

Hamptons

INTERNATIONAL



Plot 1 The Palm Houses Shelley Close, Edgware, HA8

5  3  2 

£1,250,000
(£1,250,000)

Property details



Key features

- Gated development
- Contemporary individually designed
- High quality contemporary bathroom
- Wet underfloor heating system to g
- Flooring: Herringbone flooring; car
- Paved patio and grass laid to each
- Air source heat pump
- Car charging connection (homeown
- 2 year Developer warranty
- 10 year Buildzone warranty

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Description

VIEWINGS NOW AVAILABLE - ARRANGE YOUR APPOINTMENT. Hamptons are pleased to introduce to the market, this 5-bedroom family home that is part of The Palm Houses, an exclusive collection of just four residences set within a private gated development. This attractive family home offers a wealth of living accommodation from the moment you step inside. The inviting hallway leads to an open-plan kitchen/dining room, the hub of any home. The sleek kitchen provides all the latest modern appliances with bi-fold doors that lead to a spacious rear garden. Double pocket doors open onto a separate living area. A utility room and guest cloakroom complete the ground floor. The two upper floors house the 5 bedrooms with the two principals both including an ensuite shower room. A contemporary family bathroom finishes the layout. Key features:- Contemporary individually designed kitchen by Hacker. Blum soft closing doors and drawers and high quality Silestone worktops. Square single sink with boiling water tap. Integrated appliances include induction hob, combi oven, combi microwave, dishwasher & fridge/freezer. LED feature cabinet lighting. Wine cooler. Plumbing for second dishwasher. Feature lights over kitchen island.- Utility room with additional sink. Storage. Capacity for additional fridge / freezer. - Guest cloakroom with wall mounted wc with soft closing seat and lid. Contemporary square shaped basin with vanity unit. Recessed downlights. Mirror detail.- Bathroom: High quality contemporary white sanitaryware. Bath with stylish black fittings, thermostatic valve and square framed bath screen. Feature LED concealed lighting to bath panel. Wall mounted wc with soft closing seat and lid. Contemporary square shaped basin with vanity unit. Recessed downlights. Heated towel rail. Contemporary tiling. Shaver socket.- Ensuites: Slimline shower tray with thermostatic concealed shower valve, square framed sliding shower screens. Mirrored wall cabinet with LED light detail. Wall mounted wc with soft closing seat and lid. Contemporary square shaped basin with vanity unit. Recessed downlights. Heated towel rail. Contemporary tiling. Shaver socket.- Principal bedroom includes room to accommodate walk-in dressing area.- Wet underfloor heating system to ground floor. Herringbone flooring to open plan kitchen, living room and hallway. Lux carpets to bedrooms, stairs and landings.- Recessed downlights throughout living room, kitchen, bathrooms & hallways. - USB sockets to bedrooms, living room and kitchen. Terrestrial and Sky Q satellite feeds. Telephone and satellite points to living room and principal bedroom. Cat 6 cabling and data points to living room and all bedrooms. High speed fibre broadband capability.- Dimmer switches to living room and dining area. Switches and sockets in brushed nickel throughout.- Nightfall black Vicaima doors throughout, tall doors on groundfloor. - Bi-fold doors to rear garden. Side access to each private garden for convenience. Paved patio and grass laid to each garden. External lighting to side returns, garden and at front door.- 1 allocated parking space.- Electric gates at entrance to the private estate with remote control.- High quality double glazed windows.- Air source heat pump.- Ecological protection measures including hedgehog, highways and bird boxes.- Car charging connection (homeowner to install charger).- Two year Developer post completion warranty (covers workmanship and limited cover on parts. Full terms available on completion).- 10 year Buildzone warranty upon legal completion. Tenure: Freehold Estate Charge: TBCCouncil Tax Band: GPEA rating: B To arrange an appointment to view, please contact Hamptons Stanmore New Homes 0208 954 8626 The pictures you see may not be indicative of this property. They could be CGIs or photos of the Development Show Home or alternatively a previous development by the same Developer. Situation Located in the sought-after Eruv and in close proximity to Mill Hill, Elstree, Stanmore, and Bushey, residents will benefit from a prime location which contribute to the elevated lifestyle offered by this exclusive development set within a peaceful, leafy oasis. Edgware is well-connected making it a convenient location for commuters and families alike. With excellent road links to the M1 or further north via the A41 or A406. For those travelling further afield for business or for pleasure, Luton and Heathrow Airports are approximately 30 minutes and 50 minutes respectively. Edgware Underground Station is a pleasant 15-minute walk from the development and provides a direct route via the Northern Line to key destinations such as Euston, King's Cross, Leicester Square and Bank. Thameslink operate services from Mill Hill Broadway which is under 10 minutes' drive and provides a convenient service every 15 minutes to the heart of London. Perfectly positioned for quick and easy access to some of North London's most renowned shopping destinations. Among these, Brent Cross offers a wide range of high-street and luxury brands. In addition, The Broadwalk Edgware, Atria Watford, and Borehamwood further expand your options. For those who enjoy combining fitness with the great outdoors, Edgware and its surrounding areas boast some of the country's most prestigious golf courses along with recreational parks and facilities that include a cricket and football pitches, tennis and basketball courts, bowling greens and a crazy golf course. For families with school-age children, Edgware





