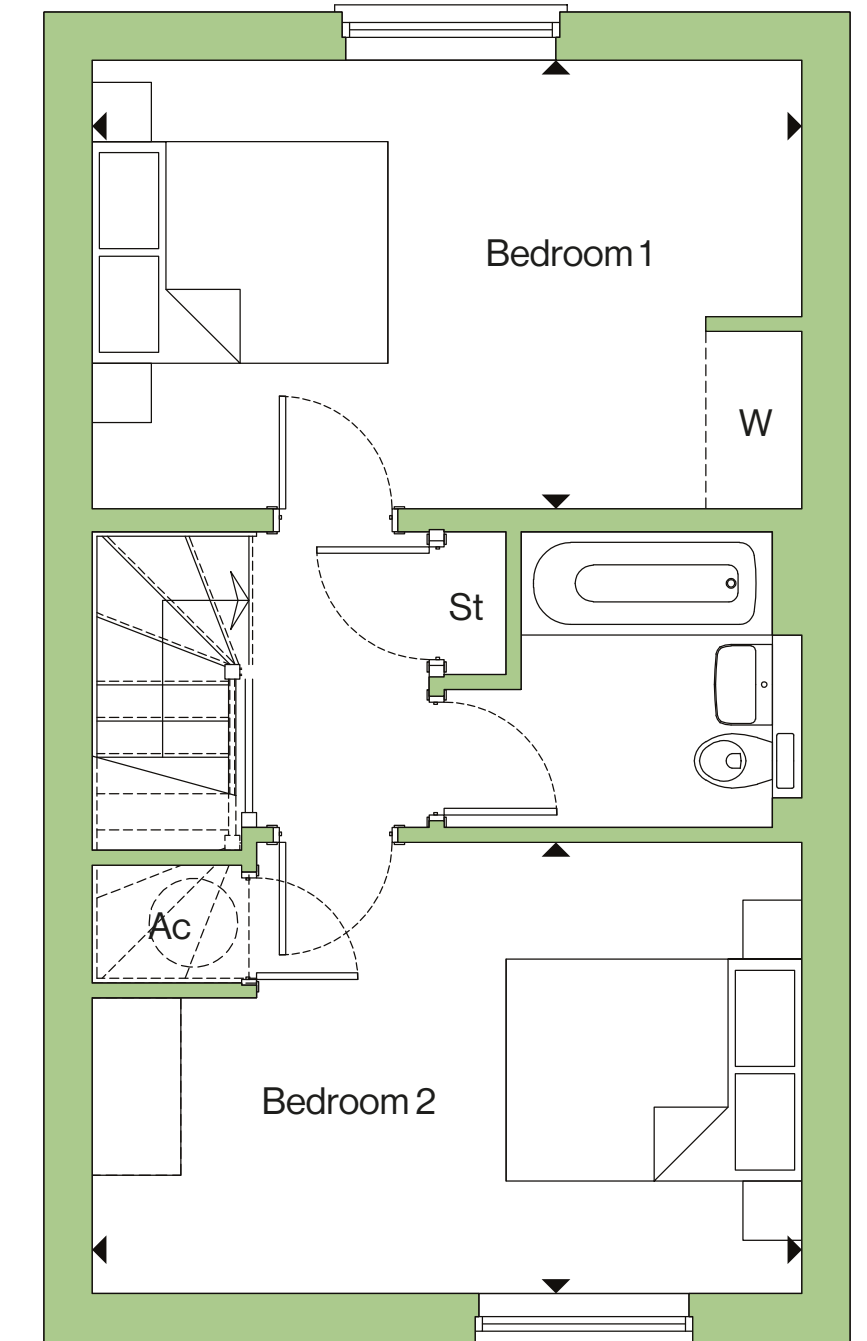
Plots 2, 9, 10(h), 33, 34, 35(h), 73, 76

Kitchen	3.60m x 2.42m	11'10" x 7'11"
Living/Dining	4.80m x 4.59m	15'9" x 15'1"
Bedroom 1	4.80m x 3.03m	15'9" x 9'11"
Bedroom 2	4.80m x 3.05m	15'9" x 10'0"

VIEW AVAILABILITY >



Ground floor



First floor

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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

HOUSES



Computer generated image

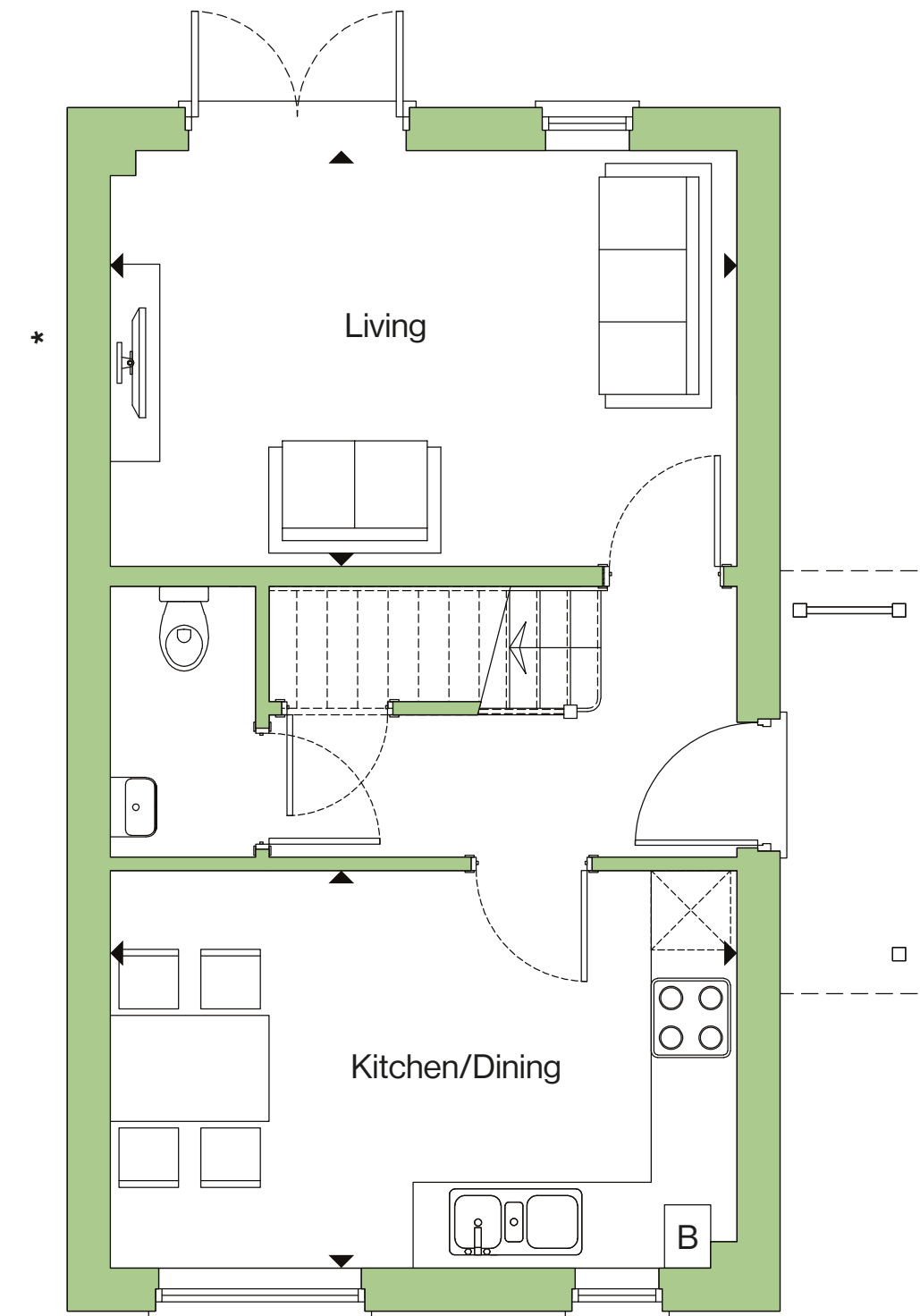
THE DOVE

Two bedroom home
80 sqm / 863 sqft

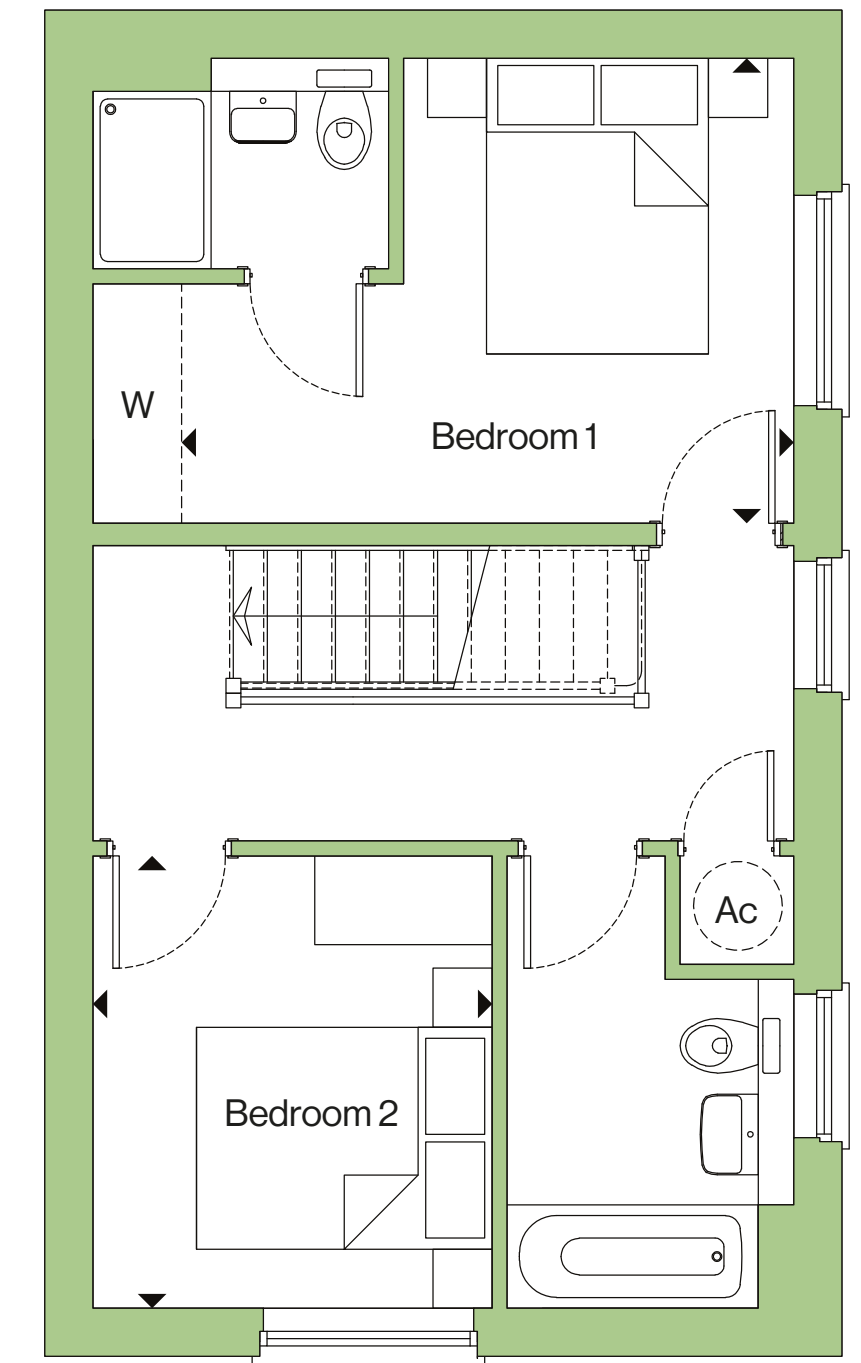
Plots 40(h), 51(h), 84(h), 85

Kitchen/Dining	4.74m x 3.01m	15'7" x 9'10"
Living	4.74m x 3.14m	15'7" x 10'4"
Bedroom 1	4.14m x 3.14m	13'7" x 10'4"
Bedroom 2	3.06m x 2.70m	10'0" x 8'10"

VIEW AVAILABILITY >



Ground floor



First floor

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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. *Alternative double door positioning to Plot 51. Beds shown are either king or single.

