

88 Valley Road, Rickmansworth, WD3 4BJ

Property Specification

1. Bespoke Handmade Kitchen (by Money Hill Interiors)
2. **BORA Appliances** (steam ovens (2), hob / extractor, teppanyaki)
3. **LG Signature** (wine fridges (2) and American Fridge Freezer)
4. **Miele** Dishwashers (2)
5. **Indian Granite** Worktops (book matched)
6. **Lusso Stone** Sanitary Ware (all bathrooms & cloakrooms)
7. **Dali Lighting System** (internal and external including annex / games room)
8. **Control 4 System** (remote programming)
9. **Control 4 Light Switches**
10. **Foresite Light Programming**
11. **UniFi Seamless Wifi**
12. **SKY Flow** Ready
13. Fully Wired for Surround Sound (all areas)
14. Cinema Installed for **Dolby Sound System**
15. Cat 5 & 6 Wiring Installed (throughout)
16. **Lazenby** Polished Concrete Floors (throughout)
17. Underfloor Heating (throughout)
18. 570L Megaflow System
19. Hot Water Programmable Loop (instant hot water to all areas)
20. Bioethanol Fireplace
21. **Mr Slim** Hot and Cold Air Conditioning (to all rooms)
22. Decorative Venetian Plaster (used in many areas)
23. Heated Garage
24. 40KVE Heat Only Boilers (2)
25. **Advantage** 12 Year New Homes Warranty
26. **Hikvision** Security Cameras Installed (can be monitored)
27. Electric Gates for Security (smart home compatible)
28. Solar Power Ready (if desired)
29. Heat Pump Ready (if desired)
30. EPC – B Rating

