Ark Avenue, Borehamwood,

£625,000

- Three Double Bedrooms
- Kitchen/Breakfast Room
- Fully Tiled bathrooms
- Off Street Parking For Two Cars With Electric Charging Point
- Downstairs Toilet

- Two Bathrooms (En Suite)
- Air Conditioning In Bed One & Two
- Versatile Garden Room
- Large Living Room
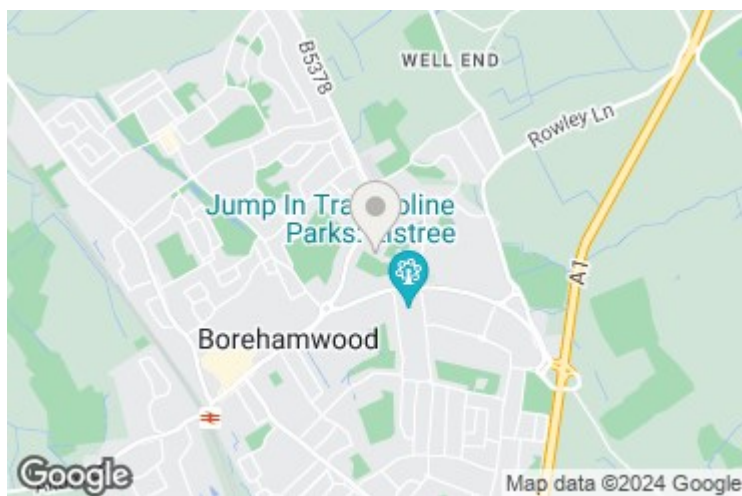- Modern Private Development

An immaculately presented, Three double bedroom, Two bathroom house. Situated within this popular, sought-after development. This modern home benefits from ample storage and well-proportioned rooms.

Upon entering, the ground floor has a bright entrance hallway. Which comprises of a large kitchen/breakfast room, leading out into a well maintained rear garden with a fully functional, versatile garden room. The dual aspect windows complement the generous sized living space.

On the upper floor are Two large bedrooms providing a great space. Each room offers spacious storage. Hallway storage further amplifies the functionality of this floor, providing additional space for everyday essentials. Conveniently nestled on this floor is the family bathroom. Designed with modern fixtures and a soothing ambiance.

The pinnacle of this floor, the master suite, stands as a testament to opulence and grandeur. A sprawling 28-foot bedroom welcomes inhabitants into a realm of spaciousness and comfort. The attached en-suite bathroom complements this luxurious sanctuary. Thoughtfully designed with high-end amenities and a sophisticated ambiance.

Hertsmere Mews is perfectly located within close proximity to local amenities, restaurants and transport links. The development is also in close proximity to local schools that includes Yavneh College/Primary School and Monksmead School.
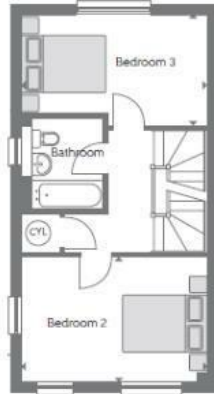
Second Floor

Bedroom 1	5.790m x 4.400m	19'0" x 14'5"
Dressing Area	3.000m x 2.355m	9'10" x 7'9"

First Floor

Bedroom 2	4.400m x 3.000m	14'5" x 9'10"
Bedroom 3	4.425m x 2.675m	14'6" x 8'9"

Ground Floor

Kitchen/ Dining Room	4.400m x 2.660m	14'5" x 8'9"
Living Room	4.850m x 3.295m	15'11" x 10'10"

As shown plots: 38*, 158, 168 and 178
Handed plots: 55*, 167, 177 and 187
*detached

Total Internal Area: 116.94 sq. m.   1259 sq. ft.

B Boiler   CYL Hot Water Cylinder   —— Reduced Head Height

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 168878/10/17. Type E.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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