HOUSES



Computer generated image of Plot 46, The Ascot and Plot 47, The Clement.

THE ASCOT

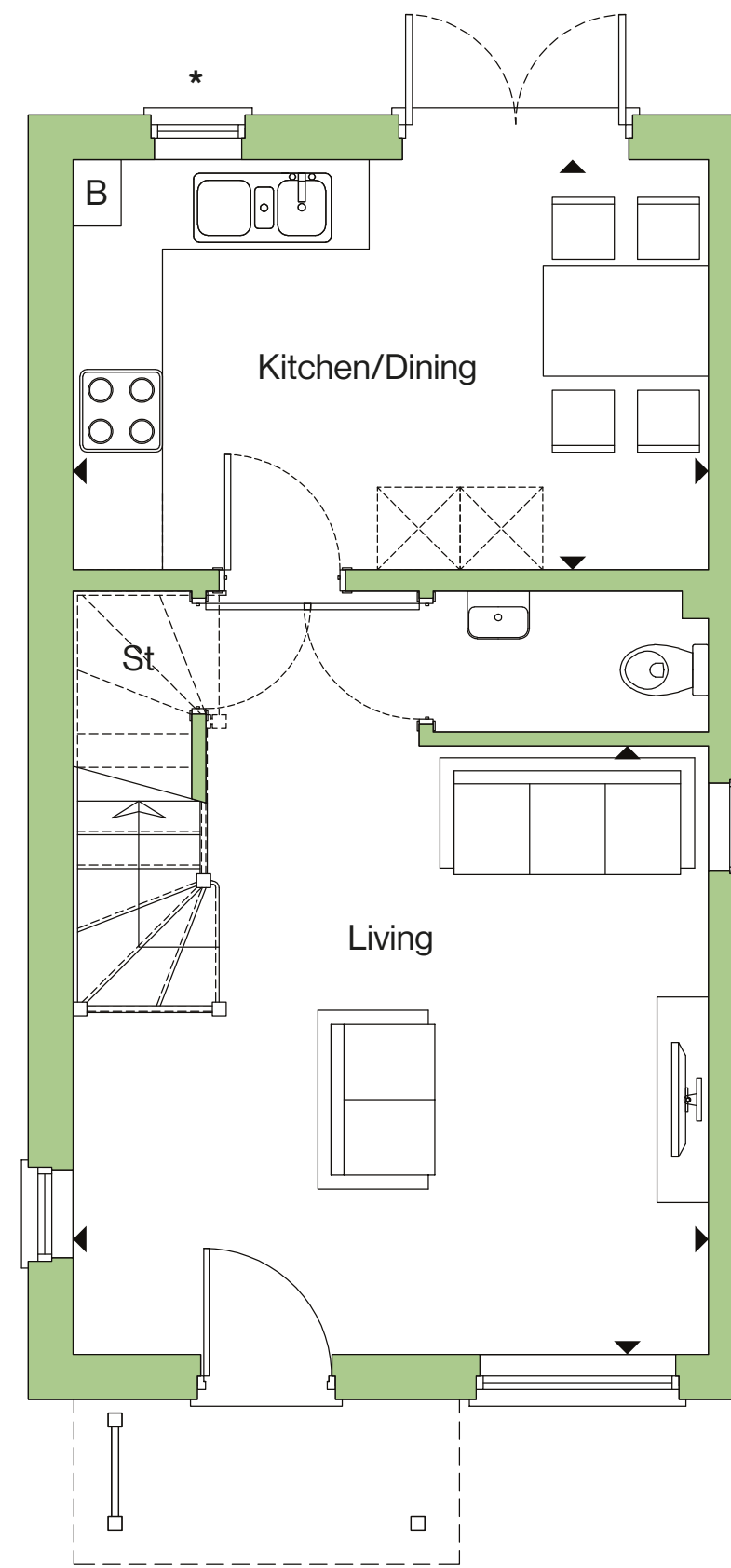
Two bedroom home

80 sqm / 861 sqft

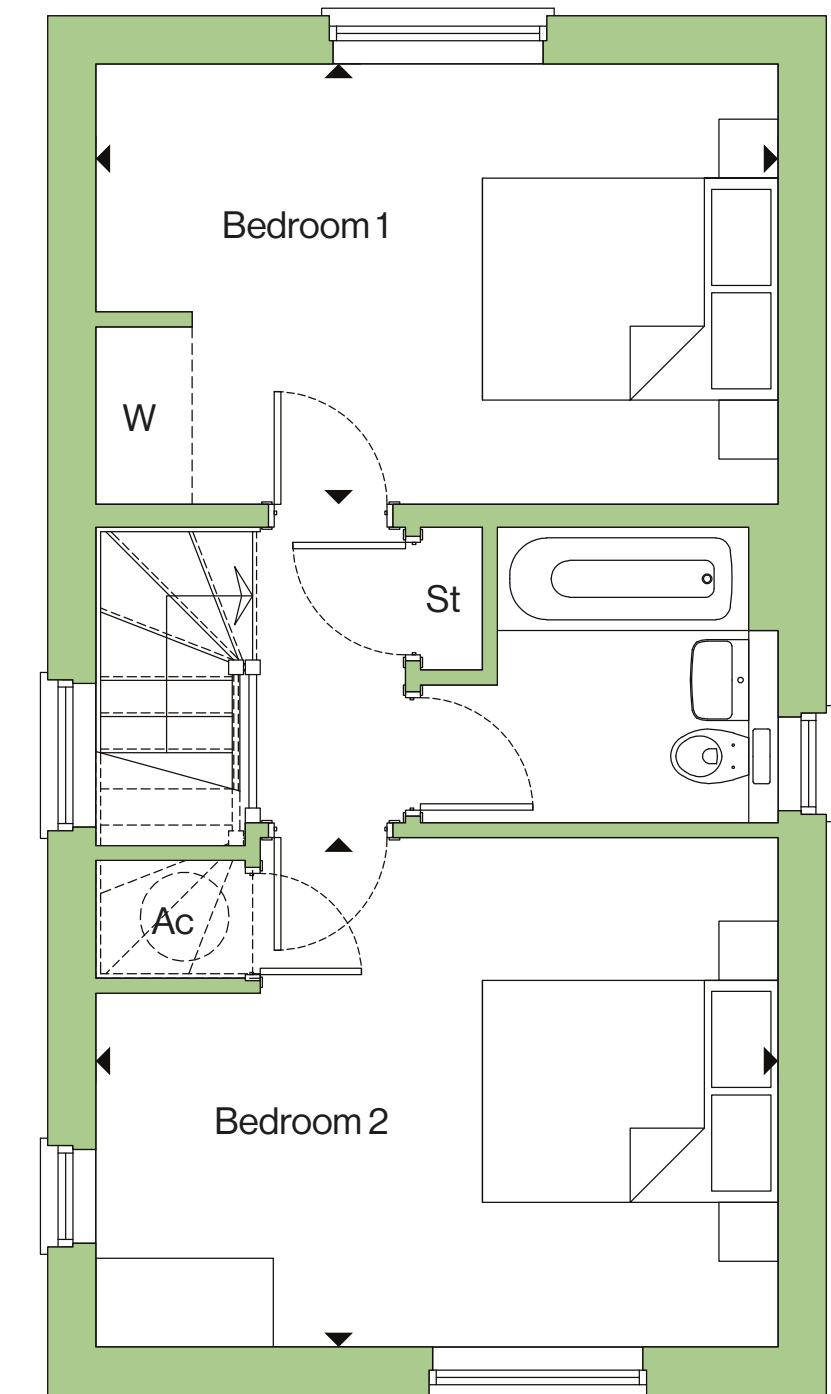
Plots 37, 38(h), 46, 54, 67, 68(h), 75(h), 77(h), 86(h)

Kitchen/Dining	4.61m x 2.98m	15'2" x 9'9"
Living	4.61m x 4.42m	15'2" x 14'6"
Bedroom 1	4.61m x 2.98m	15'2" x 9'9"
Bedroom 2	4.61m x 3.47m	15'2" x 11'4"

VIEW AVAILABILITY >



Ground floor



First floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. *Window omitted to Plots 37, 38, 86. Beds shown are either king or single.

HOUSES



Computer generated image of Plot 8, The Cirrus.

