



61 Meadow Avenue

Harperbury Park, Shenley, WD7 9FJ

Guide Price £890,000



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A luxury four double bedroom detached home, built by renowned 5-star builders 'Bloor Homes' on the highly popular Harperbury Park Development just a short distance from Radlett Village Station with direct links to Central London. Presented in immaculate condition this is one of the first stunning 'BERRINGTON' style properties offered for resale and has been constructed to a high energy efficient specification thought to save the buyer up to 40% on energy bills. The accommodation comprises on the ground floor an open plan kitchen/dining/family room, guest cloakroom, spacious utility cupboard, formal living room and a study/home office. On the first floor there are four double bedrooms the principal with an en suite shower room and a family bathroom with separate shower cubicle. The house also boasts a good-sized rear garden laid to lawn as well as a detached garage and driveway providing off-street parking for two cars. Harperbury Park is surrounded by beautiful countryside and walks as well as being located just a short drive to the M25 and M1 Motorways. You will find a plethora of renowned private and outstanding state schools within just a short drive as well as excellent shopping at Colney Fields Centre, St Albans and Watford beyond. There is an on-site bus shuttle service running between the development and Radlett Station for much of the day, making this ideal for commuters or those visiting the shops, cafes and restaurants in the village. This stunning property is the definition of drop your bags and move in condition and an early appointment to view comes highly recommended.

Ground Floor

Black UPVC front door with rain canopy above, lantern light to one side, under eaves external spotlights located in the soffits.

Entrance Hall

'Amtico' flooring, inset LED spotlights, under stairs storage cupboard, wall-mounted carpeted staircase to first floor.

Utility Cupboard

Well designed double utility cupboard providing ample space for washing machine and dryer, basket shelf with double storage cupboard above.

Guest Cloakroom

White low-level WC, wall-mounted wash handbasin with chrome mixer tap, tiled splash back and wall-mounted mirror above, inset LED spotlights, extractor fan, wall-mounted radiator and tiled flooring.

Study/Home Office

8'1 x 6'6 (2.46m x 1.98m)

'Amtico' flooring, window to front aspect.

Living Room

17'2 x 11'11 (5.23m x 3.63m)

Formal living room, 'Amtico' flooring, two wall-mounted radiators, French doors with full height glass panels to either side with windows above and providing direct access to rear garden.

Dining/Family Room

26'11 x 14'3 (8.20m x 4.34m)

'Amtico' flooring, space for sofas, space for dining table and chairs, inset LED spotlights, two wall-mounted radiators, windows to front aspect, open-plan to kitchen.

Kitchen

Comprehensive range of white high gloss wall and base units, quartz worktops and upstands, 1 1/2 bowl stainless steel sink with chrome mixer tap, AEG appliances including integrated fridge/freezer, integrated dishwasher, oven with separate oven grill above, central island with chrome gas hob and storage cupboards to two sides as well as brushed chrome chimney-style extractor with lighting above, cupboard housing 'Ideal Standard' boiler, 'Amtico flooring', inset LED spotlights, French doors with glass panels to either side and windows above providing direct access to rear garden.

First Floor

Landing

Carpeted, large double storage cupboard, access hatch to fully insulated loft space.

Bedroom One

14'9 x 10'6 (4.50m x 3.20m)

Fitted mirror fronted double wardrobe, space for dressing table, wall-mounted radiator, window to rear aspect, door to:

En Suite Shower Room

White 'Roca' wash handbasin with chrome mixer tap and vanity unit with drawers below, fitted mirror above as well as tiled splash back, double shower cubicle with sliding doors and wall-mounted chrome shower unit controls with rain shower head and a hand held shower attachment, tiled walls and flooring, electric shaver point, white wall-mounted heated towel warmer, inset LED spotlights, obscure glazed window to side aspect.

Bedroom Two

11'8 x 10'4 (3.56m x 3.15m)

Double bedroom with fitted double mirror fronted wardrobe, grey 'Amtico' flooring, wall mounted radiator, window to rear aspect .

Bedroom Three

13'7 x 8'8 (4.14m x 2.64m)

Double bedroom with fitted mirror fronted double wardrobe, grey 'Amtico' flooring, wall-mounted radiator, window to front aspect.

Bedroom Four/Dressing Room

12'9 x 8'8 (3.89m x 2.64m)

Double bedroom, currently used as a dressing room and fitted with range of mirror fronted wardrobes, grey 'Amtico' flooring, window to front aspect.

Family Bathroom

Modern white bathroom suite comprising: panelled bath with chrome mixer tap and handheld shower attachment, wash handbasin with chrome mixer tap, tiled splash back with mirror above and two drawer vanity unit below, electric shaver point, separate shower cubicle with glazed door, wall-mounted chrome rain shower head, wall-mounted chrome controls and handheld shower hose, white wall-mounted heated towel warmer, part tiled walls, tiled flooring, inset LED spotlights, obscure glazed window to side aspect.

