

Taylor
Wimpey

FRANKLIN PARK

TODDS GREEN | HERTFORDSHIRE



Computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

FRANKLIN PARK. A VERY SPECIAL PLACE TO BE

Here you'll find a choice of 2, 3 and 4 bedroom homes waiting for you in the pretty village of Todds Green. This beautiful village is surrounded by lush Hertfordshire countryside, yet is only minutes from the centre of Stevenage and its excellent links to London.

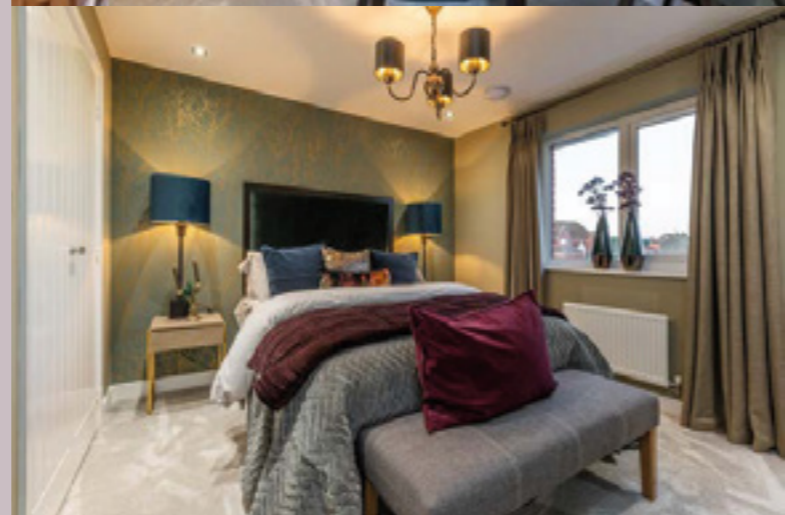
MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

Living in Todds Green, it feels like you couldn't be further from the hustle and bustle of the town. To the west, hedge-lined lanes wind their way through miles of fields and farmland, punctuated only by the occasional charming village. However, head east and you can be at the heart of the thriving town of Stevenage and everything it has to offer in as little as 10 minutes. This not only puts major supermarkets, banks, schools and high street shopping within easy reach, but there is also a wide selection of pubs, restaurants and entertainment to choose from. At Franklin Park you really can have it all.



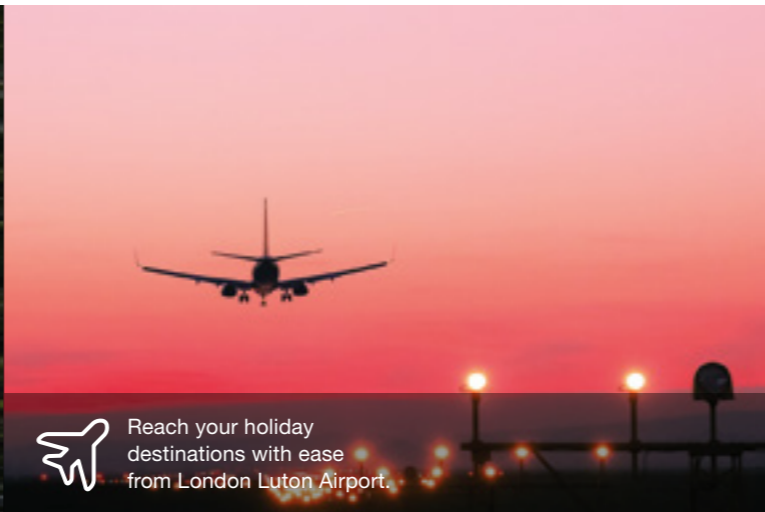
Reach your holiday destinations with ease from London Luton Airport.



Take a visit to Knebworth house, park and gardens – a historical landmark.



A choice of primary and secondary schools in Stevenage.



THE PERFECT PLACE TO BE

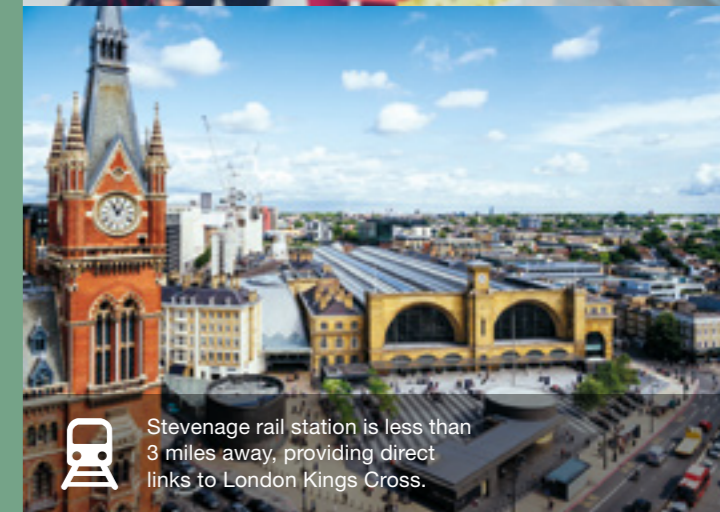
Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Franklin Park has fantastic road links – the A1(M) is easily accessible, meaning a trip into London couldn't be easier, plus Luton Airport can be reached in 30 minutes. Meanwhile, Stevenage railway station is under two miles away and operates direct services to London King's Cross in as little as 25 minutes.



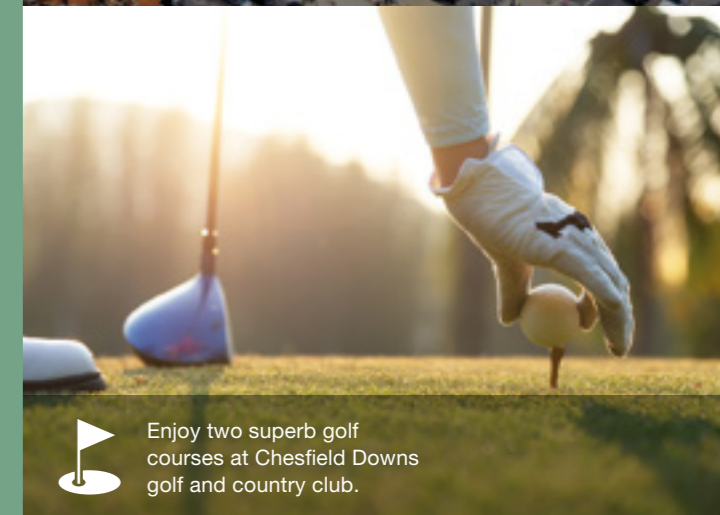
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



35 retail outlets at Westgate Shopping Centre, located 2.2 miles away.



Stevenage rail station is less than 3 miles away, providing direct links to London Kings Cross.