THE CIRRUS

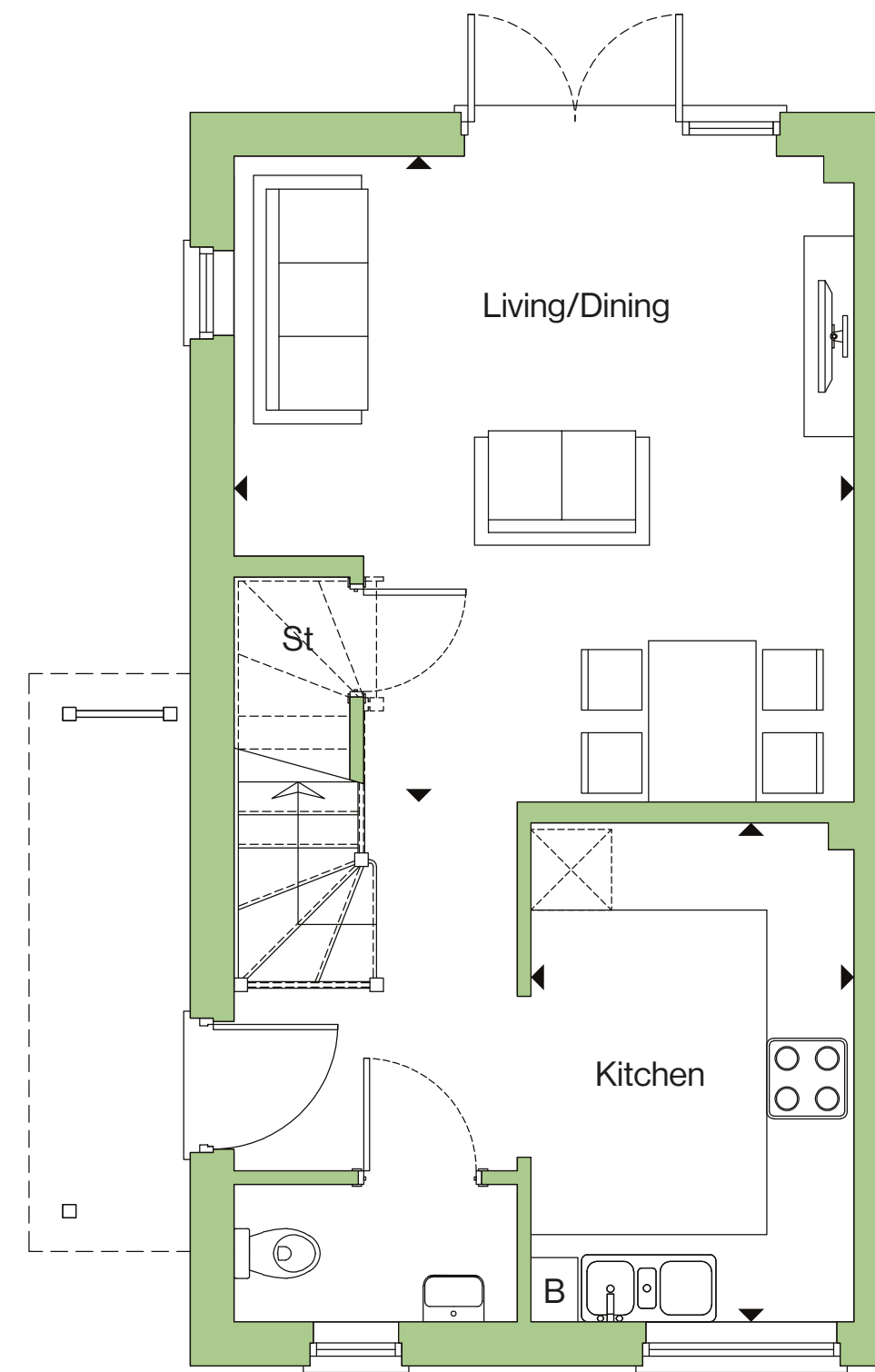
Two bedroom house with home office

80 sqm / 861 sqft

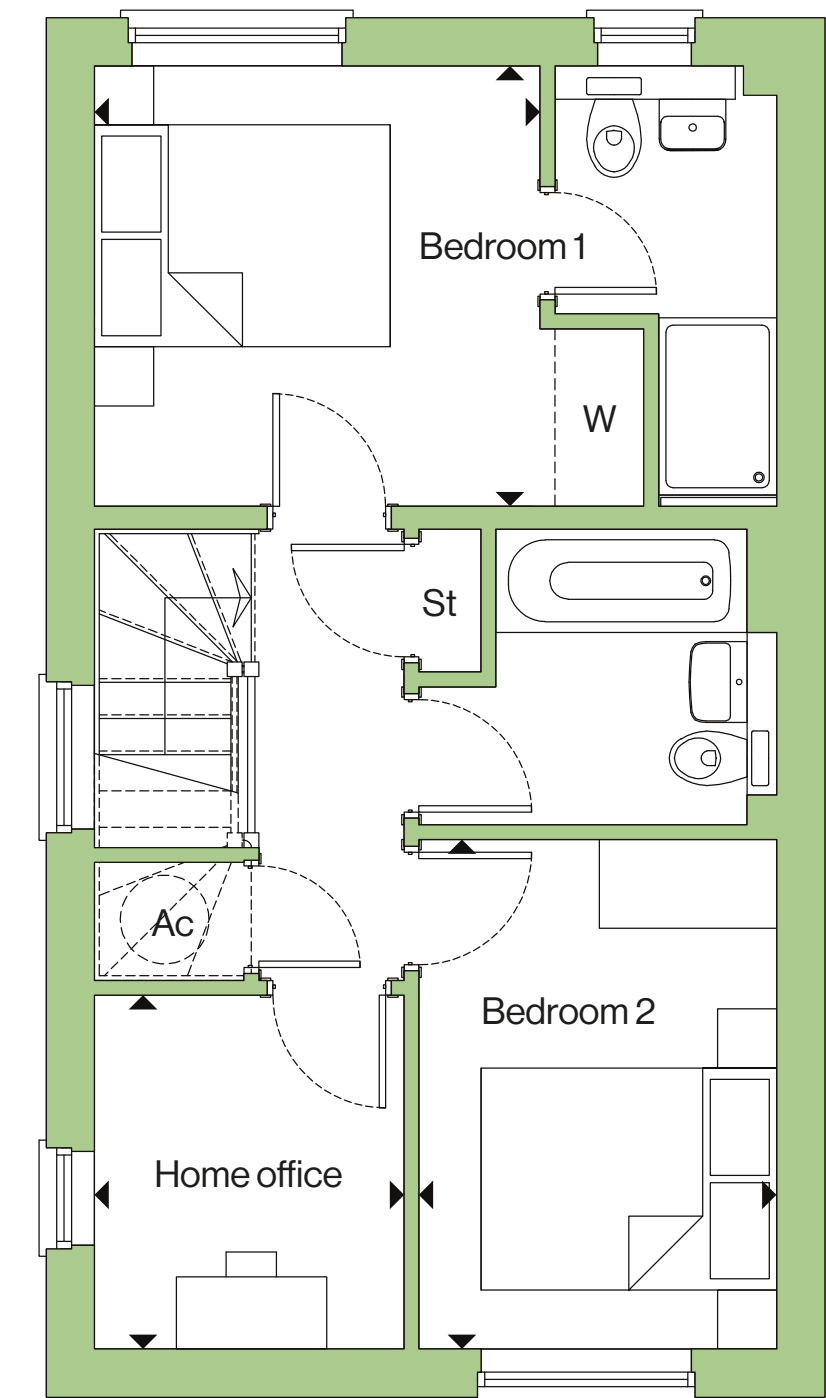
Plots 3(h), 8, 36(h)

Kitchen	3.71m x 2.40m	12'2" x 7'11"
Living/Dining	4.81m x 4.61m	15'9" x 15'2"
Bedroom 1	3.01m x 2.98m	9'11" x 9'9"
Bedroom 2	3.44m x 2.42m	11'4" x 7'11"
Home office	2.39m x 2.09m	7'10" x 6'10"

VIEW AVAILABILITY >



Ground floor



First floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

HOUSES



Computer generated image of Plots 48 and 49, The Clement.

THE CLEMENT

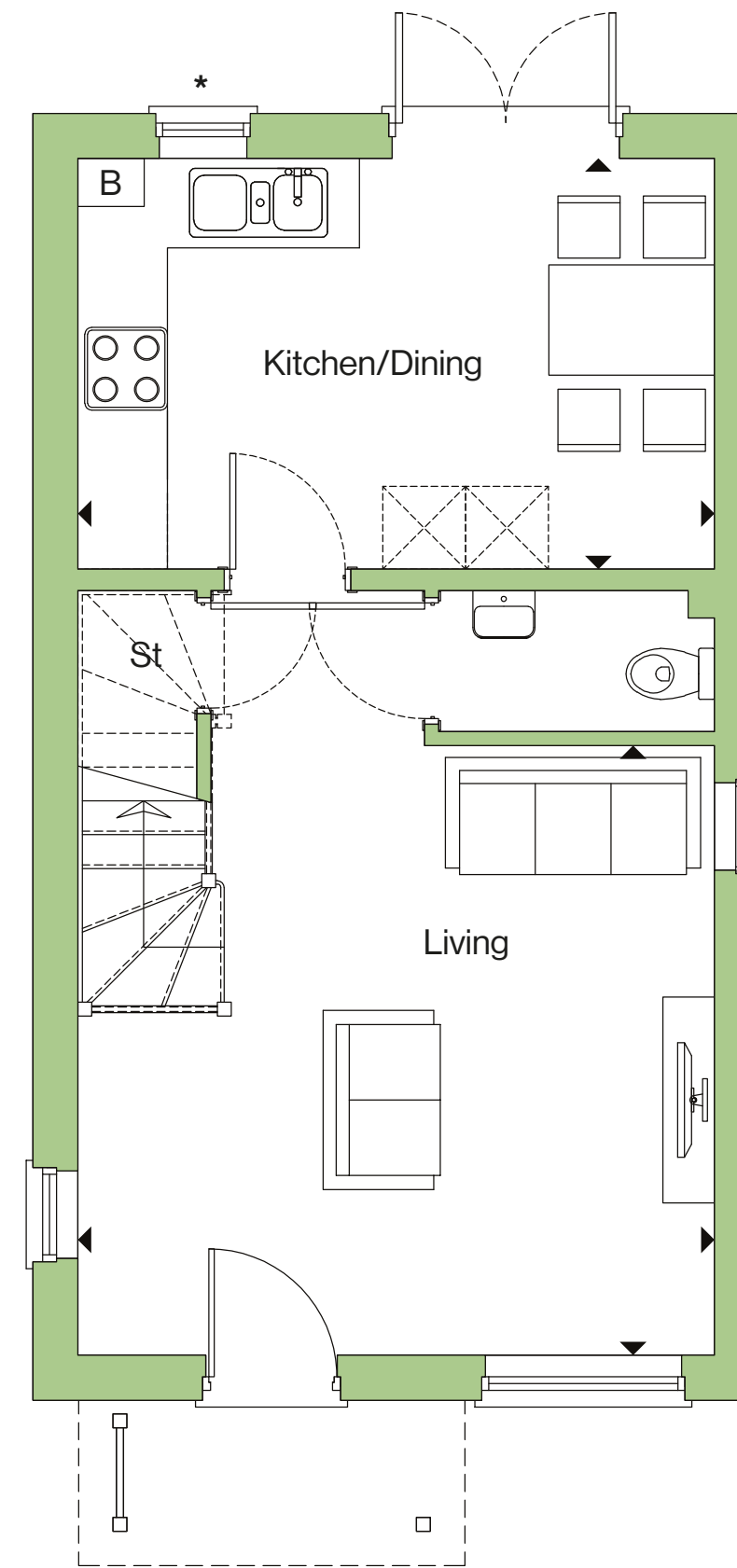
Two bedroom house with home office

80 sqm / 861 sqft

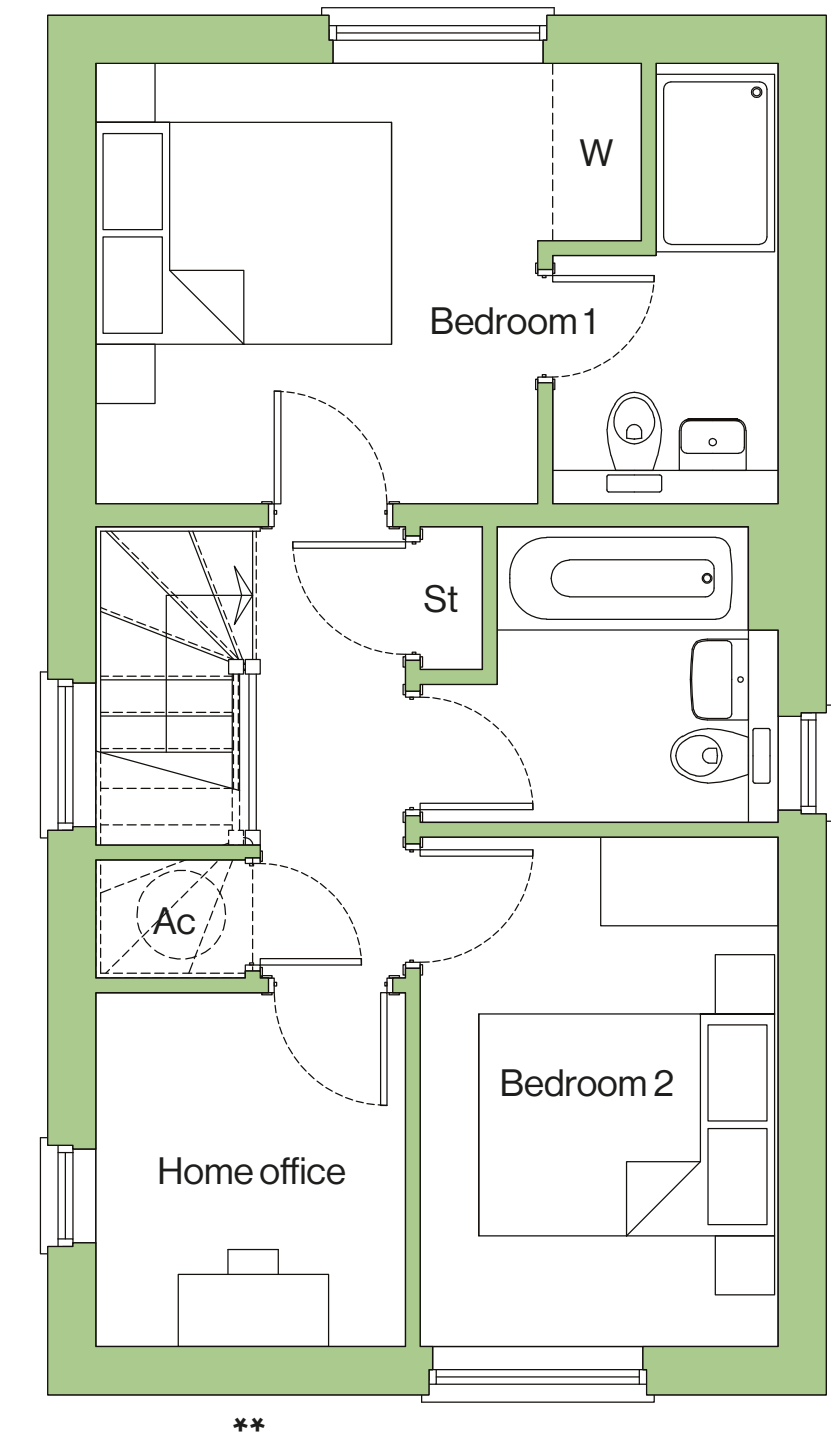
Plots 1, 32, 41(h), 47(h), 48, 49, 52, 53, 60, 61(h), 65, 70(h), 72(h), 74, 83(h)

Kitchen/Dining	4.61m x 2.98m	15'2" x 9'9"
Living	4.61m x 4.42m	15'2" x 14'6"
Bedroom 1	3.69m x 2.98m	12'1" x 9'9"
Bedroom 2	3.44m x 2.42m	11'4" x 7'11"
Home office	2.39m x 2.09m	7'10" x 6'10"

VIEW AVAILABILITY >



Ground floor



First floor

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Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. *Window omitted to Plots 41(h), 48, 49, 52, 60, 61(h), 83(h). **Window to Plot 49 only. Beds shown are either king or single.

