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Barham Avenue

ELSTREE ♦ HERTFORDSHIRE



LOCATED OFF THE GREAT ROMAN ROAD WATLING STREET AND CLOSE TO THE ROMAN SETTLEMENT SULLONIACAE, THE LEAFY VILLAGE OF ELSTREE IS NOW THE EPITOME OF ENGLISH RURAL LIVING.

Surrounded by a patchwork of open fields, mature woodland and expansive reservoirs, the village combines history with modern convenience. Late medieval houses and buildings dating from the 17th and 18th centuries punctuate the High Street, where the weather boarding and mellow peg-tile roofs of the attractive old cottages and inns stand cheek by jowl with more modern 1950s and 60s properties.

MENTION ELSTREE, AND MOST PEOPLE THINK OF THE FAMOUS FILM STUDIOS: MOVIES SUCH AS STAR WARS, INDIANA JONES, THE SHINING AND SUPERMAN, TO NAME BUT A FEW, HAVE ALL BEEN FILMED THERE, WHILE THE KING'S SPEECH RECENTLY BECAME THE MOST AWARDED AND NOMINATED FILM IN THE STUDIOS' ILLUSTRIOUS 85 YEAR HISTORY.

Amidst the tree-lined avenues of this Arcadian haven, the large, secluded houses off Barham Avenue offer privacy, exclusivity and allure in equal measure. Widely regarded as one of the finest roads in Elstree, Barham Avenue is close to both open parkland and an impressive range of amenities; there are thriving places of worship and some of the finest schools in Hertfordshire including Radlett Prep, Haberdashers' Aske's and Aldenham School within easy access.

Sporting facilities abound with a choice of clubs in the area catering for tennis, cricket, football and rugby, while Elstree's proximity to Watford and St Albans should satisfy the football and rugby fans respectively, and ease of access to central London ensures a wealth of sporting opportunities. Elstree Aerodrome and the fabulous Aldenham Country Park are also nearby, the idyllic location lending itself to a host of country pursuits – including sailing available on the large local reservoir. There is also a full range of health clubs and sports venues close by, with a choice of no less than six golf clubs within a three mile radius.

Shopping is equally enjoyable; outside of the West End, which is just a short drive away, Brent Cross Shopping Centre and The Harlequin in Watford offer high street emporia aplenty. Elstree's local shopping centre and retail park features household names such as M&S, Next and Boots, while there is also a Tesco superstore less than a mile away. For more sophisticated retail therapy, the popular village of Radlett, just two miles away, offers a superb selection of boutiques: Battlers Green Farm hosts over a dozen traditional stores, including the long-established Battlers Green Farm Shop, renowned for its superb range of high quality food and wines. Radlett is also excellent for dining and socialising, while culture is provided at the Radlett Centre in the form of theatre, music, art and kids' entertainment.

Despite its rural setting, Elstree is well located for commuting: Elstree First Capital Connect Station, just a short walk from Barham Avenue, is just 20 minutes from King's Cross, with trains every half an hour (more frequently at peak times), providing speedy access to the City. The A1, M1 and M25 are all within a short drive, while Elstree is just over 15 minutes' drive from St Albans and Watford. For travel further afield, Luton Airport is just over 19 miles away and Heathrow is 26 miles.