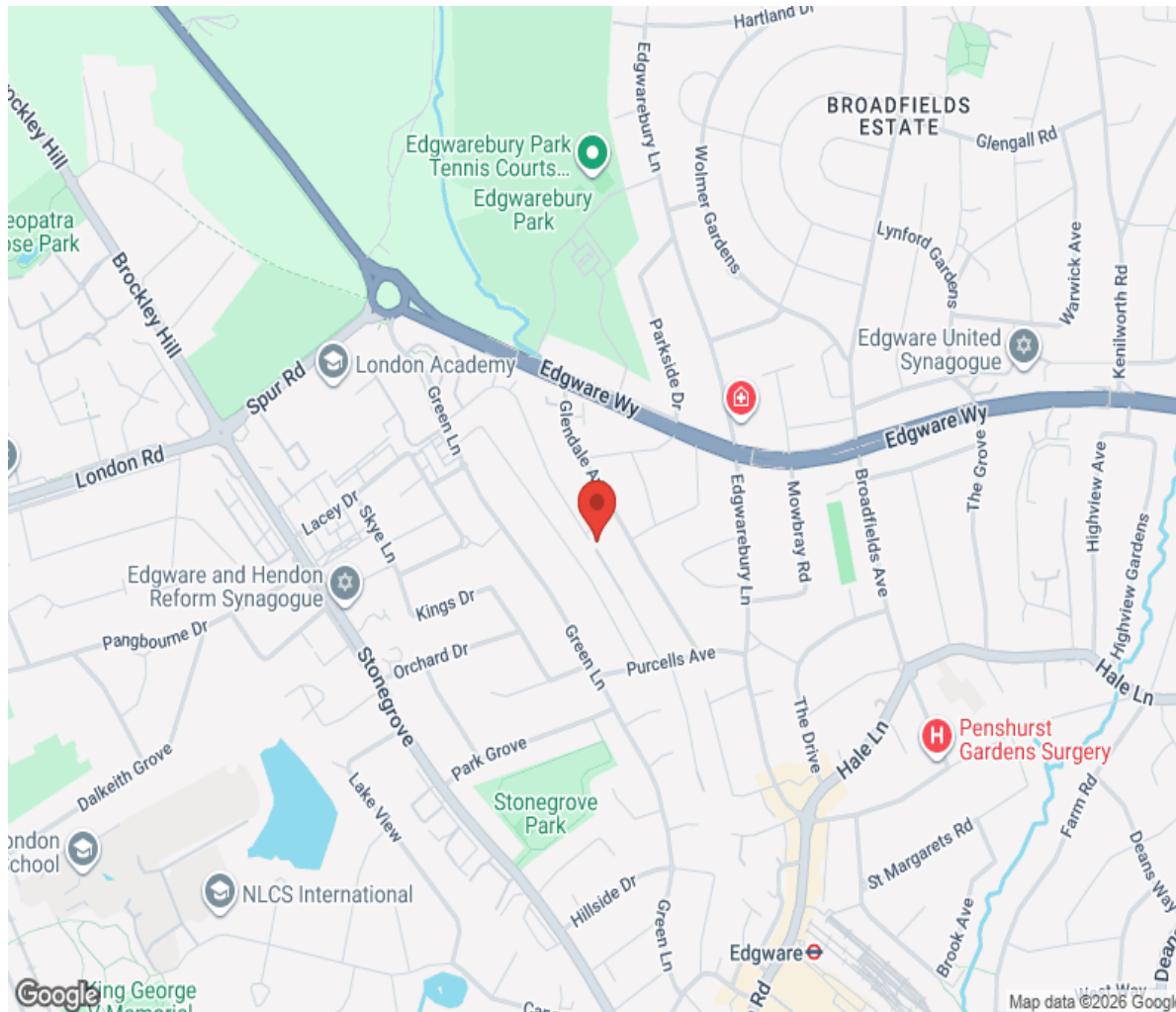




Floor plan



Location



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