HOUSES



Computer generated image of Plots 58-59, The Dragonfly.

THE DRAGONFLY

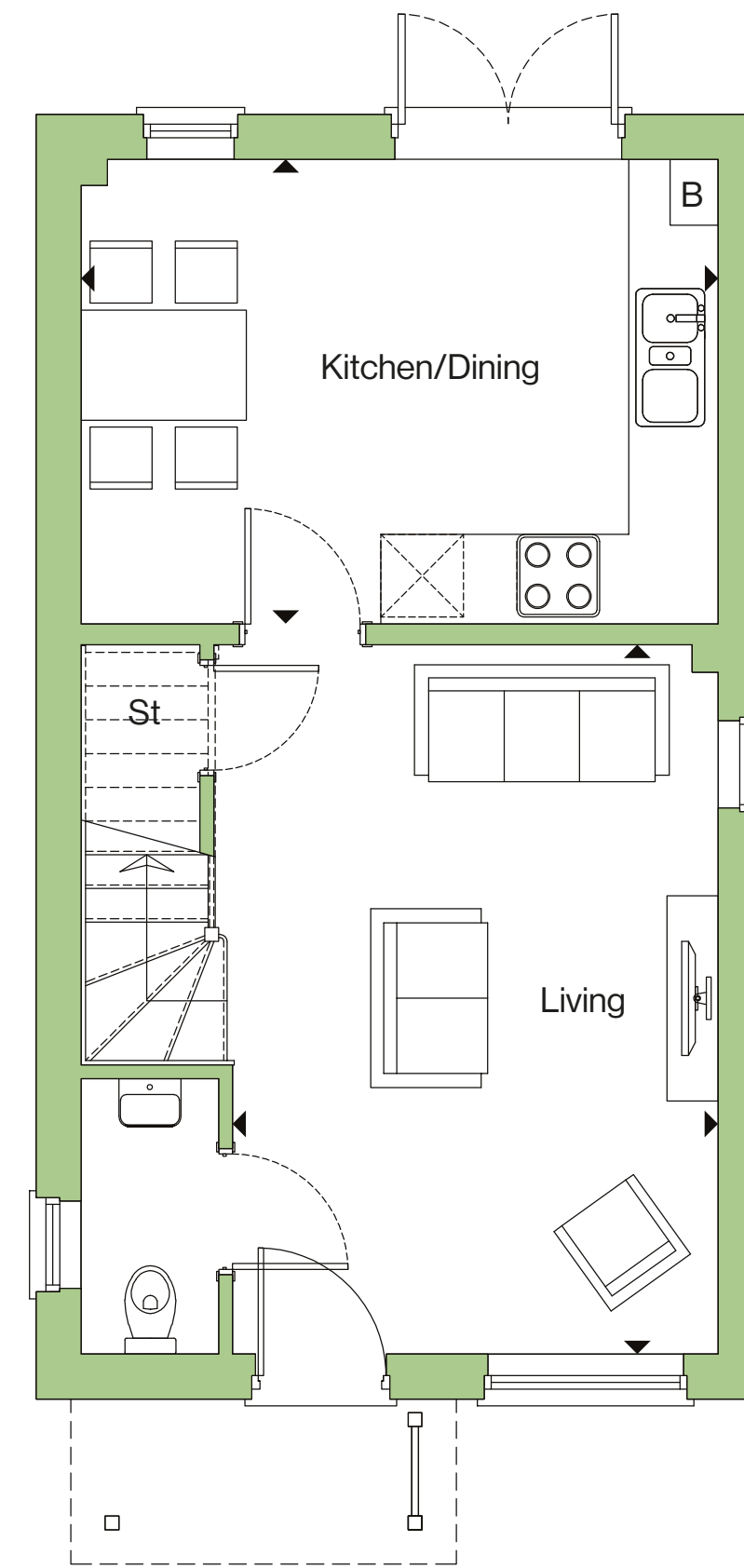
Three bedroom home with carport

96 sqm / 1,037 sqft

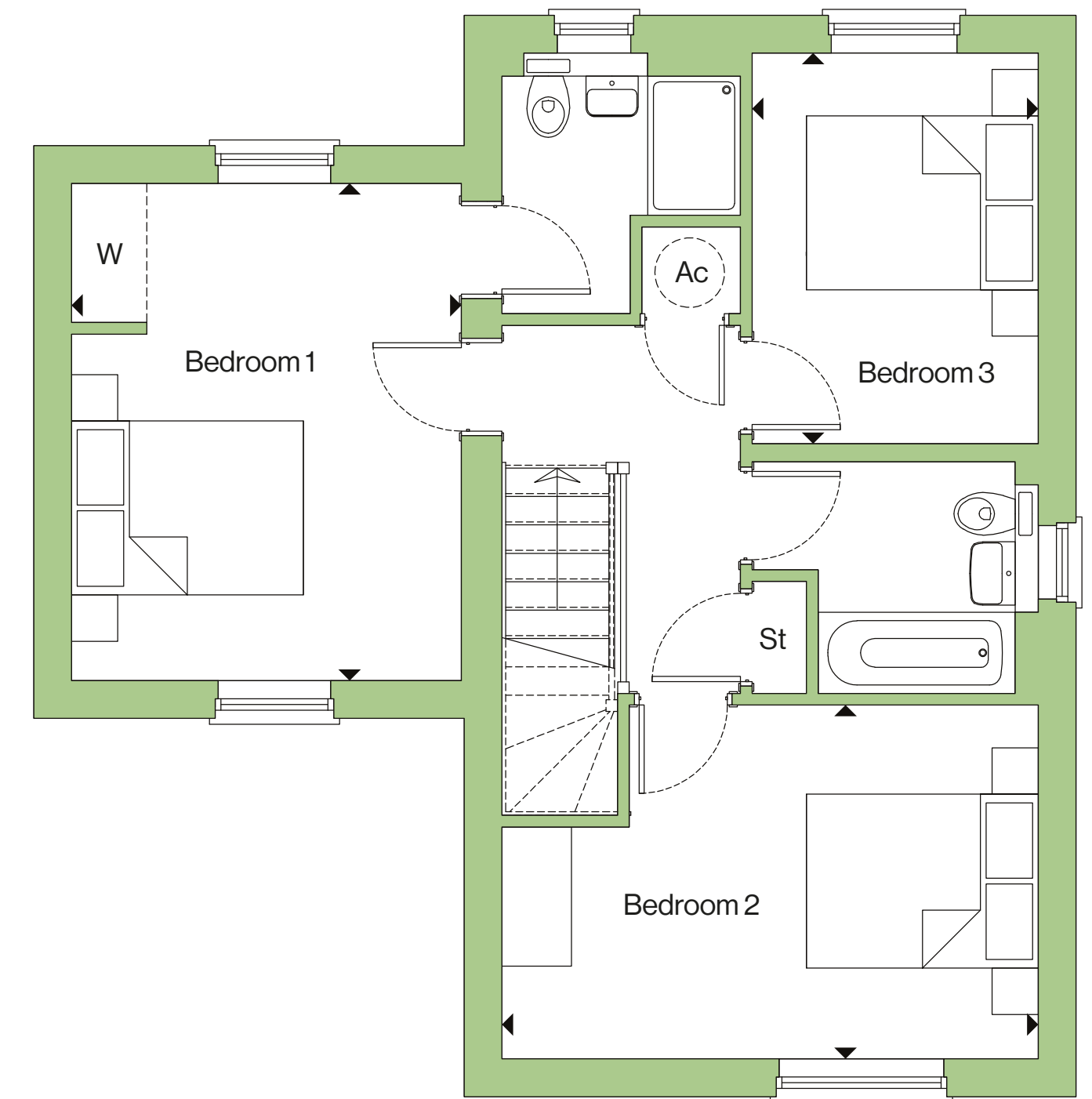
Plots 44, 45(h), 50, 55, 56(h), 58(h), 59, 63(h), 64, 66(h), 69

Kitchen/Dining	4.63m x 3.37m	15'2" x 11'1"
Living	5.15m x 3.53m	16'11" x 11'7"
Bedroom 1	4.29m x 3.36m	14'1" x 11'0"
Bedroom 2	4.63m x 3.05m	15'2" x 10'0"
Bedroom 3	3.37m x 2.47m	11'1" x 8'1"

VIEW AVAILABILITY >



Ground floor



First floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

HOUSES



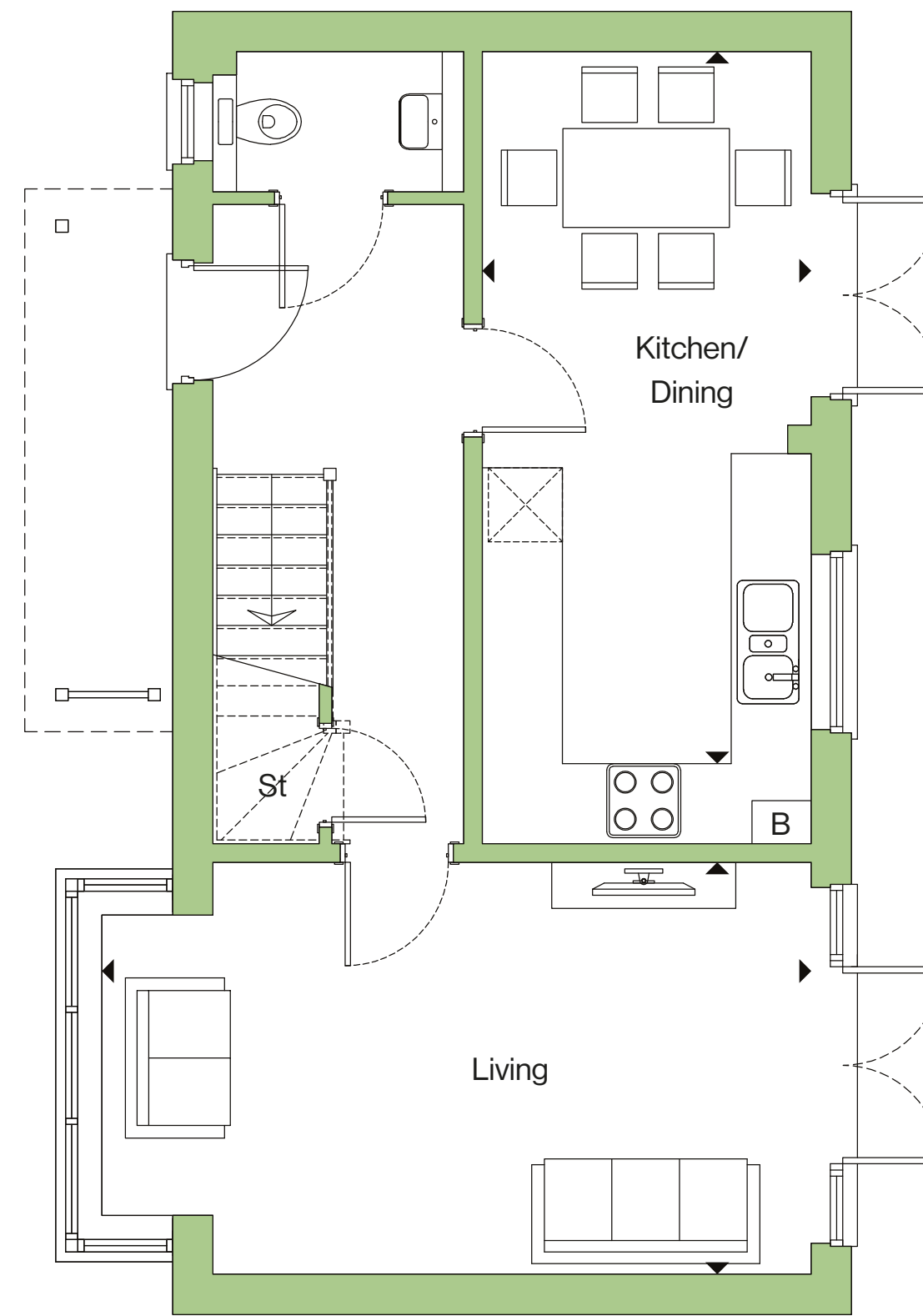
Computer generated image of Plot 57, The Elstree. Image is indicative of The Haviland and The Onslow house types.