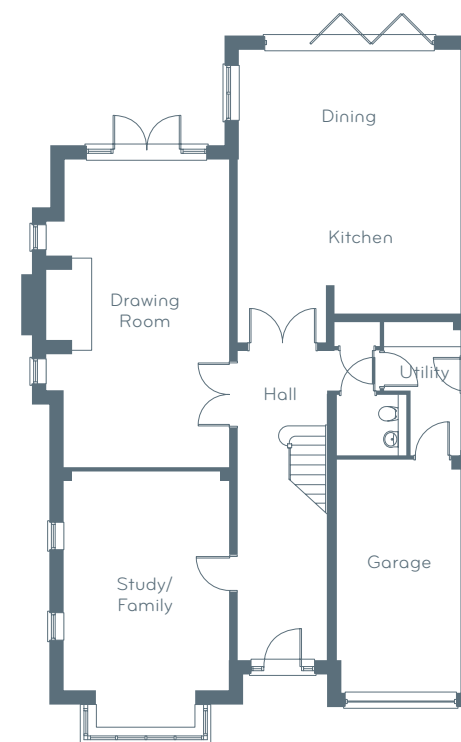


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MULBERRY HOUSE

26 BARHAM AVENUE

MULBERRY HOUSE - FLOOR PLAN HOUSE 1



Kitchen/Dining

mm: 7150 max x 5450 max
ft in: 23' 5 max x 17' 10 max

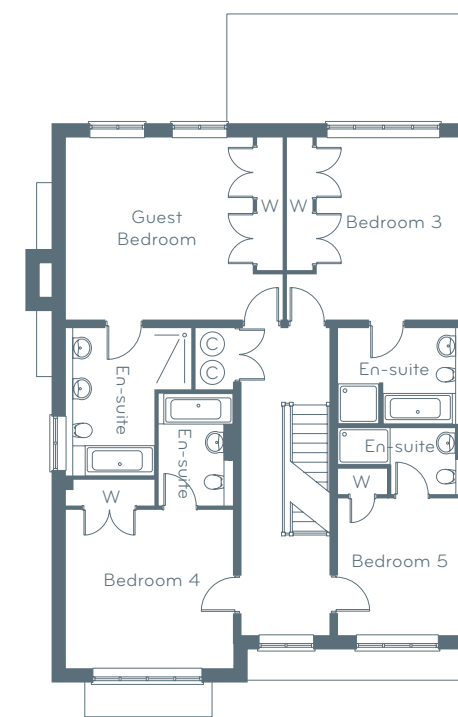
Drawing Room

mm: 7450 x 4050 min
ft in: 24' 5 x 13' 3 min

Study/Family

mm: 5450* x 4050
ft in: 17' 10* x 13' 3

* into bay



Guest Bedroom

mm: 5300 max x 4450
ft in: 17' 4 max x 14' 7

Bedroom 3

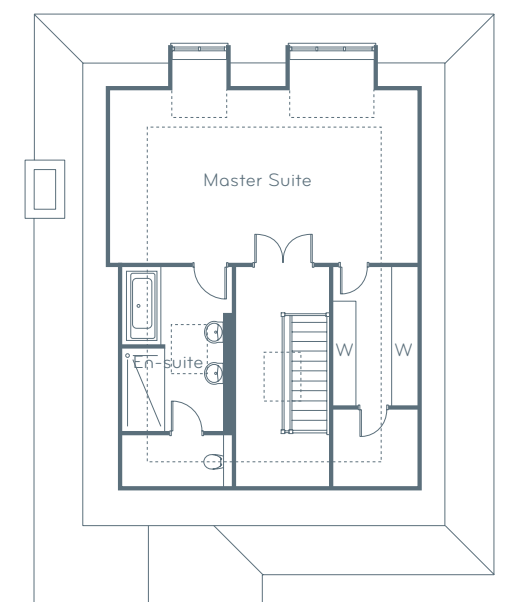
mm: 4450 x 4300 max
ft in: 14' 7 x 14' 1 max