Enjoy two superb golf courses at Chesfield Downs golf and country club.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

4 BEDROOM HOMES



The Elliston

4 bedroom home
Plots: 20, 75-78, 88-91, 112 & 113



The Manford

4 bedroom home
Plots: 47, 49, 51, 54, 60, 67-69, 81, 84, 85, 95, 114 & 115



The Marford

4 bedroom home
Plots: 56, 57, 61, 72, 73, 117 & 119



The Trusdale

4 bedroom home
Plots: 23, 74 & 92



The Waysdale

4 bedroom home
Plots: 18, 48, 50, 55 & 118



The Janford

4 bedroom home
Plots: 44[†] & 45[†]

3 BEDROOM HOMES



The Byford

3 bedroom home
Plots: 63-66, 79, 80, 82, 83, 108, 109, 122 & 123



The Colton

3 bedroom home
Plots: 19, 52, 53, 58, 59, 70, 71, 86, 87, 93, 94, 110, 111, 120, 121, 124 & 125



The Kingdale

3 bedroom home
Plots: 10, 24, 46, 62 & 116



The Ardale

3 bedroom home
Plots: 11[†], 21 & 22



The Benford

3 bedroom home
Plots: 12-17[†], 42[†], 43[†], 96-99[†], 106[†] & 107[†]

2 BEDROOM HOMES



The Ashenford

2 bedroom home
Plots: 100-105[†]

2 BEDROOM APARTMENTS



Block A

2 bedroom apartments
Plots: 1-9



Block A1

2 bedroom apartments
Plots: 126-133



Block K1

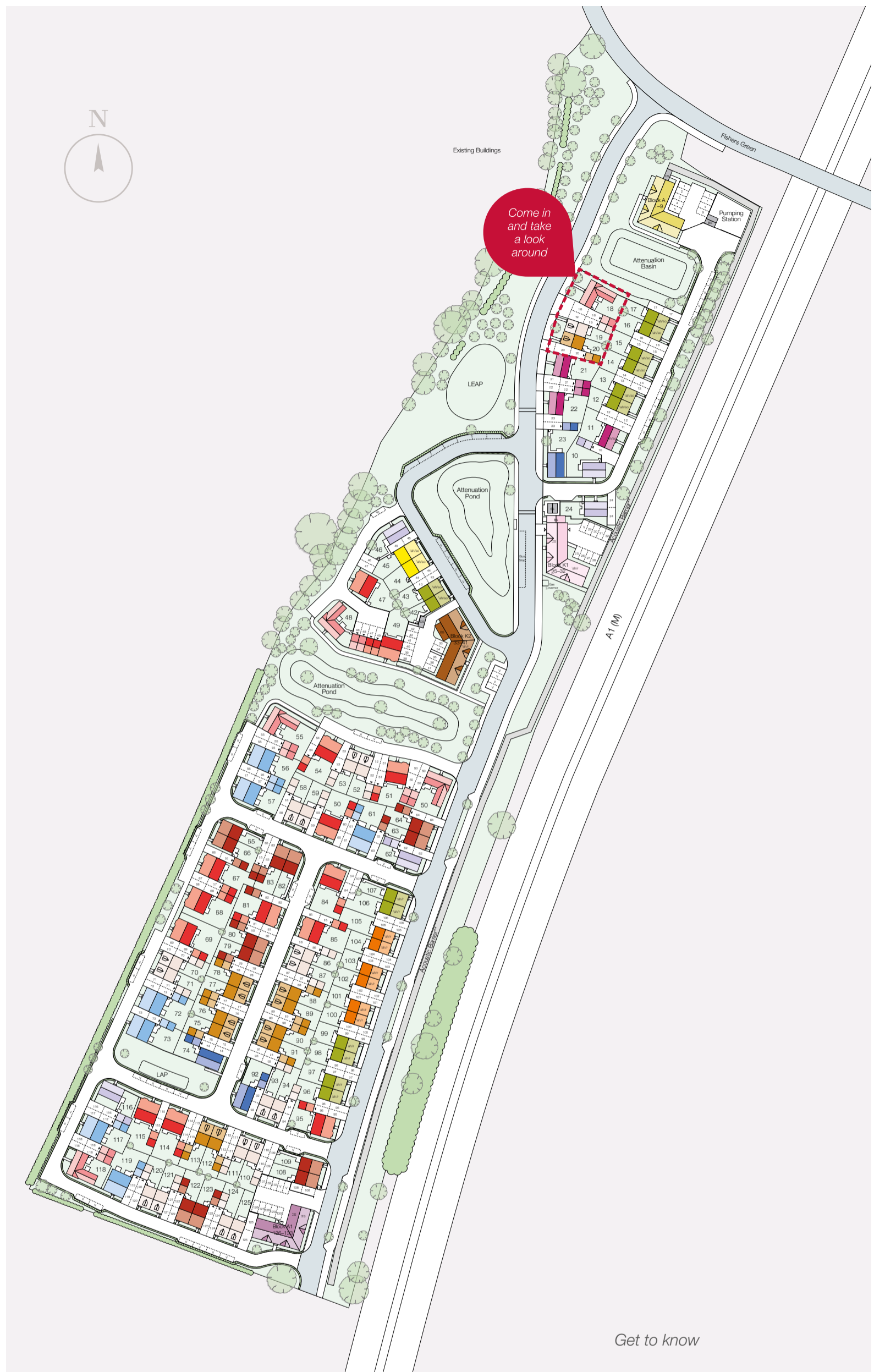
2 bedroom apartments
Plots: 25-32[†]



Block K2

2 bedroom apartments
Plots: 33-41[†]

- *ah/r = Affordable Housing/Rented
- *ah/so = Affordable Housing/Shared Ownership
- **Acoustic Barrier = Please speak to a sales executive for information
- ▶ = Garage access
- ▷ = Carport/Drive through
- V = Visitor Parking
- BS = Bin Store
- CS = Cycle Store
- SS = Sub Station
- LAP = Local Area for Play
- LEAP = Local Equipped Area for Play



Get to know

FRANKLIN PARK

TODDS GREEN | HERTFORDSHIRE

Here you'll find a choice of two, three and four bedroom homes waiting for you in the pretty village of Todds Green. This beautiful village is surrounded by lush Hertfordshire countryside, yet only a 10 minute drive[†] from the centre of Stevenage and its excellent links to London.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. Please speak to our sales executives regarding the tenure of our new homes. †Car travel time taken from google.co.uk/maps and is approximate only. 41952 / March 2022

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THE BYFORD

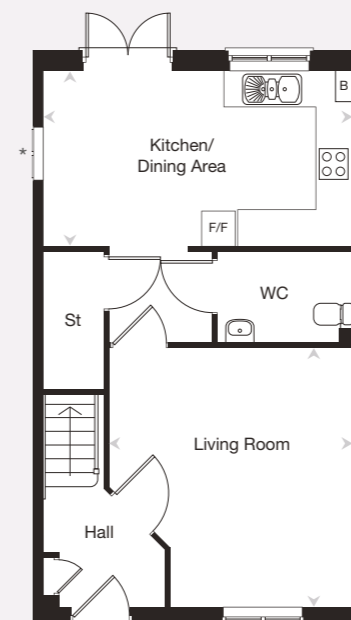
3 BEDROOM HOME

THE BYFORD

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a kitchen/dining area opens through double doors to the private garden. A living room, a guest cloakroom and a store cupboard are also found on the ground floor. The first floor comprises bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