THE ELSTREE

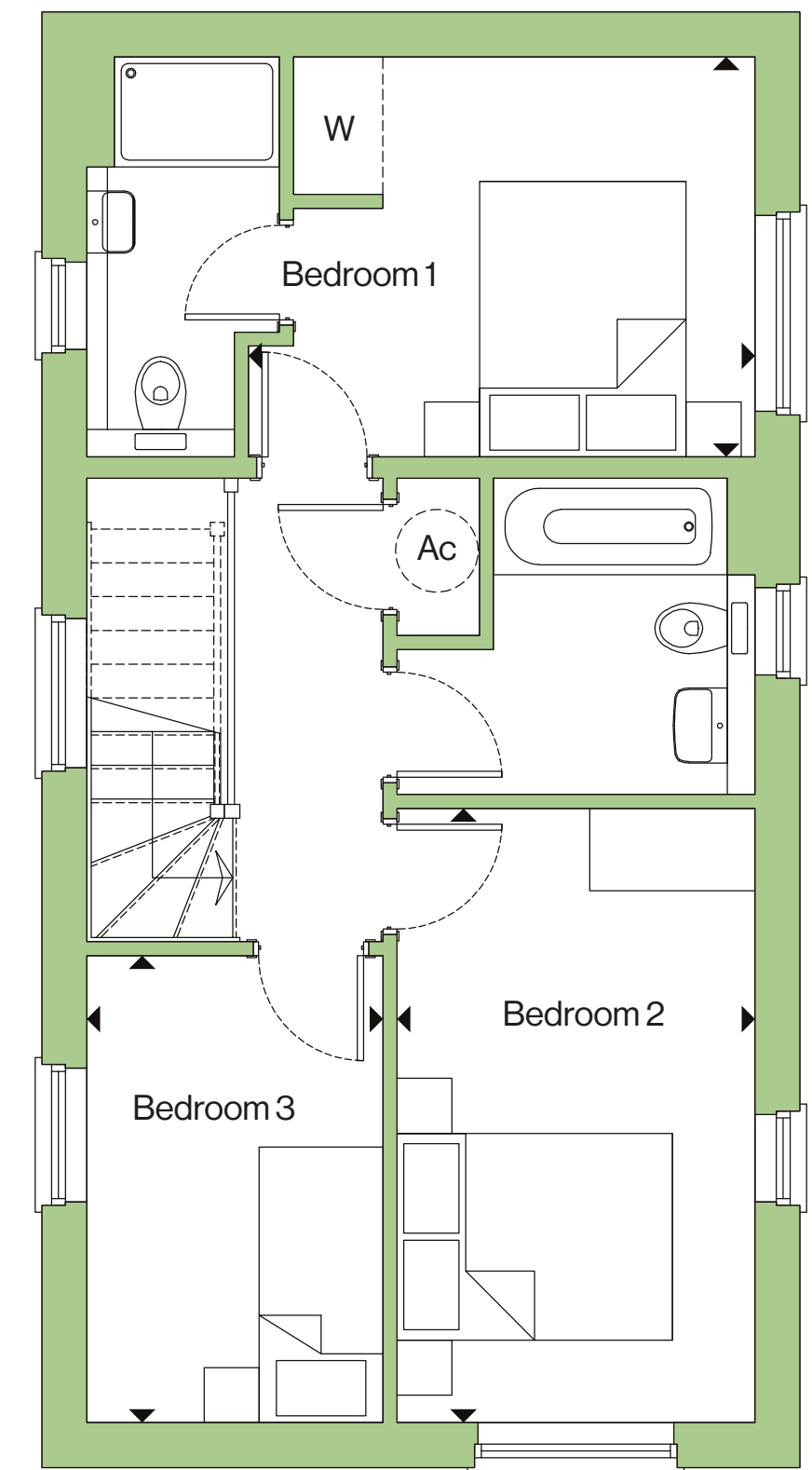
Three bedroom home
 98 sqm / 1,059 sqft
Plot 57

Kitchen/Dining	5.77m x 2.67m	18'11" x 8'9"
Living	5.75m x 3.34m	18'10" x 10'11"
Bedroom 1	3.68m x 2.91m	12'1" x 9'6"
Bedroom 2	4.46m x 2.60m	14'8" x 8'6"
Bedroom 3	3.39m x 2.15m	11'1" x 7'1"

VIEW AVAILABILITY >



Ground floor



First floor

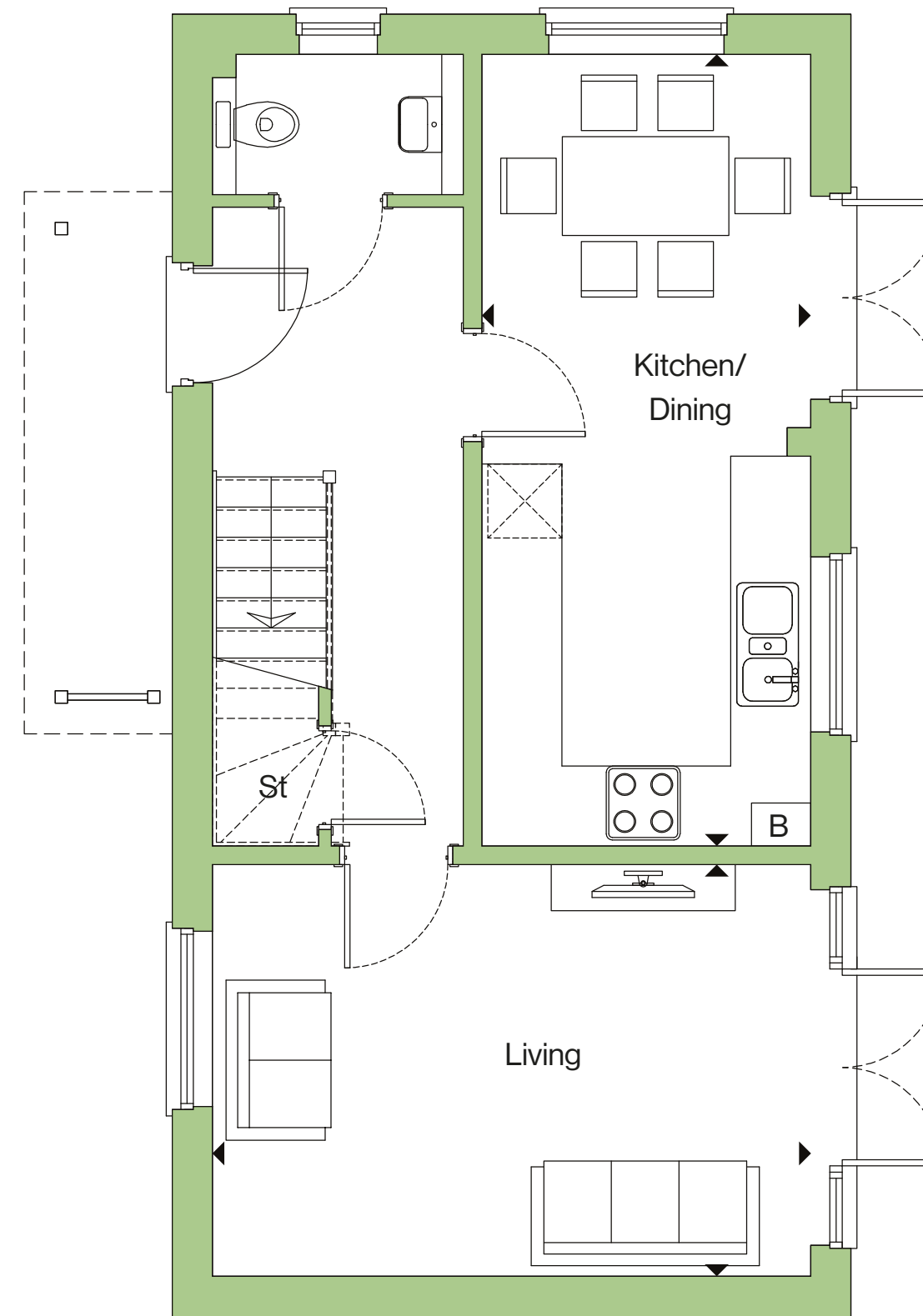
h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
 Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

THE ONSLOW

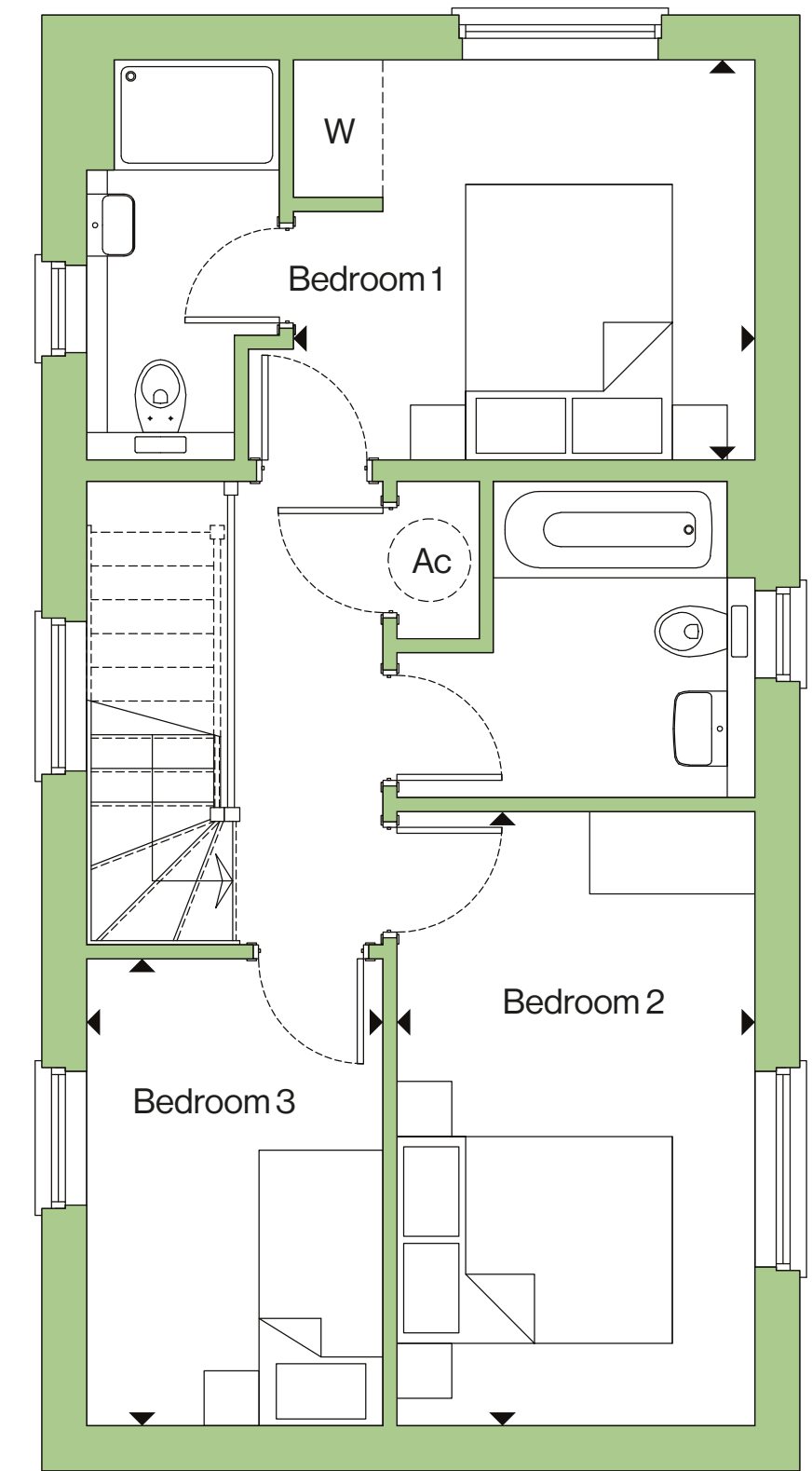
Three bedroom home
 96 sqm / 1,035 sqft
Plot 39