Bedroom 4

mm: 3850 x 4050
ft in: 12' 7 x 13' 3

Bedroom 5

mm: 3350 x 3000
ft in: 10' 11 x 9' 10

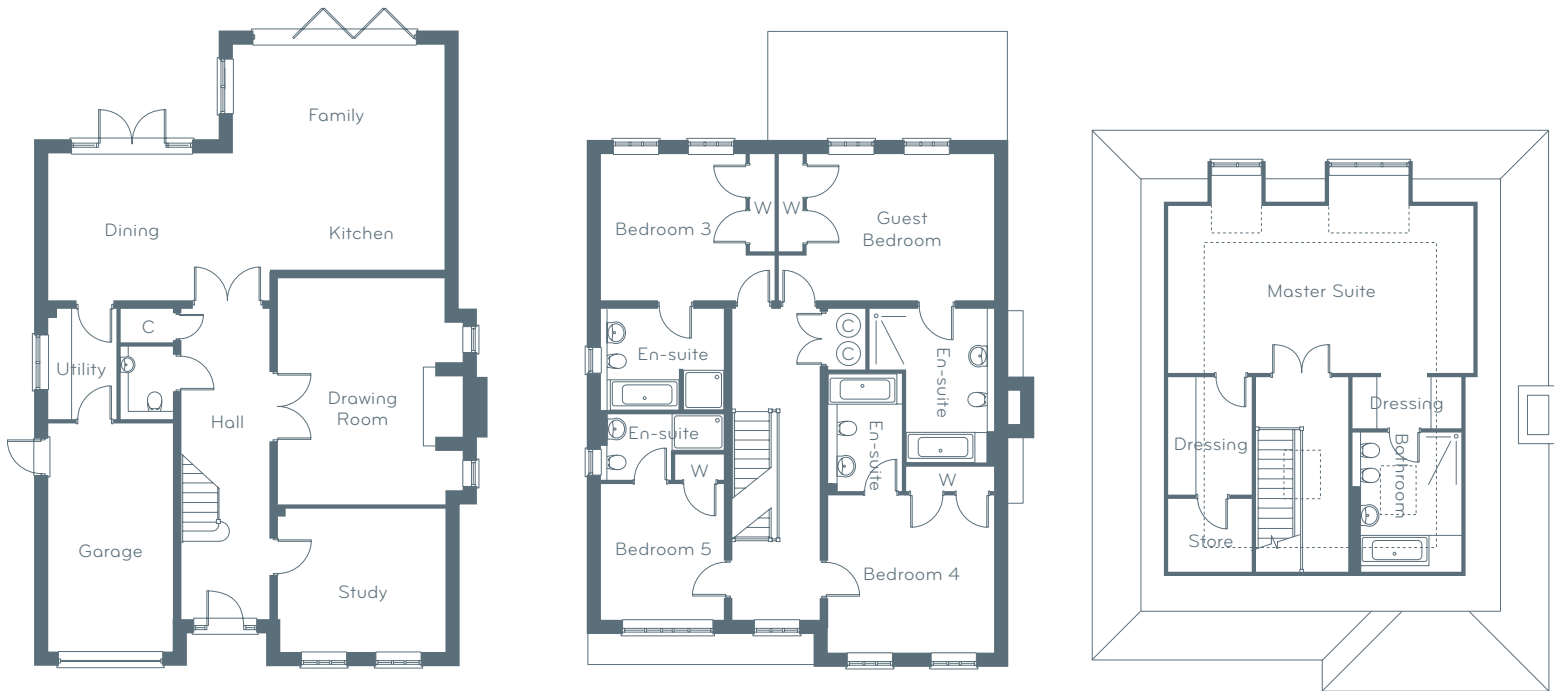


Master Suite

mm: 7550 max x 4200 min
ft in: 24' 9 max x 13' 9 min



WILLOW HOUSE - FLOOR PLAN
HOUSE 2



Kitchen/Dining/Family Room
mm: 9800 max x 6300 max
ft in: 32' 1 max x 20' 8 max

Drawing Room
mm: 5500 x 4500 min
ft in: 18' x 14' 9 min

Study
mm: 4050 x 3550
ft in: 13' 3 x 11' 7

Guest Bedroom
mm: 5300 max x 3600
ft in: 17' 4 max x 11' 9

Bedroom 3
mm: 4300 max x 3600 min
ft in: 14' 1 max x 11' 9 min

Bedroom 4
mm: 4050 x 3850
ft in: 13' 3 x 12' 7

Bedroom 5
mm: 3350 x 3000
ft in: 10' 11 x 9' 10

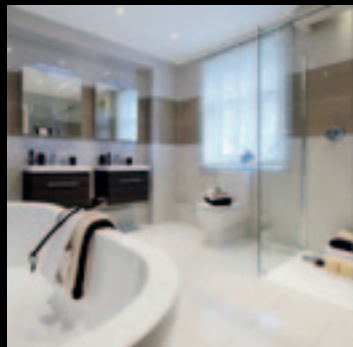
Master Suite
mm: 7550 max x 4100 min
ft in: 24' 9 max x 13' 5 min

SPECIFICATION

Turn off leafy Barham Avenue and enter a world of tranquillity – spacious, light rooms with contemporary and stylish interiors.

These two new homes have classically designed exteriors of traditional mellow brickwork with elegant stone detailing, tiles on the roof and white window frames. Built using time honoured construction techniques with concrete floors to the first floor and internal walls skimmed with plaster, these houses fully satisfy the latest rigorous building regulations for both heat and sound insulation.

Behind the solidity of the front door, you are welcomed into generous galleried halls, with elegant staircases leading to the first floor. The rich, walnut veneered and grooved internal doors lead into light airy rooms and are finished with chrome furniture. Walls are painted in neutral Calico, smoothly plastered ceilings are white and framed by a contemporary styled cornice to all ground and first floor rooms (with the exception of bathrooms). Neatly mitred skirting boards and architraves are finished in gloss white.



These superb new homes are heated via programmable gas under floor heating system leaving walls free of radiators, in the living rooms a wood burning stove provides a focal point and additional warmth for cosy evenings by the fire, and the bathrooms have additional warmth provided by chrome heated towel rails.