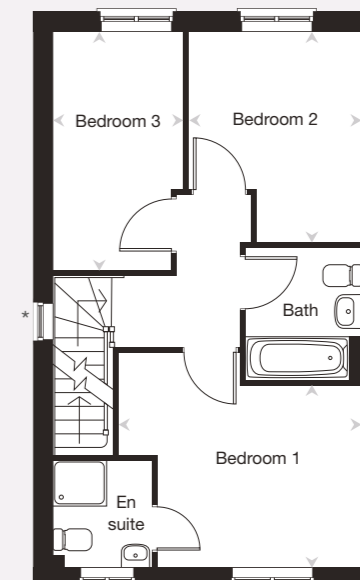
TOTAL 89.0 sq. m. / 958.0 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m x 3.98m <i>max 2.99m min</i>	13'11" x 13'1" <i>max 9'10" min</i>

FIRST FLOOR



Bedroom 1	3.98m x 3.00m	13'1" x 9'10"
Bedroom 2	3.46m <i>max 2.57m min</i> x 2.82m	11'4" <i>max 8'5" min</i> x 9'3"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

Key

B – Boiler F/F – Fridge Freezer
St – Store WC – Cloakroom

Plots: 63, **64, 65, **66, 79, **80, 82, **83, 108, **109, 122 & **123

*Windows to plots 65, 82 & 109 only. **These plots are handed. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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THE ARDALE

3 BEDROOM HOME



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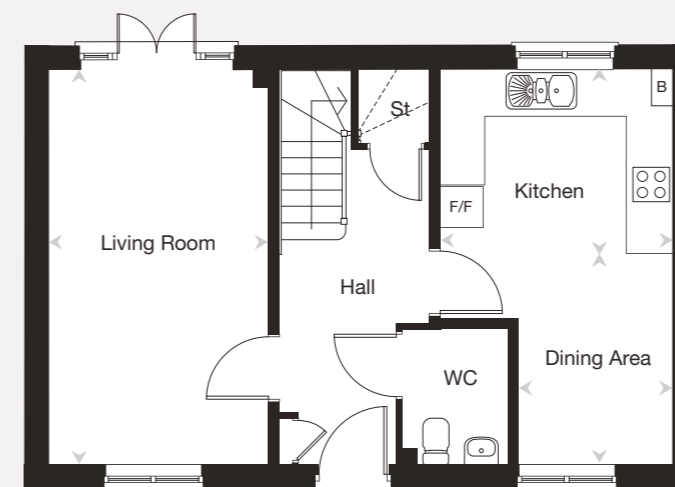
THE ARDALE

The 3 bedroom Ardale is a family-size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy open-plan kitchen/dining area and useful cloakroom off the entrance hallway.

Bedroom 1 with en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

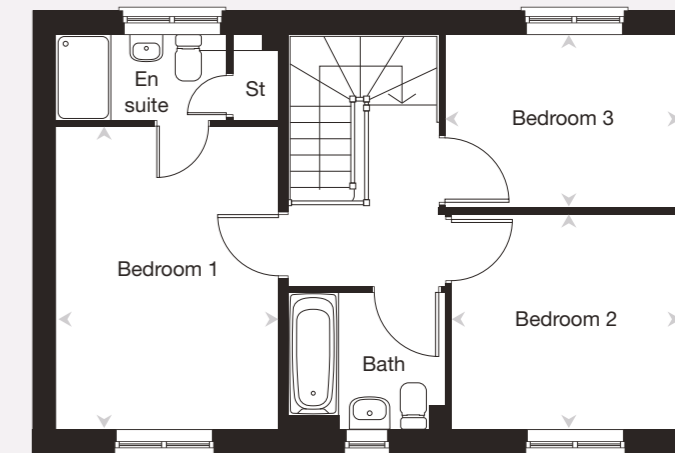
TOTAL 92.7 sq. m. / 998.0 sq. ft.

GROUND FLOOR



Kitchen	3.18m x 2.50m	10'6" x 8'3"
Dining Area	2.91m x 2.11m	9'7" x 6'11"
Living Room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Bedroom 1	4.15m x 3.07m	13'7" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

Key

B – Boiler F/F – Fridge Freezer
St – Store WC – Cloakroom

Plots: 21 & 22

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THE KINGDALE

3 BEDROOM HOME



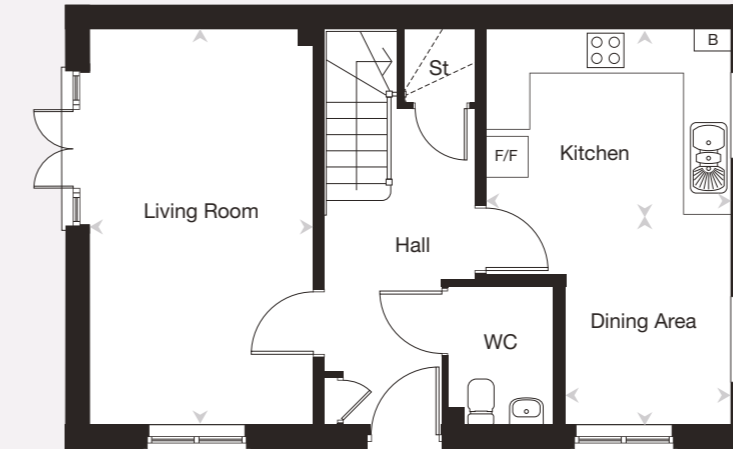
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THE KINGDALE

The Kingdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with en suite shower room, two further bedrooms and a main bathroom.

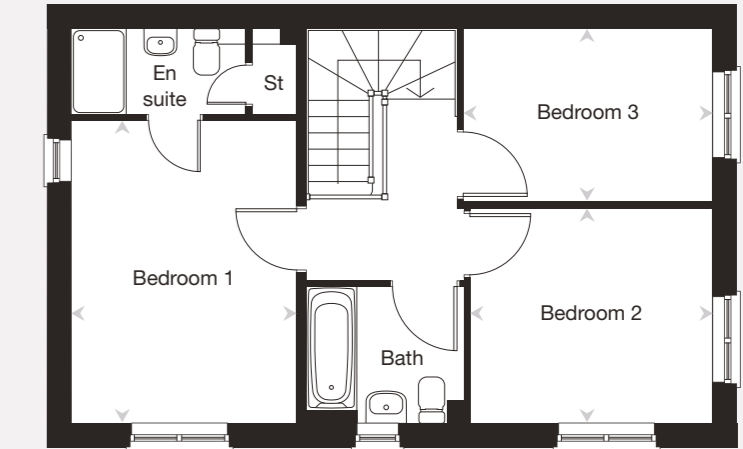
TOTAL 95.18 sq. m. / 1,024 sq. ft.