Kitchen/Dining	6.42m x 2.67m	21'1" x 8'9"
Living	4.85m x 3.34m	15'11" x 10'11"
Bedroom 1	3.35m x 2.91m	11'0" x 9'6"
Bedroom 2	4.46m x 2.60m	14'8" x 8'6"
Bedroom 3	3.39m x 2.15m	11'1" x 7'1"

VIEW AVAILABILITY >



Ground floor



First floor

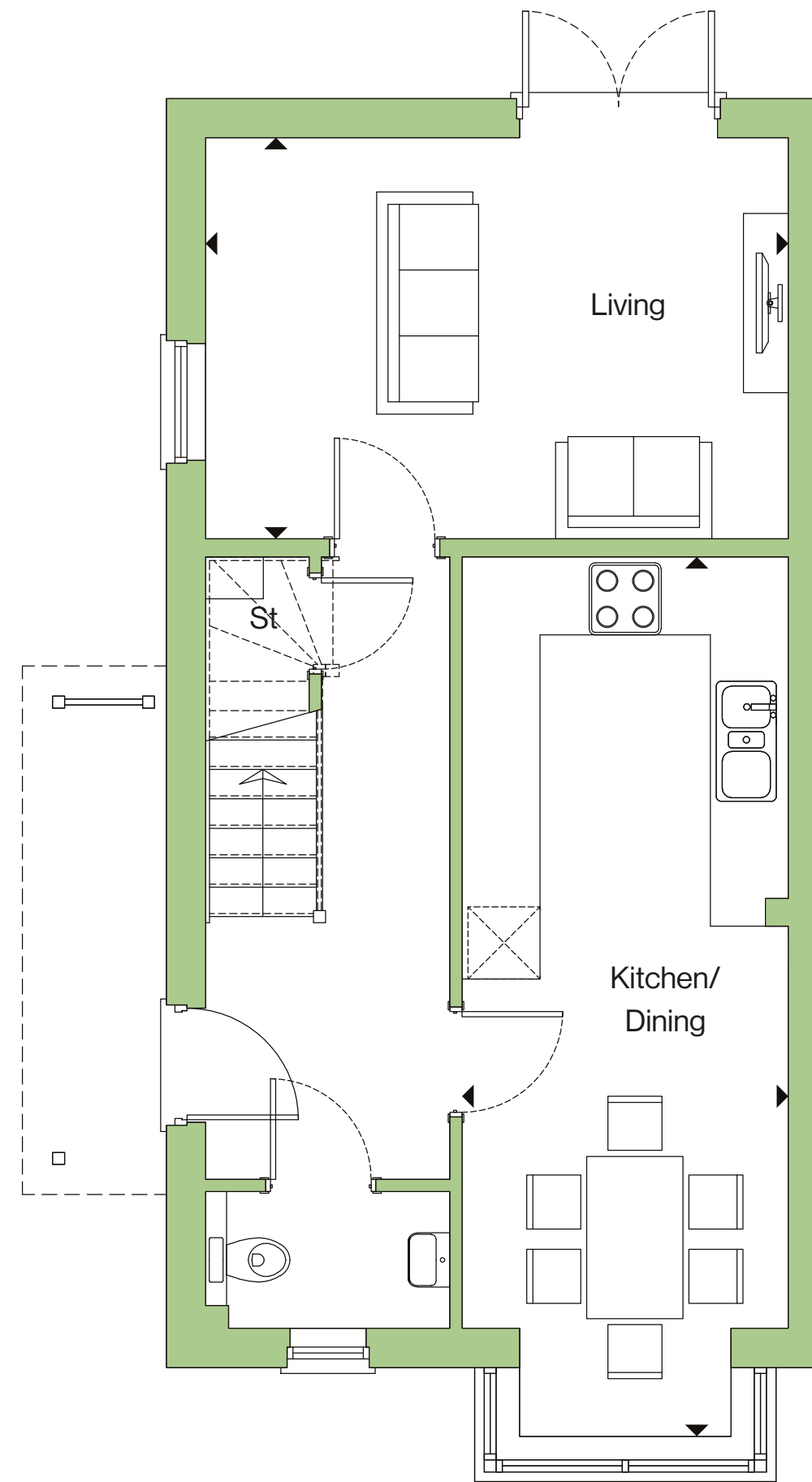
h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
 Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

THE DE HAVILLAND

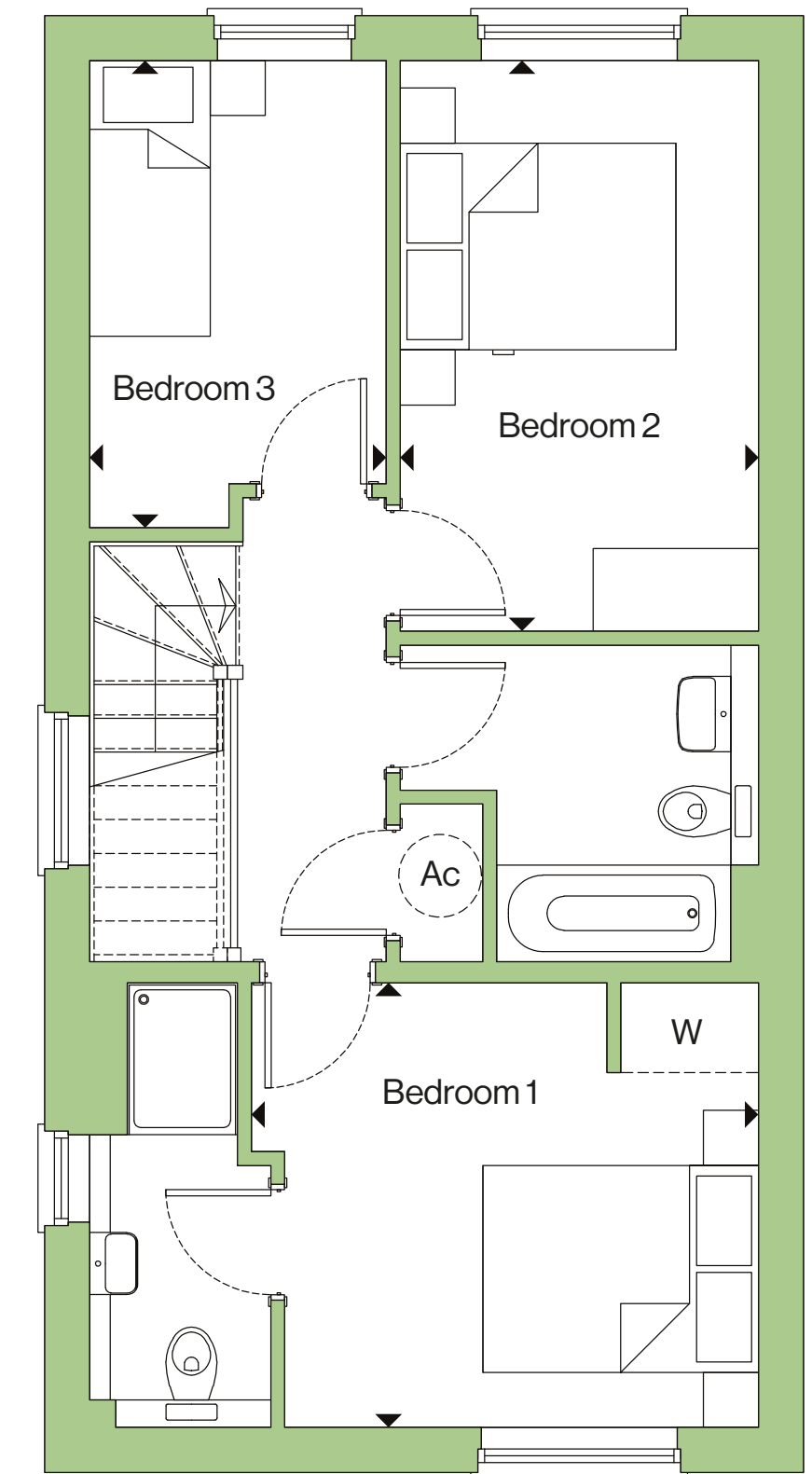
Three bedroom home
 98 sqm / 1,053 sqft
Plot 43

Kitchen/Dining	7.32m x 2.72m	24'0" x 8'11"
Living	4.85m x 3.34m	15'11" x 10'11"
Bedroom 1	3.68m x 3.22m	12'1" x 10'7"
Bedroom 2	4.14m x 2.60m	13'7" x 8'6"
Bedroom 3	3.39m x 2.15m	11'1" x 7'1"

VIEW AVAILABILITY >



Ground floor



First floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
 Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

HOUSES



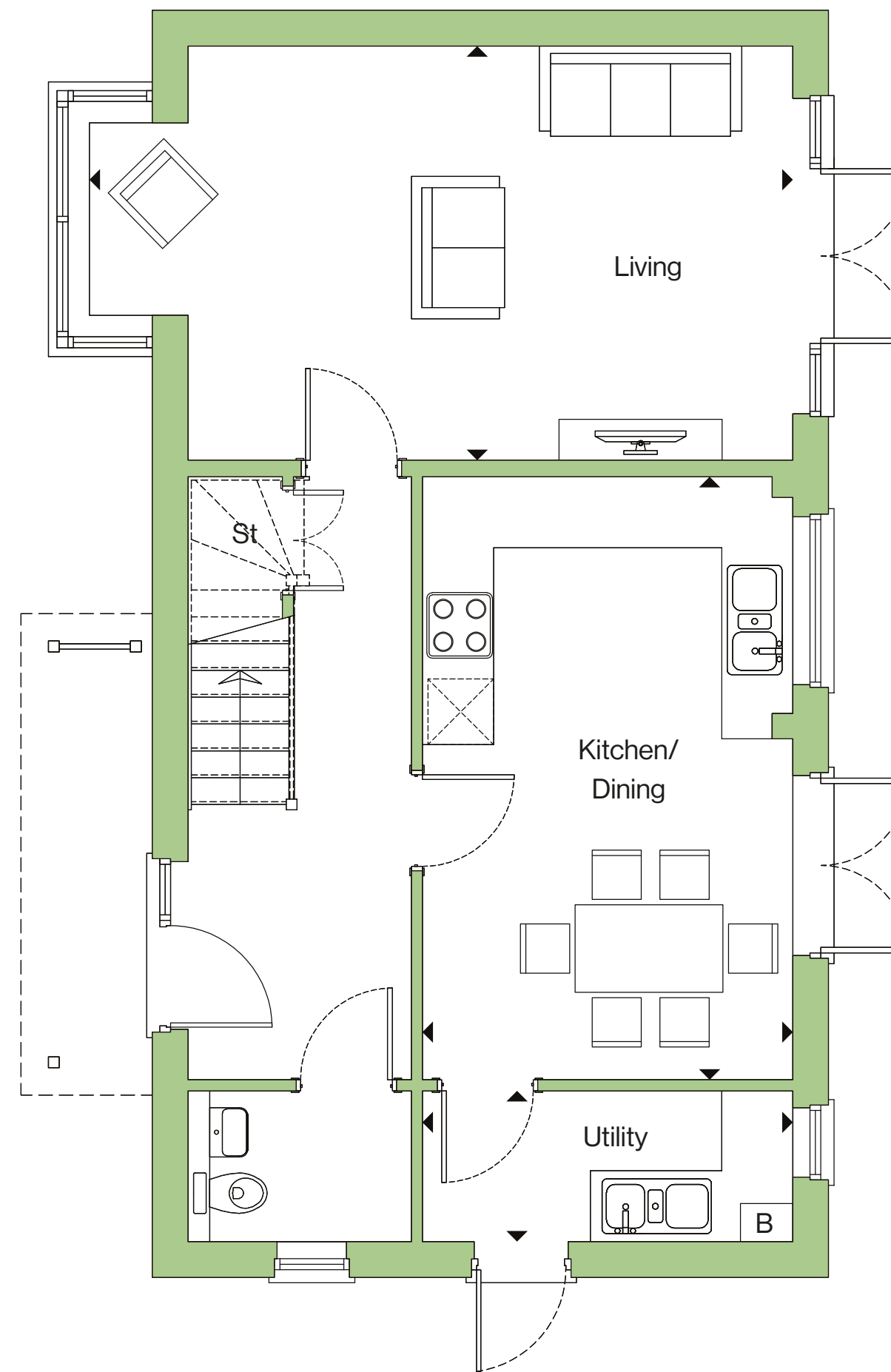
Computer generated image of Plot 42, The Valentine. Image is indicative of The Jupiter housetype.

