

## 2 Hammonds End View, Harpenden Hertfordshire

A brand new detached family home due to be completed Summer 2018 offering superb family accommodation including large entertainment basement measuring in area in excess of 7000 sq.ft being built by local and reputable

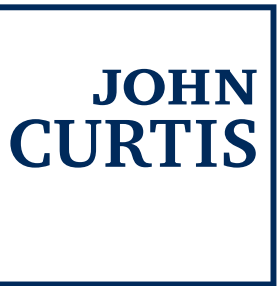
All measurements are approximate. whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis  
Call us on 01582 764471 for free valuations and advice  
Visit us at 36 High Street, Harpenden, Herts AL5 2SX  
Email enquiries@johncurtis.co.uk

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Currently under construction a well planned and beautifully appointed detached house forming part of this select and exclusive development located at the end of this sought after cul de sac in the heart of West Common.

The house is being built by established and reputable builders Tilsworth Developments who pride themselves in building attractive and well appointed family homes to an exacting standard.

This spacious house offers excellent well planned accommodation in excess of 7000 sq.ft arranged over four floors including an impressive basement floor with home cinema room, gym and games room

At this stage there still an opportunity to have certain colour choices. For more information and to arrange a site visit contact the selling agents John Curtis

Fully fitted modern bespoke kitchens with Quartz worktops incorporating all appliances to include two ovens, warming drawer, induction hob and extractor, dishwasher, wine cooler, separate tall fridge and tall freezer. All plots have centre islands with seating, rinsing sinks and Quooker hot taps. All supplied and fitted by Fine Fitted Interiors of Redbourn.

Oak and glass staircase fitted to all plots.

Fitted wardrobes to master dressing rooms.

Fitted lighting control with glass touch sensitive switches. LED downlights fitted throughout.

Sonos multi zone all round sound system fitted to all plots.

BT and data wiring throughout.

Sky distribution and freeview wired to all rooms.

CCTV to front and rear of properties.

Nacoss approved alarm system.

Underfloor heating to basement, 1st and 2nd floors with touch screen controls and thermostats.

PIR Sensor lighting in bathrooms.

Stair lights fitted to staircases.

Luxury fully tiled en-suites/bathrooms fitted with Porcelanosa sanitaryware to incorporate walk in showers, double sink units in master en-suites. Boxed in cisterns with flushplates to toilets and luxury tiling.

All flooring included.

Landscaped gardens to front and rear.

Views over open countryside from rear of development.

Quiet cul-de-sac location in the middle of sought after West Common.

10 year structural warranty.

### Basement

Cinema Room - screen and fixed projector with seven flush mounted speakers and subwoofer providing all round sound.

Games Room with bar.

Gym - mirrored with air conditioning.

### Entrance hall

### Cloakroom

Study 13'1 x 9'5 (3.99m x 2.87m)

Lounge 19'8 x 17'9 (5.99m x 5.41m)

Kitchen/dining room 31'8 x 27'11 (9.65m x 8.51m)

Family room 29'2 x 17'9 (8.89m x 5.41m)

Children's room 17'9 x 12'4 (5.41m x 3.76m)

Utility room 13'0 x 9'9 (3.96m x 2.97m)

### Basement

Home cinema room 22'2 x 18'3 (6.76m x 5.56m)

Games room 38'4 max x 17'9 (11.68m max x 5.41m)

Gym 20'8 x 15'10 (6.30m x 4.83m)

### Toilet

### Plant room

### First Floor

Bedroom one 26'8 x 17'9 (8.13m x 5.41m)

Dressing room 17'9 x 8'6 (5.41m x 2.59m)

### En suite

Bedroom two 16'9 x 15'8 (5.11m x 4.78m)

### En suite

Bedroom three 13'1 x 13'0 (3.99m x 3.96m)

### En suite

Bedroom five 17'9 x 13'5 (5.41m x 4.09m)

Bedroom six 12'6 x 11'2 (3.81m x 3.40m)

### Second floor

Bedroom four 21'6 x 21'6 (6.55m x 6.55m)

### En suite

Garage 18'1 x 13'1 (5.51m x 3.99m)