GROUND FLOOR



Kitchen	3.37m x 3.35m	11'1" x 11'0"
Dining Area	2.27m x 2.04m	7'5" x 6'8"
Living Room	5.41m x 3.07m	17'9" x 10'1"

FIRST FLOOR



Bedroom 1	4.15m x 3.09m	13'7" x 10'2"
Bedroom 2	3.33m x 2.95m	10'11" x 9'8"
Bedroom 3	3.41m x 2.37m	11'2" x 7'9"

Key

B – Boiler F/F – Fridge Freezer
St – Store WC – Cloakroom

Plots: 10, *24, *46, 62 & 116

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THE COLTON

3 BEDROOM HOME



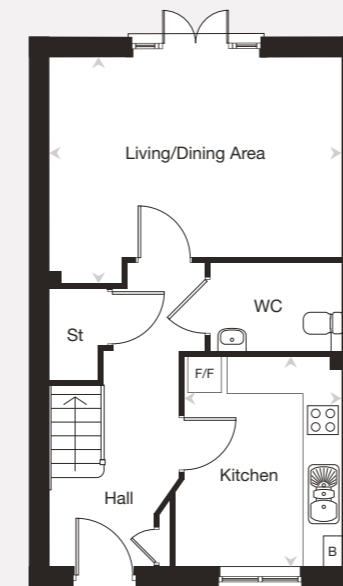
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THE COLTON

The Colton is a 3 bedroom town house featuring a kitchen, convenient guest cloakroom and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are found on the first floor, while the second floor features bedroom 1 with high galleried ceilings and an en suite shower room. A dormer window and a roof light also provide this room with plenty of natural light.

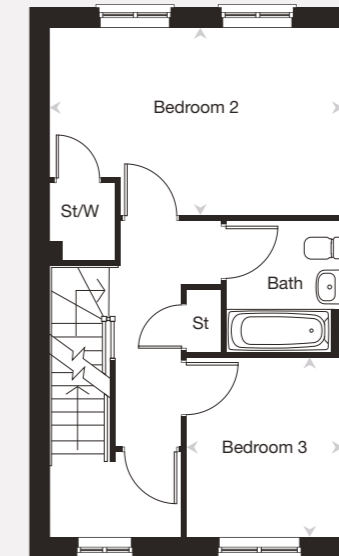
TOTAL 105.4 sq. m. / 1,134 sq. ft.

GROUND FLOOR



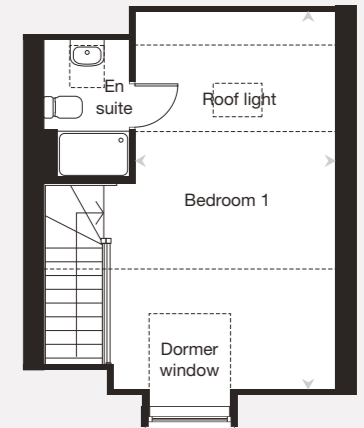
Kitchen	3.43m x 2.72m <i>max 2.57m min</i> 11'3" x 8'11" <i>max 8'5" min</i>
Living/Dining Area	4.78m x 3.69m 15'8" x 12'2"

FIRST FLOOR



Bedroom 2	4.78m x 3.07m 15'8" x 10'1"
Bedroom 3	2.93m x 2.55m 9'8" x 8'5"

SECOND FLOOR



Bedroom 1	6.19m x 3.29m 20'4" x 10'10"
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Key

B – Boiler F/F – Fridge Freezer St – Store
St/W – Store/Wardrobe WC – Cloakroom

Plots: 19, 52, *53, 58, *59, 70, *71, 86, *87, 93, *94, 110, *111, 120, *121, 124 & *125

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THE TRUSDALE

4 BEDROOM HOME



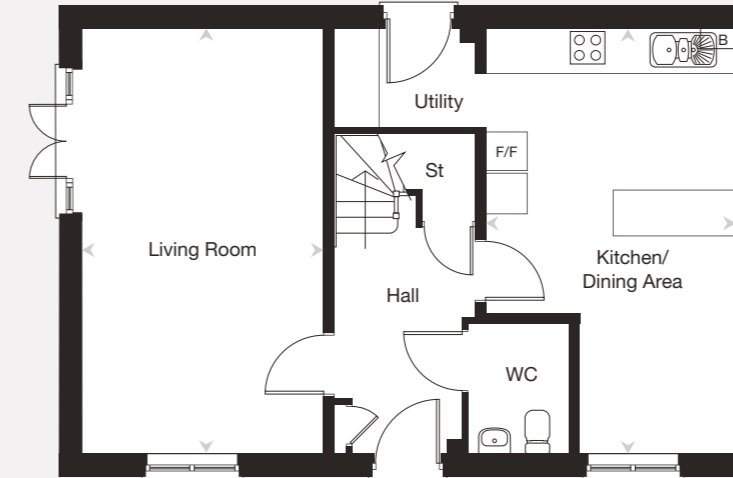
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THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open-plan kitchen/dining area with utility space, and a dual aspect living room which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there is also a further three bedrooms as well as a family bathroom.

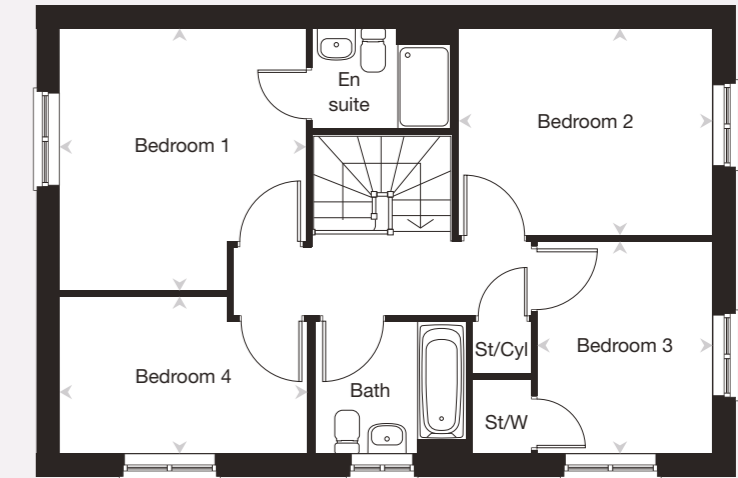
TOTAL 113.9 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m <i>max</i> 2.23m <i>min</i> 20'0" x 11'9" <i>max</i> 7'4" <i>min</i>
Living Room	6.09m x 3.46m 20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

Key
 B – Boiler F/F – Fridge Freezer
 St – Store St/Cyl – Store/Cylinder
 St/W – Store/Wardrobe WC – Cloakroom

Plots: 23, 74 & 92

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THE ELLISTON

4 BEDROOM HOME



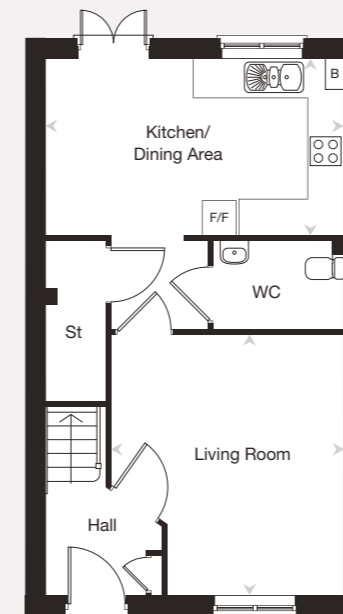
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THE ELLISTON

The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The front door opens onto a hallway from which a door leads you into the living room, while the kitchen/dining area has double doors opening onto the private rear garden. Three bedrooms occupy the first floor, a main bathroom and storage space off the landing. There's also a private staircase leading up to bedroom 1 with en suite.