Exterior

Frontage

Area of lawn with paved path leading to front door, flowerbeds to either side below windows.

Garage & Off-Street Parking

Bloc-paved driveway with off-street parking for two vehicles leading to brick built single garage with electric up and over door, power and lighting, unrestricted guest parking on the street.

Rear

Full width paved patio leading to wide area of lawn, outside tap, outside electric socket, gate leading to driveway providing side access, exterior lighting including under eaves inset spotlights to soffits.



Road Map



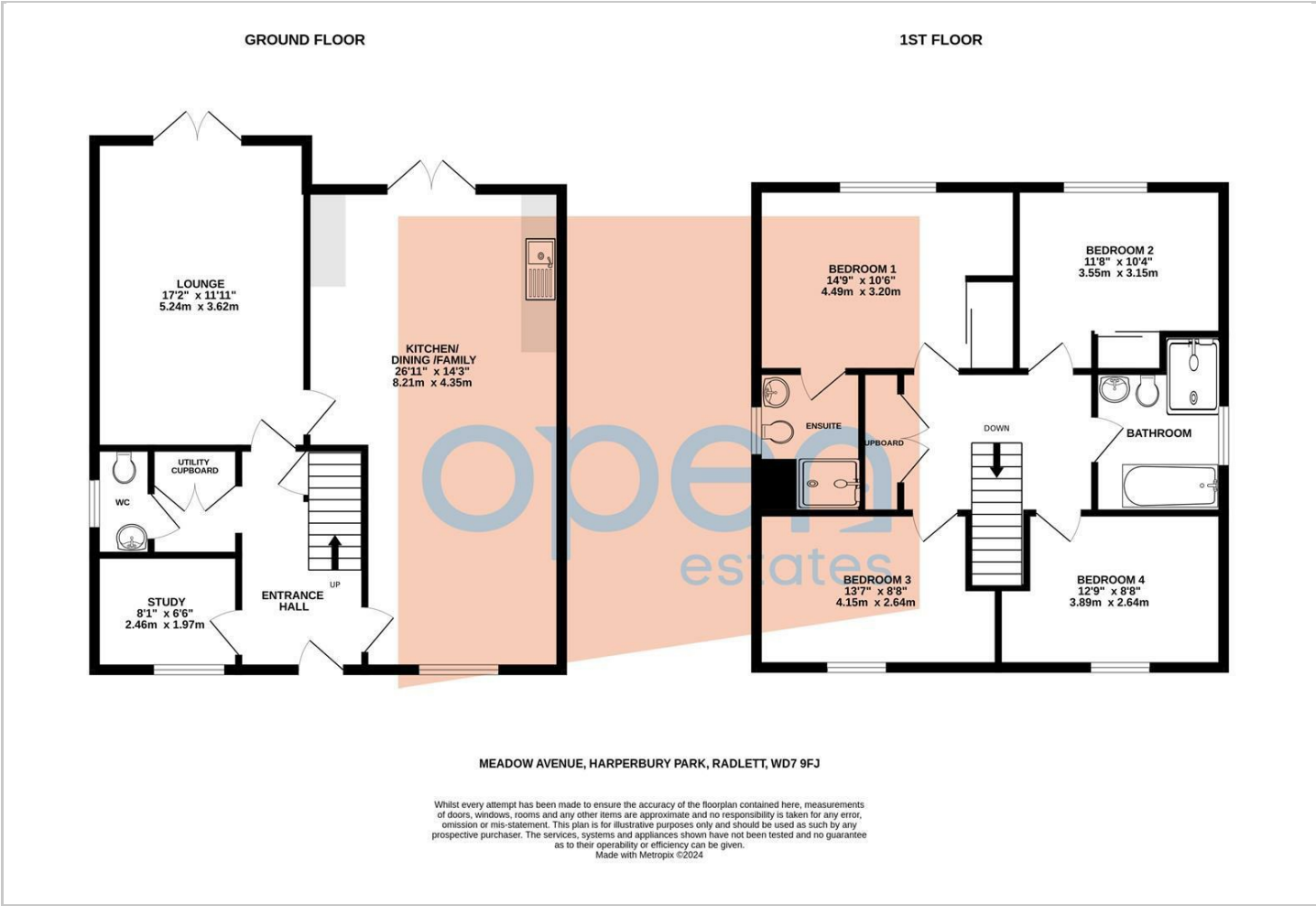
Hybrid Map



Terrain Map



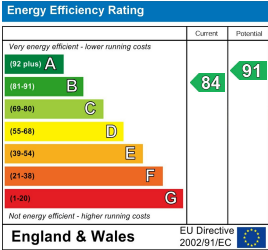
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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