Low voltage energy efficient downlights illuminate the hall, kitchen/breakfast room, the master bedroom and all bathrooms, with pendant fittings to all other rooms. Each house has ample chrome finished double sockets and light switches with TV points to all rooms with a provision for future Sky connection. A TV aerial providing service for terrestrial channels is also fitted. BT points are located in the living room, hall, study and all bedrooms. A Sonos ipod docking sound system with speakers mounted in the ceiling in the main living rooms, the master bedroom and bedroom 2 will fill the house with music whilst access to the web is provided via Cat 6 wiring. Shaver points are discreetly hidden in bathroom vanity units. Light and power are provided in each garage, where the door is electrically controlled. Lighting to the front of the house welcomes you home, and lighting to the rear garden will provide an ideal setting for al fresco entertaining.

For safety and security mains wired smoke alarms, a carbon monoxide monitor and an NSI approved burglar alarm system will be fitted.



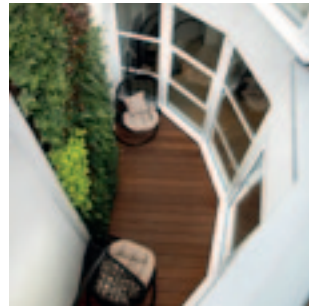
The kitchen is always the heart of every home and the large kitchen/breakfast room is designed for modern family living. The superb fitted kitchen has a host of stylish cabinetry, stone work surfaces and a collection of appliances including two ovens, combination microwave, coffee machine, wine cooler, induction hob and extractor in stainless steel, with a full height integrated fridge, freezer and dishwasher. Stainless steel sinks sit below the stone worktops with a mixer and instant boiling water tap. The ceramic tiled floors can be selected to co-ordinate with your choice of cabinetry and stone work surfaces from our selected range subject to the stage of construction at the time of your reservation.

Utility rooms have neutral cabinetry and co-ordinating work surfaces and are fitted with a sink, washing machine and tumble dryer and finished with ceramic floor tiles.

Spa like bathrooms and en-suites feature superbly styled white sanitaryware, atop warm walnut cabinets, with mirrored illuminated vanity units to reflect the contemporary chrome taps and superb showers, and glass shower screens. Each bathroom has fully tiled walls and floors which can be selected from our chosen range of European ceramics subject to the stage of construction at the time of your reservation.

Each bedroom features a fitted wardrobe with full height doors in glossy cream.

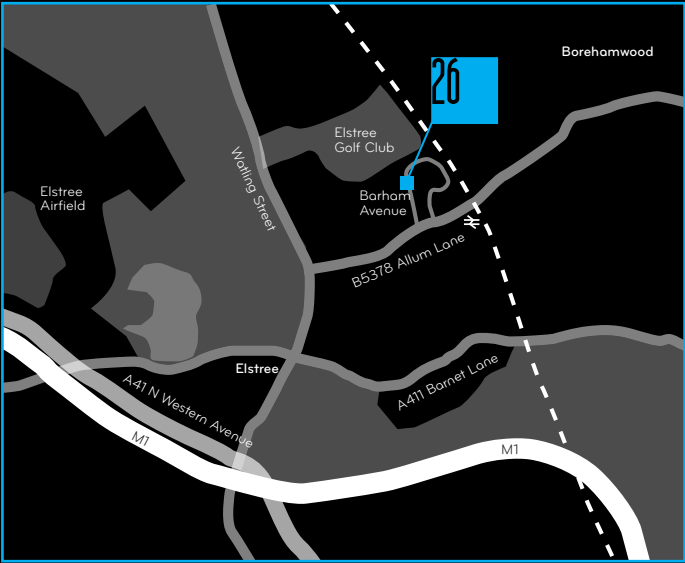
The rear gardens will be designed with terraces, planted shrub beds and lawned, with a tap for essential watering. Landscaping to the front of each home will be completed in accordance with the plans approved by the Local Authority.



Nicholas King Developments treats each of its clients as an individual, tailoring the home buying process to make life as easy and stress free as possible. Initiatives include landscaping the development, fitting TV aerials as standard, as well as on the day of moving, providing the services of a handyman to fit curtain tracks, shelves and hang pictures.

For assistance, the company provides a 24-hour helpline. Any issues are dealt with quickly, with 'no-fuss' compensation offered automatically should any appointment be missed. Quality control questionnaires and a comprehensive support infrastructure ensure that dealing with Nicholas King Developments is an enjoyable experience.

Nicholas King Developments was founded on the belief that the closest attention to the smallest detail, in design, construction and customer service, is the only route to excellence. This requires energy and a real commitment to be carried forward consistently. The company's growth and its demonstrable success at winning high levels of customer satisfaction and loyalty, as well as awards for design, innovation and construction, show that the formula is working.



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