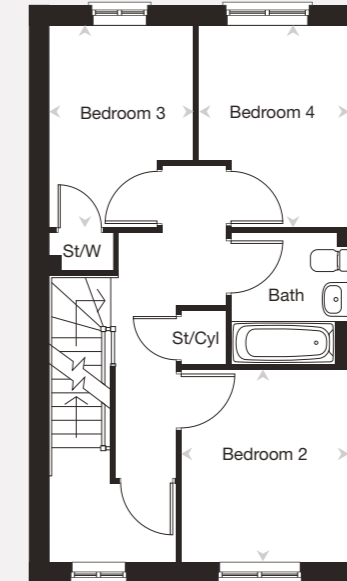
TOTAL 114.0 sq. m. / 1,227 sq. ft.

GROUND FLOOR



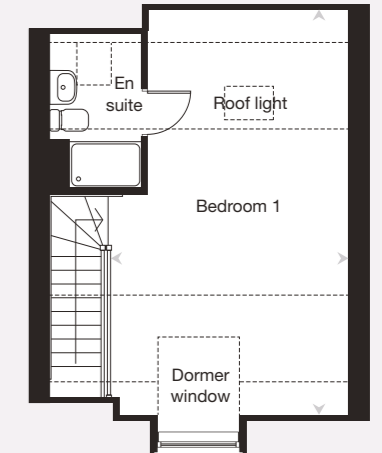
Kitchen/Dining Area	4.89m x 2.90m	16'1" x 9'6"
Living Room	4.26m x 3.81m	14'0" x 12'6"

FIRST FLOOR



Bedroom 2	3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	3.31m x 2.34m	10'10" x 7'8"
Bedroom 4	3.31m x 2.45m	10'10" x 8'1"

SECOND FLOOR



Bedroom 1	6.64m x 3.89m	21'10" x 12'9"
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Key

B – Boiler F/F – Fridge Freezer
 St – Store St/Cyl – Store/Cylinder
 St/W – Store/Wardrobe WC – Cloakroom

Plots: *20, 75, *76, 77, *78, 88, *89, 90, *91, 112 & *113

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THE MANFORD

4 BEDROOM HOME



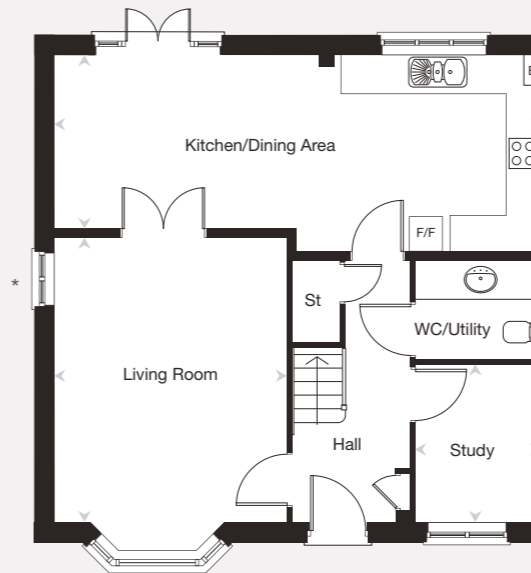
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THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. This home offers a spacious kitchen/dining area which has double doors to the garden, a living room, separate study and a guest cloakroom. Bedroom 1 with en suite and three further well-proportioned bedrooms are found upstairs, along with a family bathroom and useful storage area.

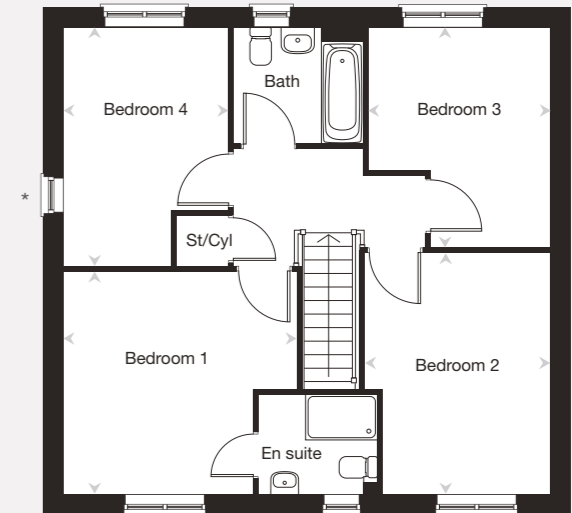
TOTAL 127.0 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.11m x 3.26m	max 2.88m min
	26'7" x 10'9"	max 9'6" min
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

FIRST FLOOR



Bedroom 1	3.88m x 3.71m	12'9" x 12'2"
Bedroom 2	4.02m x 3.09m	13'2" x 10'2"
Bedroom 3	3.66m x 3.03m	12'0" x 10'0"
Bedroom 4	3.97m x 2.75m	13'0" x 9'0"

Key

B – Boiler F/F – Fridge Freezer
St – Store St/Cyl – Store/Cylinder
WC – Cloakroom

Plots: **47, 49, **51, 54, **60, **67, 68, **69, **81, 84, **85, **95, 114 & 115

*Window to plots 84 & 95 only. **These plots are handed. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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Taylor Wimpey

Taylor Wimpey

THE WAYSDALE

4 BEDROOM HOME



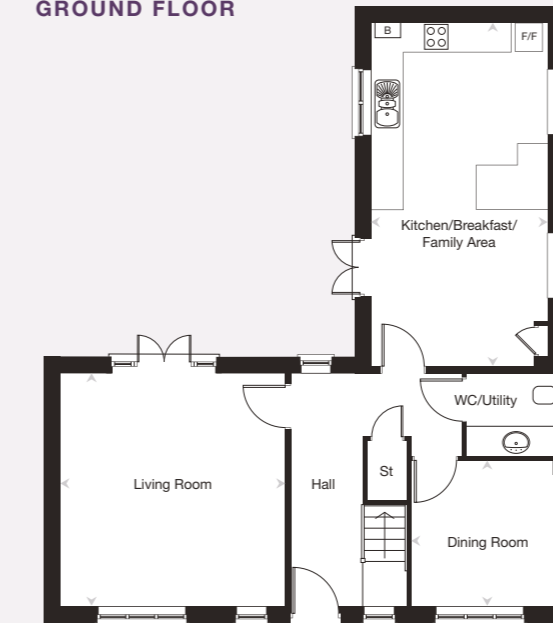
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THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. Bedroom 1 with en suite is found on the first floor, along with three further bedrooms and a family bathroom.

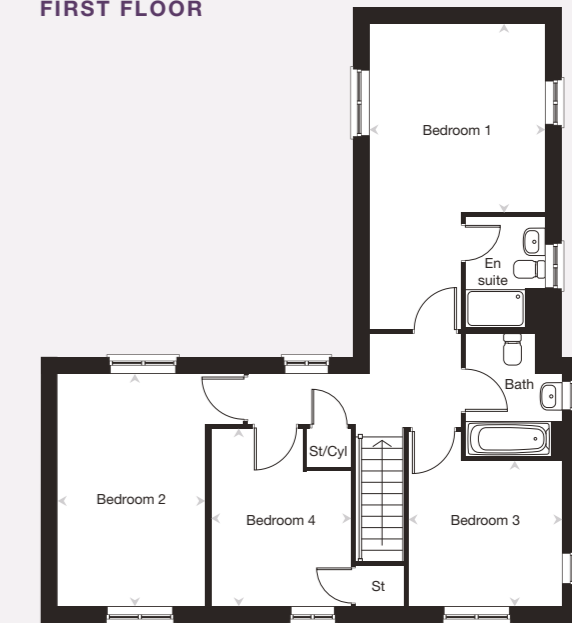
TOTAL 141.7 sq. m. / 1,525 sq. ft.

