

New Road, Radlett

£1,150,000 (Freehold)

VILLAGE
E S T A T E S



An exclusive collection of three brand new, high specification four bedroom, three bathroom family homes, built by Shield Homes. These properties are conveniently located in an idyllic location in Radlett and boasts picturesque views of the adjacent greenbelt countryside and farmland.

Traditionally designed externally, with contemporary internal finishes of the highest quality which includes Porcelanosa tiles, remote controlled under counter lighting and Nobila two tone cabinetry. The accommodation on the ground floor, reflects modern up to date living, featuring a generous Kitchen/Dining/Family room with luxury high specification cabinetry and integrated appliances, leading out to an impressive garden via bi-fold doors. The kitchen includes a Quooker hot tap, waste disposal, Wifi operated Siemens fan oven, and fan oven/microwave, wine cooler and a Elica induction hob. There is a large front reception room with Porcelanosa tiled floor, a utility room off of the kitchen and a downstairs WC. There is under floor heating throughout the ground floor.

On the first floor there are three bedrooms, two with fitted wardrobes, two bathrooms (one en-suite) a large storage cupboard and views over the green belt opposite. The top floor is the principle bedroom with an en-suite bathroom and fitted wardrobes and Daiken air conditioning.

There is a large east facing garden with an Indian Sandstone paving patio and a Ketter Composite shed at the back of the garden. A minimum of 2 dedicated parking spaces are available for each house on the spacious courtyard area.

There is excellent access to the M1, A41 and M25. The Thameslink station is available from nearby Radlett or Elstree, connecting to St Pancras in less than half an hour.

01923 852434
www.village-estates.co.uk



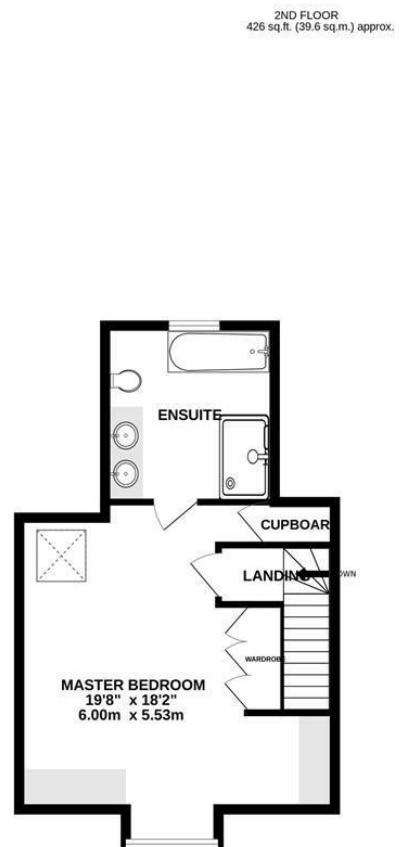
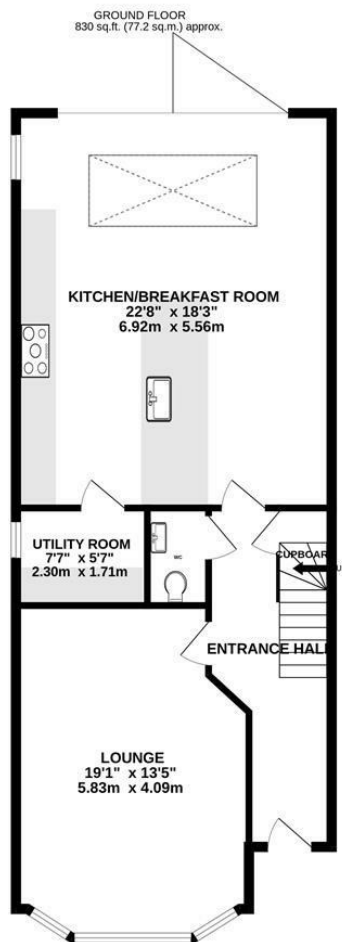
Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









TOTAL FLOOR AREA : 1995sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Specification

Kitchen - Luxury High Specification 'Nobilis' Two-Tone Cabinetry with Soft Close Doors & Drawers – Feature Remote Controlled Under Cabinet LED Lighting - Silestone Worktop and Backsplash - Large Stainless Steel Sink with Waste Disposal, 'Quooker' Pro 3 Flex Chrome Hot Tap - Integrated Siemens Appliances including; Dishwasher, Separate Full-Sized Fridge and Freezer - Wi-Fi Controlled Fan Oven - Wi-Fi Controlled Fan Oven with Microwave - Wine Cooler - 'Elica' Induction Hob with integrated downdraft extraction.

Utility Room – Plots 1&3 High Specification Cabinetry, Space for stacked Washing Machine/Tumble Dryer
Plot 2 - High Specification Cabinetry with Silestone Worktop. Stainless Steel Sink - Space for separate free standing Washing Machine & Tumble Dryer

Bathrooms - Tiles Supplied By Porcelanosa - Fully Tiled Walls & Floors - 'Abode' Taps and Showers - Vanity Units with LED Lit Mirrors – Shaver Sockets - Dual Fuel Heated Chrome Towel Rails with Remote Controlled Thermostat.

Bedrooms – Principle Bedroom - Fitted Wardrobes and Drawers - Daiken Air-Conditioning Unit Bedroom 2 – Sliding Wardrobes with Built in Drawers
Bedroom 3 – Fitted Wardrobes

Flooring –Porcelanosa Porcelain Tile flooring throughout Ground Floor with Under Floor Heating Carpet – Stairs, Landing and Bedrooms

Windows and Doors – Aluminium Front Door by Pirnar Doors - Windows – Double Glazed White uPVC Sash Windows - Aluminium Bi-Fold Door to Garden - Internal doors –Solid Core Fire Doors Painted Black with softwood architrave, skirting and chrome handles.

Lighting/Electrical - Chrome Recessed LED downlights throughout - Chrome Sockets & Switches - External Lighting (Front, Rear and Side) - Wired for Vehicle Electric Charging Point – External Electrical Sockets

Landscaping/External - Sandstone Paved Patio and Paths– Lawn - Landscaping to front Garden Shed – Bin Store – Off-Street Parking on Driveway with Permeable Block Pavers – External Tap

Construction - Softwood Staircase with Hardwood Handrail and Glass Panels- Alarm System - Fascias & Soffits in White uPVC, Gutters in Black uPVC– Energy Efficient Gas Fired Central Heating - Internal walls painted in single colour emulsion throughout. - Skirting, architrave and door linings in satin wood finish - 10 year Global Home Warranty