

Little Hays, Borehamwood

£3,900 ()

VILLAGE
E S T A T E S



Available for rent on an unfurnished basis....

We are proud to present to the Rental market this stunning NEARLY NEW 3 bedroom house on the sought after development at The Grain Yard, a refined residence for those seeking exclusivity and originality.

Built by leading luxury property developer GRIGGS, The Grain Yard is an exquisite collection of thirteen architecturally distinctive and beautifully crafted homes which converge tradition and new forms allowing seamless connection with their verdant surroundings.

This well designed 3 bedroom home providing approximately 1,566 SQFT of living accommodation. Entering through the light-filled hallway, black Crittall-style glazed doors provide access to an open-plan kitchen/family/dining room as well as a separate living room, both rooms feature double doors to the garden for seamless indoor/outdoor living. Upstairs on the first floor are three double bedrooms and the family bathroom. The principal bedroom has a stylish en-suite shower room and fitted wardrobes.

Located in the Hertfordshire town of Borehamwood, the development is well-positioned for access to the local amenities and transport links of both Borehamwood and Radlett.

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www.village-estates.co.uk



Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

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.









GROUND FLOOR

Kitchen	4.30m x 3.18m	14' 1" x 10' 4"
Living Room	4.80m x 4.69m	15' 8" x 15' 4"
Family/Dining Area	6.15m x 2.85m	20' 2" x 9' 4"

FIRST FLOOR

Principal Bedroom	4.69m x 3.95m	15' 4" x 13' 0"
Bedroom 2	4.69m x 3.10m	15' 4" x 10' 2"
Bedroom 3	3.27m x 2.85m	10' 7" x 9' 4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	