GROUND FLOOR



Kitchen/Family Area	6.82m x 3.50m	22'5" x 11'6"
Dining Room	3.05m x 2.89m	10'0" x 9'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"

FIRST FLOOR



Bedroom 1	3.77m x 3.50m	12'5" x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m x 2.78m	11'8" x 9'2"

Key
 B – Boiler F/F – Fridge Freezer
 St – Store St/Cyl – Store/Cylinder
 WC – Cloakroom

Plots: 18*, 48*, 50*, 55* & 118

*These plots are handed. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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THE MARFORD

4 BEDROOM HOME



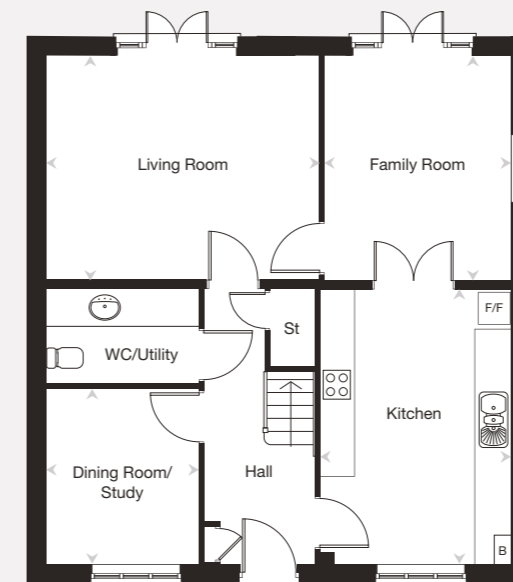
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THE MARFORD

The Marford is a traditional double-fronted 4 bedroom home with substantial accommodation for growing families or professional couples in search of extra space. A contemporary fitted kitchen leads through double doors to the family room. The living room also has double doors to the garden. Upstairs, the landing leads to a well-proportioned bedroom 1 with en suite, three further bedrooms and the main bathroom.

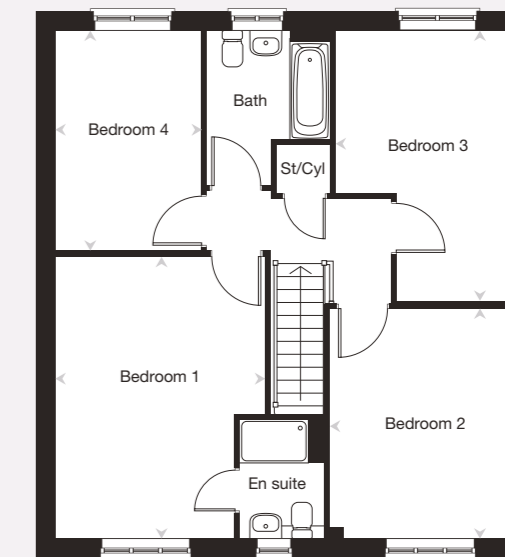
TOTAL 143.6 sq. m. / 1,546 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room/Study	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Bedroom 1	4.91m x 3.64m	max 3.13m min 16'2" x 12'0"	max 10'3" min
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"	
Bedroom 3	4.72m x 3.23m	15'6" x 10'7"	
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"	

Key

B – Boiler F/F – Fridge Freezer
 St – Store St/Cyl – Store/Cylinder
 WC – Cloakroom

Plots: **56, 57, 61, 72, 73, 117 & **119

*Window to plots 57 & 73 only. **These plots are handed. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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THE HAMILTON APARTMENTS

2 BEDROOM APARTMENTS

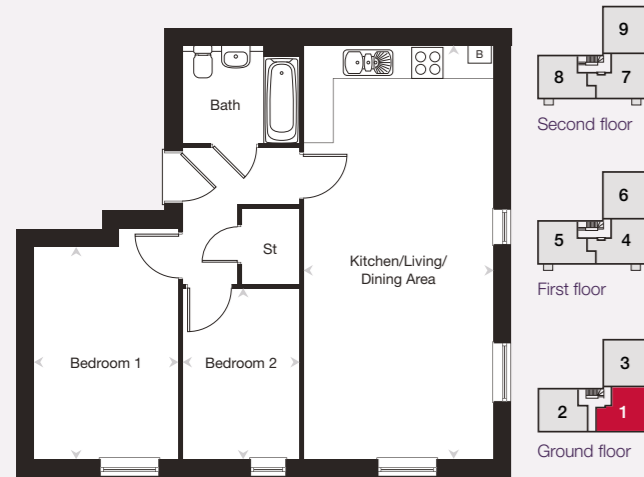


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THE HAMILTON APARTMENTS

Our 2 bedroom apartments have been thoughtfully designed with modern day living in mind. Enjoy entertaining your family and friends in your contemporary open-plan kitchen/living/dining area, plus enjoy an en suite to bedroom 1 and balcony to some homes.

PLOT 1



Kitchen/Living/Dining Area
8.05m x 3.70m 26'5" x 12'2"

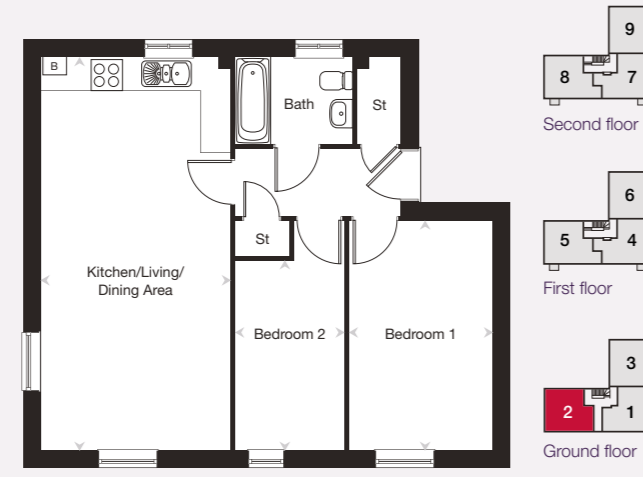
Bedroom 1
4.13m x 2.81m 13'7" x 9'3"

Bedroom 2
3.33m x 2.28m 10'11" x 7'6"

Total internal floor area
61.2 sq. m. 658 sq. ft.

Key B – Boiler BS – Bin Store CS – Cycle Store St – Storage

PLOT 2



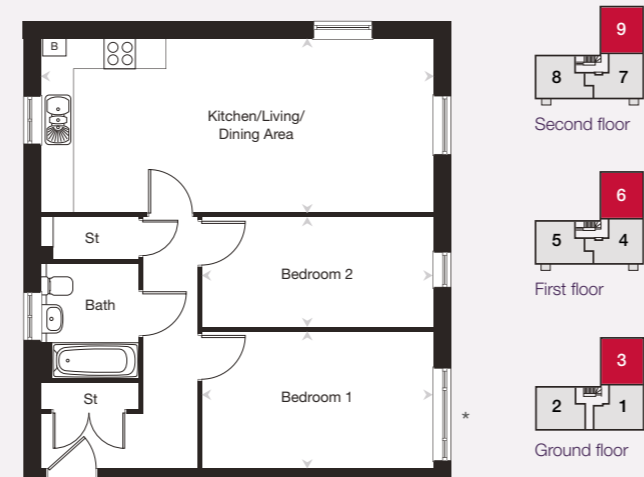
Kitchen/Living/Dining Area
7.66m x 3.70m 25'2" x 12'2"

Bedroom 1
4.48m x 2.80m 14'8" x 9'2"

Bedroom 2
3.71m x 2.14m 12'2" x 7'1"

Total internal floor area
61.8 sq. m. 665 sq. ft.