THE VALENTINE

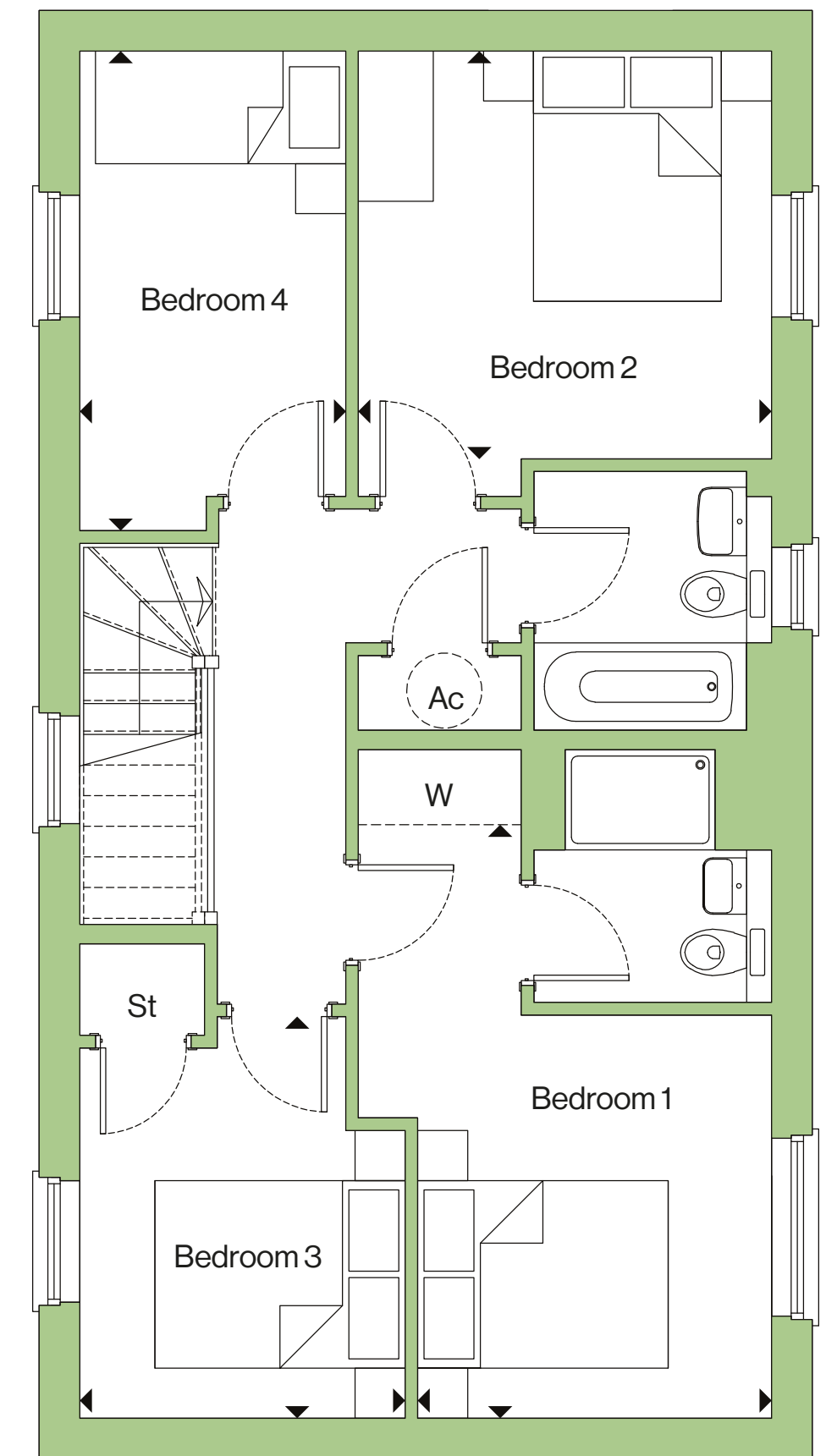
Four bedroom home
 122 sqm / 1,318 sqft
Plot 42

Kitchen/Dining	5.51m x 3.38m	18'1" x 11'1"
Living	6.43m x 3.78m	21'1" x 12'5"
Utility	3.38m x 1.38m	11'1" x 4'6"
Bedroom 1	4.74m x 2.83m	15'7" x 9'3"
Bedroom 2	3.30m x 3.26m	10'10" x 10'8"
Bedroom 3	3.83m x 2.12m	12'7" x 7'0"
Bedroom 4	3.21m x 2.60m	10'6" x 8'6"

VIEW AVAILABILITY >



Ground floor



First floor

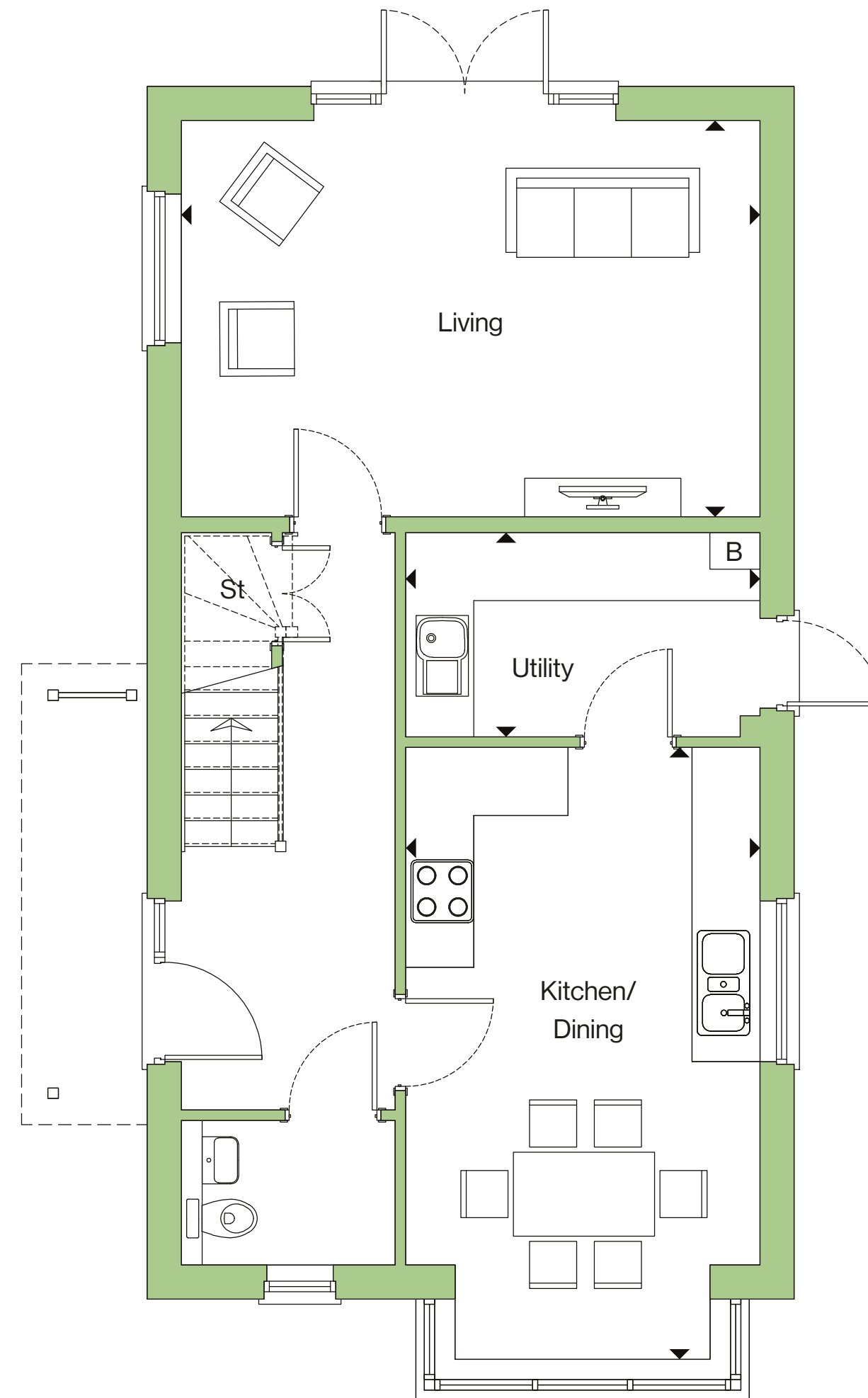
h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
 Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

THE JUPITER

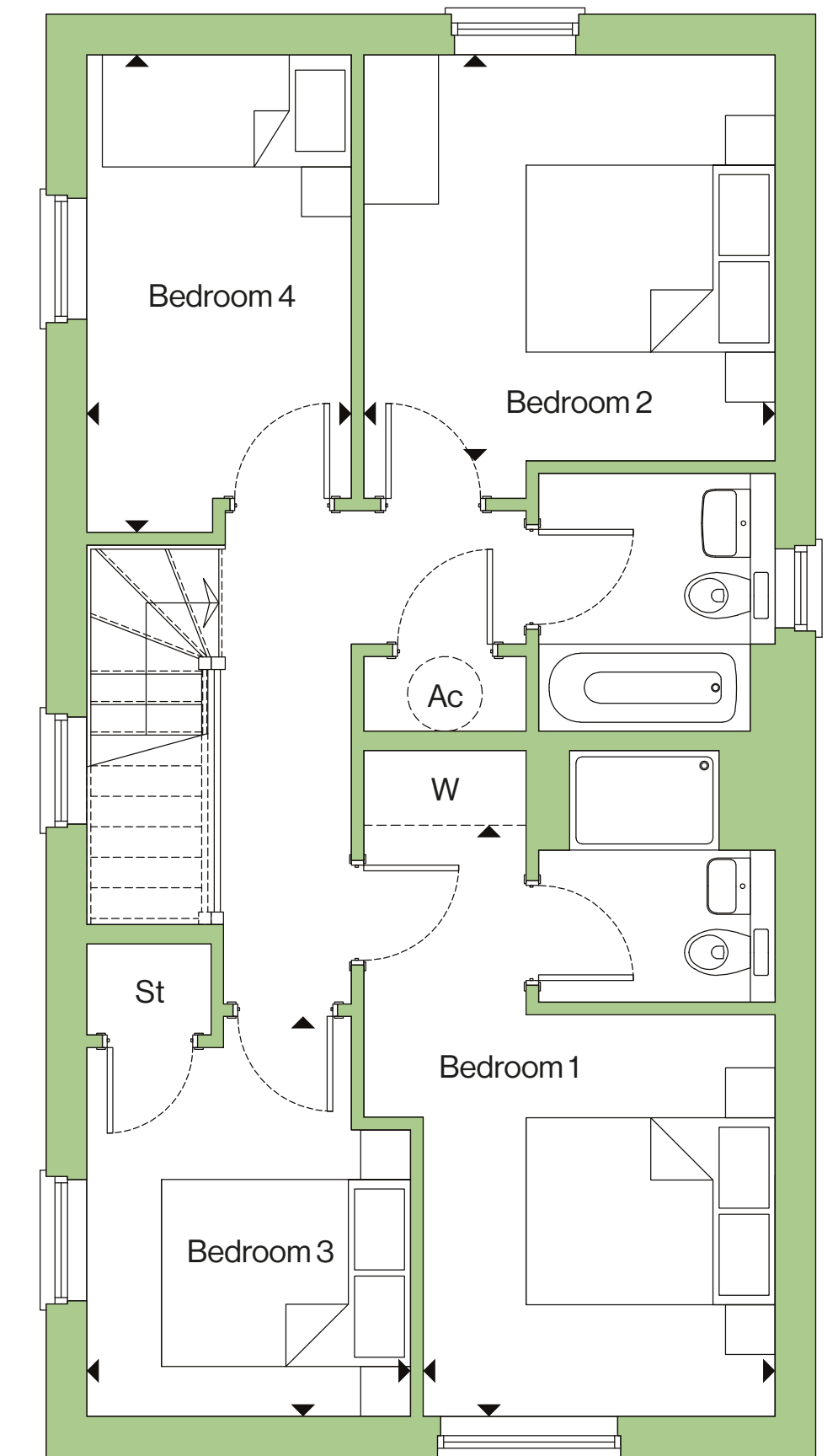
Four bedroom home
 123 sqft / 1,324 sq ft
Plot 62

