



# FINCH CLOSE

A FANTASTIC DEVELOPMENT OF NINE NEW HOMES  
BUILT WITH THE FUTURE IN MIND







# FINCH CLOSE, WATFORD

Finch Close is a development of just nine brand new, contemporary, 4-bedroom town houses within walking distance of Garston station providing excellent connections for commuters.

Each home offers generous room sizes, three double bedrooms plus a single, with the top floor boasting a master bedroom with en-suite and plenty of storage space.

What makes these homes unique and ready for the future is the air source heat pump which provides the property with warmth and heat which is approximately four times more efficient than boilers and minimise the carbon footprint by around 70%. Each home also comes with 2 parking spaces equipped with electric car charging points.



## SUPER EFFICIENT

503%\* efficiency at a 35 degree flow temperature puts this range in a class of it's own!

\*MHC-V8



## ONBOARD INTERNET

Internet connectivity allows you to monitor the heat pump and system from anywhere in the world. Never come back to a cold home again!



## SO, SO QUIET

Engineered to be louder than 35db(A) at 3m, the M Thermal range should never bother the neighbours.



## R32 REFRIGERANT

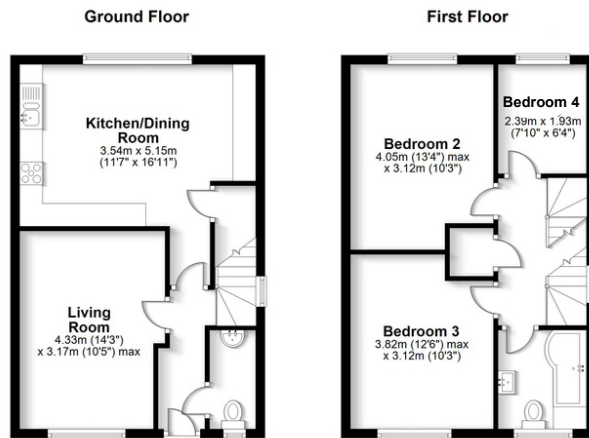
With global warming potential of 657 (two-thirds less than R410a), R32 is much better for the environment.

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gardner

- 4 bedrooms
- 2 parking spaces per house
- Fantastic sized study
- Freehold
- Electric car charging points
- Air source heat pump



# THE MEADOWS

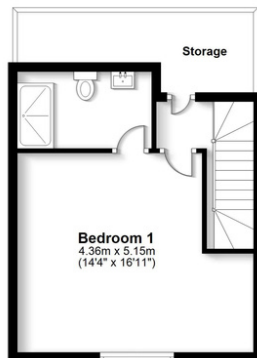


Downstairs the homes benefit from an entrance hallway, cloakroom, living/family room to the front of the house and an open plan kitchen/dining room to the rear of the property, flooded with natural sunlight from the patio doors leading on to the garden.

On the first floor there are two good sized bedrooms, a study, and a family bathroom with the back bedroom and study providing a particularly peaceful view over a field to the rear. The family bathroom and en suite are tiled with Porcelanosa wall and floor tiles and feature Mira sanitaryware. On the second floor there is a spacious master bedroom with en-suite and ample storage space.

\*Floorplans are for illustrative purposes only

**Second Floor**



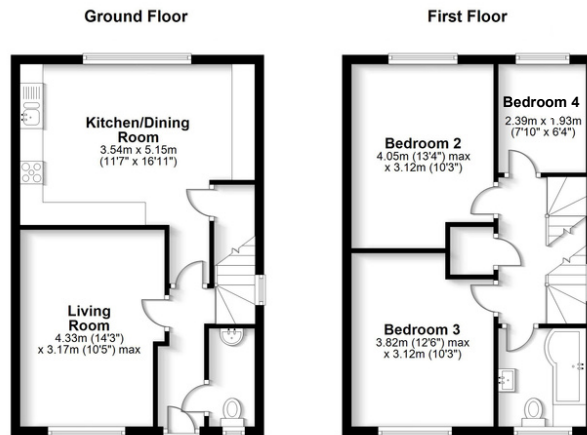
Total area: approx. 119.3 sq. metres (1284 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes  
garages and outbuildings - i My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





# THE HARVEST

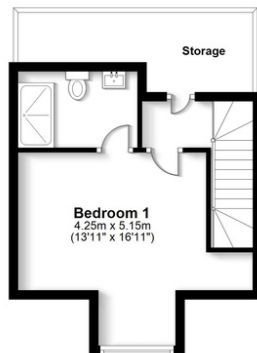


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Second Floor



Total area: approx. 114.5 sq. metres (1233 sq. feet)

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# SPECIFICATION

## Kitchen

- Howdens Clerkenwell super matt handleless kitchen units
- Quartz worktop, upstand and splashback behind hob
- 1.5 bowl white undermounted sink with black taps
- Under cupboard lights to wall cabinets
- Bosch oven, combination microwave and induction hob
- Integrated Hotpoint dishwasher, washing machine and fridge/freezer

## Bathroom, en-suite & cloakroom

- Porcelanosa shine platino wall tiles
- Heated towel rail in bathroom and en-suite
- Mira white sanitaryware
- White vanity unit
- Roper Rhodes wall mirror in grey

## Flooring

- Galleria Ash Oak to the ground floor
- Carpets to the stairs, landings, study and bedrooms
- Porcelanosa Ferroker Niquel floor tiles to the bathroom and en-suite

## General

- Air source heat pump
- Underfloor heating to the ground floor with radiators to the remaining floors
- White sockets and switches
- White shaker style internal doors with black ironmongery
- Dulux Dusted Moss 3 to all walls and Pure Brilliant White to the bathrooms

## External

- Electric car charging point
- Lighting to the front and rear
- Power socket and tap to the rear garden
- Patio area to the rear garden





# AREA INFORMATION

Watford is a desirable location as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including Atria shopping centre, a large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space.

Local Authority: Watford Borough Council

Tenure: Freehold

Council tax: Band tbc

Distance to Watford town centre: 2.6 miles

Nearest station: 0.5 miles to Garston station

\*Please note CGI lawn has been used in the garden photo for illustrative purposes.



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150 per transaction: Archer Rusby, Hanney Dawkins & Jones, Taylor Walton, The Partnership, Woodward Surveyors, Trend & Thomas Surveyors & SDL Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our Directors has a vested interest in the business. We recommend these companies as we believe they offer an excellent service, but you are not under any obligation to use them.



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