PLOTS 3 | 6 | 9



Kitchen/Living/Dining Area
7.66m x 3.40m 25'2" x 11'2"

Bedroom 1
4.51m x 2.67m 14'10" x 8'9"

Bedroom 2
4.51m x 2.15m 14'10" x 7'1"

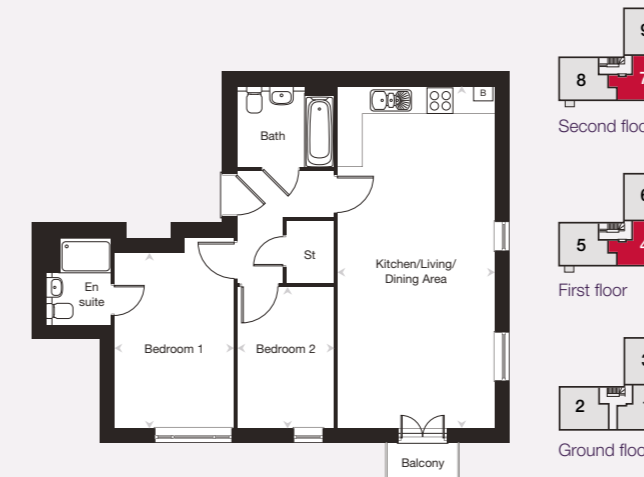
Total internal floor area
64.2 sq. m. 691 sq. ft.

*Smaller window to plot 3.

THE HAMILTON APARTMENTS

Our 2 bedroom apartments have been thoughtfully designed with modern day living in mind. Enjoy entertaining your family and friends in your contemporary open-plan kitchen/living/dining area, plus enjoy an en suite to bedroom 1 and balcony to some homes.

PLOTS 4 | 7



Kitchen/Living/Dining Area
8.05m x 3.70m 26'5" x 12'2"

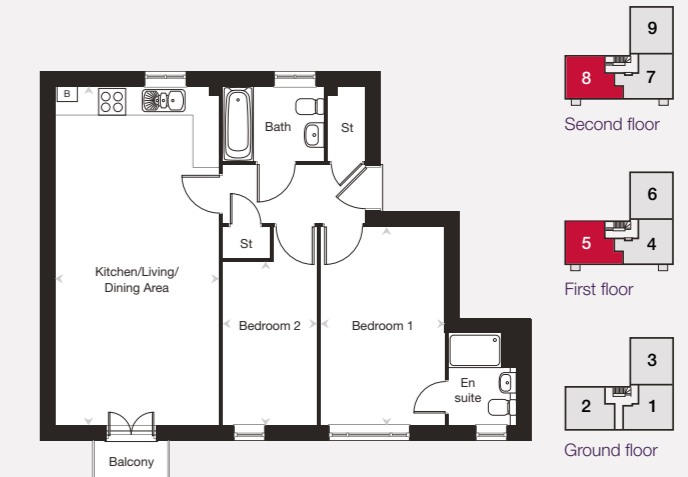
Bedroom 1
4.13m x 2.81m 13'7" x 9'3"

Bedroom 2
3.33m x 2.28m 10'11" x 7'6"

Total internal floor area
64.5 sq. m. 694 sq. ft.

Key B – Boiler St – Store

PLOTS 5 | 8



Kitchen/Living/Dining Area
7.66m x 3.70m 25'2" x 12'2"

Bedroom 1
2.80m x 4.13m 14'8" x 9'2"

Bedroom 2
3.71m x 2.14m 12'2" x 7'1"

Total internal floor area
65 sq. m. 699 sq. ft.

Plots: 1-9

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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Plots: 1-9

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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THE HAMILTON APARTMENTS

2 BEDROOM APARTMENTS



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THE HAMILTON APARTMENTS

Modern 2 bedroom apartments offering an open-plan layout, perfect for first time buyers, couples or downsizers.
Enjoy an en suite to bedroom 1 and balcony to some homes.

PLOT 126



Kitchen/Living/Dining Area
8.05m x 3.70m 26'5" x 12'2"

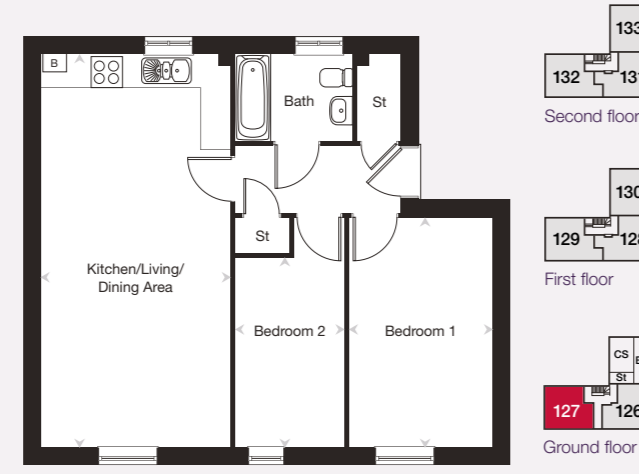
Bedroom 1
4.13m x 2.81m 13'7" x 9'3"

Bedroom 2
3.33m x 2.28m 10'11" x 7'6"

Total internal floor area
61.2 sq. m. 658 sq. ft.

Key B – Boiler BS – Bin Store CS – Cycle Store St – Storage

PLOT 127



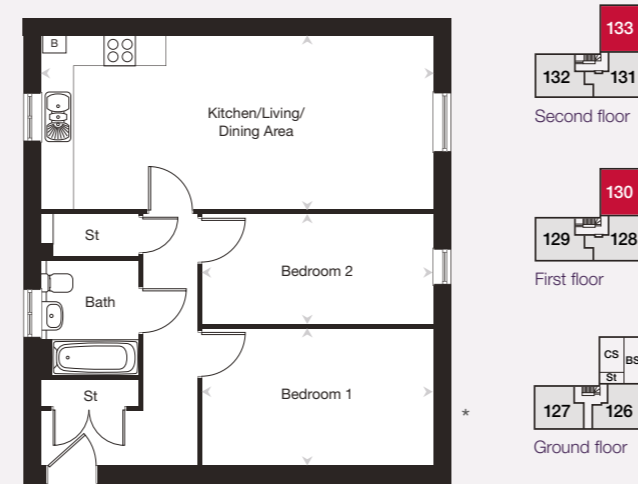
Kitchen/Living/Dining Area
7.66m x 3.70m 25'2" x 12'2"

Bedroom 1
4.48m x 2.80m 14'8" x 9'2"

Bedroom 2
3.71m x 2.14m 12'2" x 7'1"

Total internal floor area
61.8 sq. m. 665 sq. ft.