Kitchen/Dining	5.84m x 3.38m	19'2" x 11'1"
Living	5.53m x 3.78m	18'2" x 12'5"
Utility	3.38m x 1.95m	11'1" x 6'5"
Bedroom 1	4.74m x 2.83m	15'7" x 9'3"
Bedroom 2	3.30m x 3.26m	10'10" x 10'8"
Bedroom 3	3.83m x 2.12m	12'7" x 7'0"
Bedroom 4	3.21m x 2.60m	10'6" x 8'6"

VIEW AVAILABILITY >



Ground floor

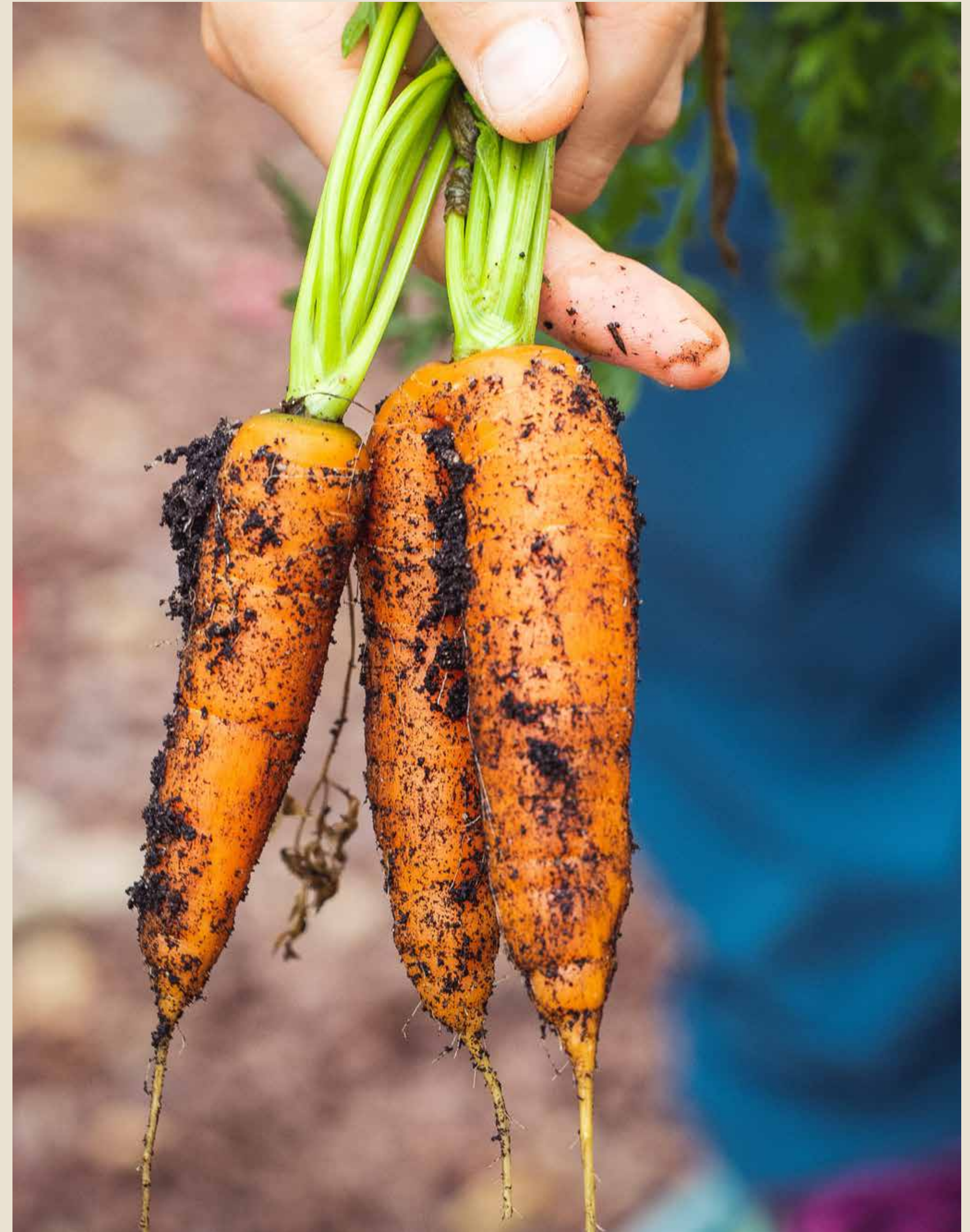


First floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale.
 Please speak to the team for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard. Beds shown are either king or single.

GET OUT MORE.

Whether you have a passion for growing your own veg or you're a bit of a sun-worshipper, get out there and make the most of having your own outside space.





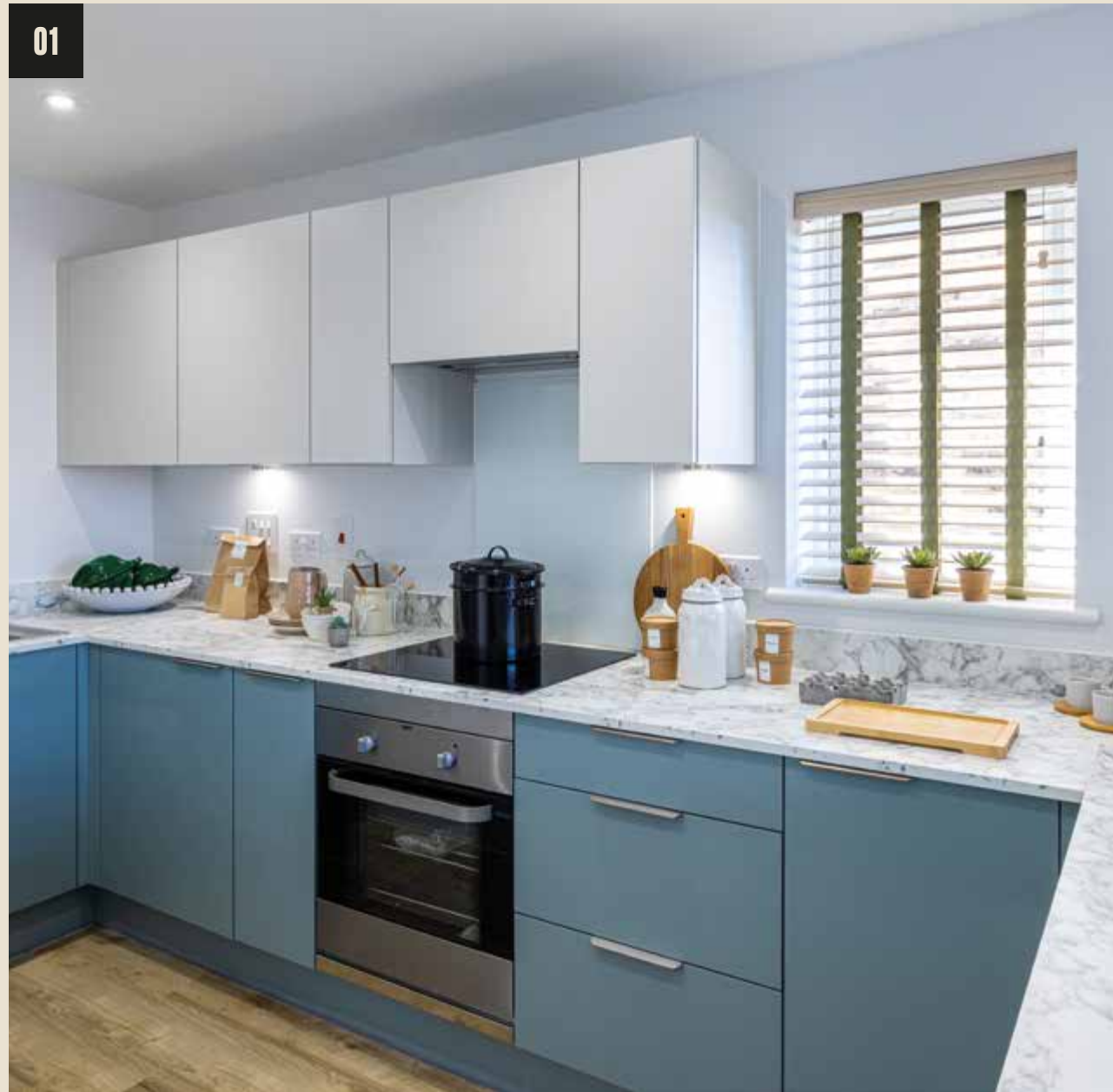
Computer generated image

SETTLE DOWN.

Cosy up, kick back and chill out.
Interiors that calm and comfort
without compromising on style.



SPECIFICATION



01 Wintringham, St Neots
02 Granary & Chapel, Hertford



ALL IN THE DETAIL.

GENERAL SPECIFICATION

- Matt emulsion Dulux white walls & ceilings
- Amtico Spacia to Kitchen, WC, utility rooms, bathrooms and ensuites
- Mirrored sliding wardrobe to bedroom 1
- White vertical panel internal doors
- Internal woodwork painted in white satin
- Anthracite composite entrance door and UPVC windows and patio doors
- External tap to rear of houses
- External power socket to houses with future provision for electric car charging (plot specific)
- 6ft x 4ft sheds & base to houses
- Patio to rear garden
- Turf to front garden

KITCHEN

- Contemporary kitchens with laminate worktops, upstands and stainless steel splashback to hob
- Stainless steel 1.5 bowl sink
- Integrated stainless steel oven
- Induction hob with integrated extractor hood
- Integrated dishwasher
- Fully integrated fridge/freezer
- Washer/dryer to apartments, plumbing and space in houses

BATHROOM/ENSUITE/WC

- Contemporary white sanitaryware with mixer taps
- Family bathrooms to include bath, mixer taps, shower attachment and glass shower screen
- Ensuites with shower enclosure and thermostatic shower
- Tiles by Minoli
- Chrome heated ladder towel rail to bathroom and ensuites
- Shaver point to main family bathroom and ensuite to bedroom 1

HEATING AND ELECTRICAL

- Downlights to kitchen area, utility, wardrobe area, bathroom, ensuite and WC
- Pendant lighting throughout remaining rooms
- White sockets and switches throughout with USBs sockets to kitchen and bedroom 1
- Smoke and heat detectors
- Boilers by Ideal, programmable room thermostats. Hot water cylinder where applicable
- CAT6 data cabling to selected rooms
- Media plate with TV/FM/DAB points to all living rooms and family rooms
- Pre-wiring for SKYQ
- Carbon Monoxide alarm
- Telephone points to living room, kitchen and bedroom 1
- External light to front and rear
- Lighting to loft space
- Spur for burglar alarm in ground floor cupboard
- Video entry call system for apartments

DURKAN HOMES.

WITH OVER 50 YEARS' EXPERIENCE OF BUILDING QUALITY HOMES AND SUSTAINABLE COMMUNITIES, WE'RE A HOUSEBUILDER OF CHOICE FOR LONDON AND THE SOUTH EAST, AND PROUD TO HOLD MANY PRESTIGIOUS INDUSTRY AWARDS AND ACCREDITATIONS.



Building high quality homes requires excellence, expertise and innovation and we have been delivering all three for the past 50 years. Over that time, we've seen housebuilding methods and designs change to meet the ever-evolving needs of homeowners and we thrive on continually responding to those needs. As a result, we create desirable properties in outstanding locations.

Our customers are more discerning than ever so we work closely with our suppliers, consultants and contractors to deliver premium, well-designed homes which satisfy the needs and aspirations of our homeowners. We always put our customers first.

We're committed to minimising environmental impact by managing resources efficiently, and driving change through the implementation of sustainable building methods, products and materials.

It is this focus on excellence and our determination to keep building quality homes and thriving, sustainable communities which makes us a housebuilder of choice for London and the South East.

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- 01 Manor & Braganza, Kennington
- 02 Wintringham, St Neots
- 03 Granary & Chapel, Hertford



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