

Hamptons

INTERNATIONAL



Plot 4 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 family home that forms part of The Palm Houses, an exclusive collection of just four residences set within a private gated development. An impressive 5-bedroom family home offering spacious accommodation throughout. The inviting hallway leads you to the central point of this home, an open-plan kitchen/dining area with a stylish kitchen housing all the latest modern appliances. Bi-fold doors lead to the rear garden, an excellent space for entertaining. Pocket sliding doors open onto a separate living area. An additional utility room and guest cloakroom complete the ground floor. The two upper floors offer 5 bedrooms with the two principals both including an ensuite shower room. A contemporary family bathroom finishes the layout.

Specification:- Contemporary individually designed kitchens by Hacker. Blum soft closing doors and drawers and high quality Silestone worktops. Square single sink in Houses 1 & 4, double sinks in Houses 2 & 3. 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 and 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 with high quality contemporary white sanitaryware. Bath with stylish black fittings, thermostatic valve, square framed bath screen and 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 with slimline shower tray, 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.- Wider than usual hallways. Herringbone flooring to open plan kitchen, living room and hallway. Lux carpets to bedrooms, stairs and landings.- Wet underfloor heating system to ground floor.- Recessed downlights throughout all living room, kitchen, bathrooms & hallway.- USB sockets to bedrooms, living room and kitchen.- Terrestrial and Sky Q satellite feeds.- Telephone and satellite TV 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.- Nightfall black Vicaima doors throughout, tall doors on groundfloor.- Bi-fold doors to rear garden.- Electric gates with remote control.- Side access to private garden for convenience. External lighting to side returns, gardens and at front door.- Paved patio and grass laid to each garden.- 1 allocated parking space per house.- High quality double glazed windows.- Air source heat pumps.- 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 Prime on 0203 369 7074. The pictures you see may not be indicative of this property. They could be CGI's 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 and the surrounding areas are home to a

wealth of outstanding educational establishments, from primary to secondary schools with a diverse range options including single-sex or co-ed state and private schools, there's something to suit every preference. Property Ref Number: HAM-63281

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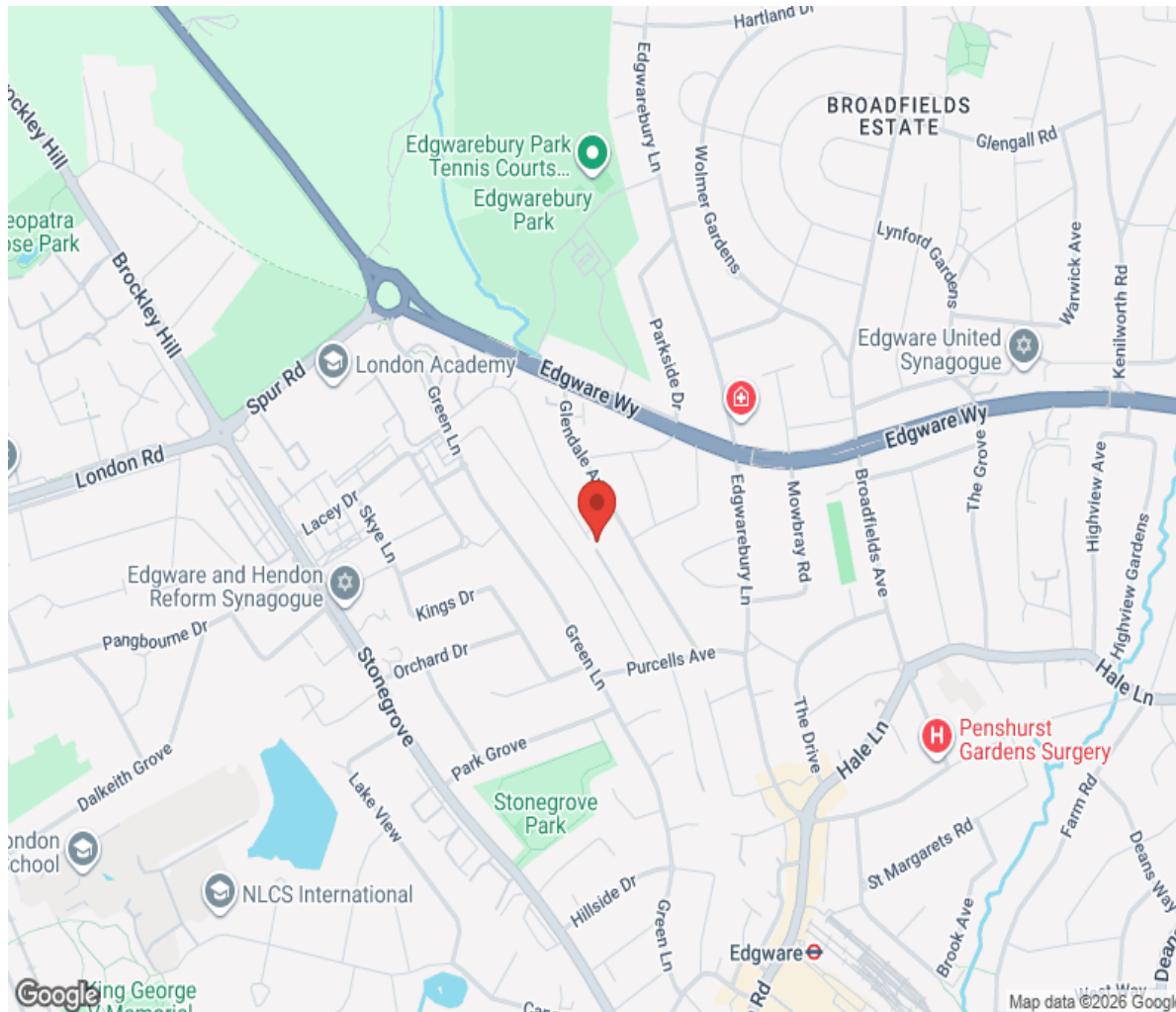




Floor plan



Location



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