PLOTS 130 | 133



Kitchen/Living/Dining Area
7.66m x 3.40m 25'2" x 11'2"

Bedroom 1
4.51m x 2.67m 14'10" x 8'9"

Bedroom 2
4.51m x 2.15m 14'10" x 7'1"

Total internal floor area
64.2 sq. m. 691 sq. ft.

PLOTS 128 | 131



Kitchen/Living/Dining Area
8.05m x 3.70m 26'5" x 12'2"

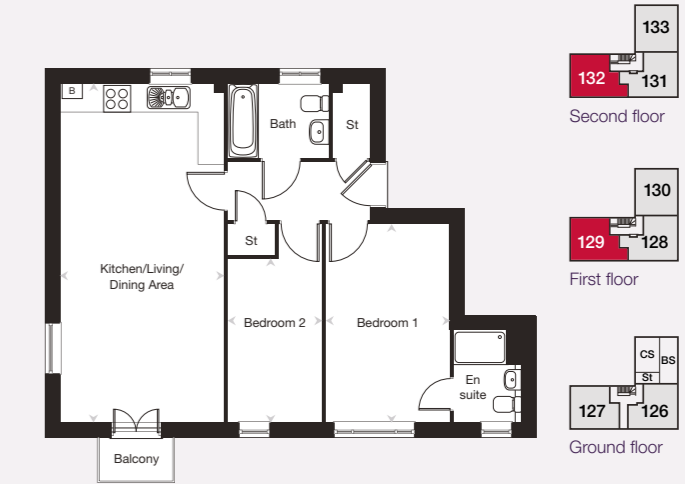
Bedroom 1
4.13m x 2.81m 13'7" x 9'3"

Bedroom 2
3.33m x 2.28m 10'11" x 7'6"

Total internal floor area
64.5 sq. m. 694 sq. ft.

Key B – Boiler St – Store

PLOTS 129 | 132



Kitchen/Living/Dining Area
7.66m x 3.70m 25'2" x 12'2"

Bedroom 1
2.80m x 4.13m 14'8" x 9'2"

Bedroom 2
3.71m x 2.14m 12'2" x 7'1"

Total internal floor area
65 sq. m. 699 sq. ft.

Plots: 126–133

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 43284/March 2023.

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Plots: 126–133

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STANDARD SPECIFICATION

FRANKLIN PARK

Land South of Stevenage Road, Todds Green, Stevenage, Hertfordshire, SG1 2JB

TELEPHONE

01438 908 553

OPEN TIMES

Please check our website before you visit.

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen/utilities	2	3	4
Stainless steel bowl and a half	✓	✓	✓
Postformed laminate worktop with upstand	✓	✓	✓
Single oven*	✓		
Double oven*		✓	✓
4 burner gas hob	✓	✓	✓
Integrated hood	✓	✓	✓
Stainless steel splash back	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Integrated washer/dryer	✓	✓	✓
Chrome downlights	✓	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓	✓

Bathrooms

Splashback to basin	✓		
Half-height tiling to bath*	✓		
Half-height tiling to all walls		✓	✓
Tiled window sill	✓	✓	✓
Chrome downlights	✓	✓	✓
Shaver socket	✓	✓	✓
White modern sanitary ware	✓	✓	✓

En suites and Cloakroom (if applicable)

Splashback to basin	✓	✓	✓
Full-height tiling to shower wall	✓	✓	✓
Half-height tiling to remaining walls		✓	✓
Chrome downlights	✓	✓	✓
White modern sanitary ware	✓	✓	✓
Shaver socket	✓	✓	✓

Heating/electrical services	2	3	4
Full central heating/gas fired radiators	✓	✓	✓
Thermostatically controlled radiator valves	✓	✓	✓
Mains operated smoke/heat detectors	✓	✓	✓
White double socket outlets	✓	✓	✓
TV sockets to living room, master and bed 2 (if applicable)	✓	✓	✓

Lighting

Chrome downlights to all wet rooms*	✓	✓	✓
Pendant light fittings to all other rooms	✓	✓	✓

Internal finishes

White finished internal doors	✓	✓	✓
Ceilings and walls finished in white	✓	✓	✓
White painted internal joinery	✓	✓	✓
White UPVC double glazed windows	✓	✓	✓
Chrome ironmongery	✓	✓	✓

External finishes

Stainless steel up/down spot light	✓	✓	✓
External tap	✓	✓	✓



OPTIONAL UPGRADES

FRANKLIN PARK

Land South of Stevenage Road, Todds Green, Stevenage, Hertfordshire, SG1 2JB

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OPEN TIMES

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To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please contact the sales executive for further information.

Kitchen	2	3	4
Upgrade worktops to include upstand	✓	✓	✓
Upgrade coloured door frontals	✓	✓	✓
Upgrade appliances	✓	✓	✓

Bathroom and en suites

Upgrade tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower	✓	✓	✓

Additional features

Upgrade to room specific downlights	✓	✓	✓
Upgrade to room specific wardrobe	✓	✓	✓
Upgrade to additional sockets	✓	✓	✓
Upgrade flooring throughout	✓	✓	✓
Upgrade to add turf to garden areas	✓	✓	✓

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

*Subject to house type. Please refer to your sales executive for further information.

FROM LOOKING ROUND TO MOVING IN...



FRANKLIN PARK

Land south of Stevenage Road
 Todds Green
 Stevenage
 Hertfordshire
 SG1 2JB

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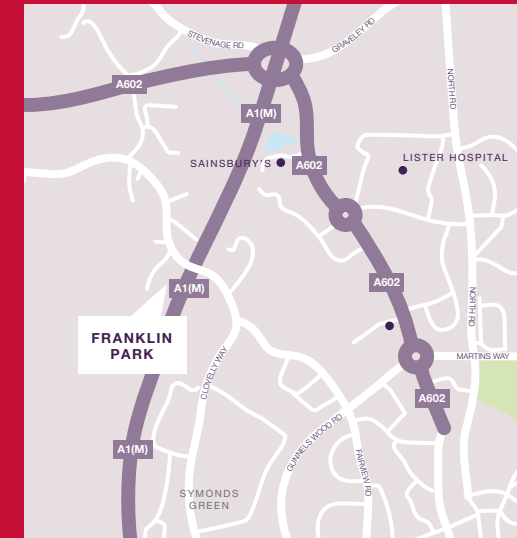
FROM WELWYN GARDEN CITY:

- Head south west on Valley Road/B195
- At the next two roundabouts, take the 2nd & 4th exits to merge onto A1(M)
- At junction 8, take the A602 exit to Hitchin/Stevenage (North)
- At the roundabout, take the 2nd exit onto Stevenage Road
- Turn left onto Chantry Lane & take the 1st exit over the next two roundabouts
- Continue onto Fishers Green where you'll find the development on your right



FROM LETCHWORTH GARDEN CITY:

- Head south on Letchworth Gate/A505
- At the roundabout, take the 3rd exit onto the A1(M) slip road to Stevenage/London, follow for 1.9 miles
- At junction 8, take the A602 exit to Hitchin/Stevenage(North)
- At the roundabout, take the 5th exit onto Stevenage Road
- Turn left onto Chantry Lane & take the 1st exit over the next two roundabouts
- Continue onto Fishers Green where you'll find the development on your right



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