

47-49

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.





CEDAR HOUSE – FLOOR PLAN



Study	
mm:	4280 max x 3740
ft in:	14' max x 12' 3
Dining	
mm:	4280 x 4300
ft in:	14' x 14' 1
Living Room	
mm:	7600 x 4950
ft in:	24' 9 x 16' 2
Kitchen/Family	
mm:	4950 x 7650
ft in:	16' 2 x 25' 1
Utility	
mm:	1760 x 2780
ft in:	5' 8 x 9' 1

Master Bedroom	
mm:	4425 x 5460*
ft in:	14' 5 x 17' 9*
Bedroom 2	
mm:	5180 x 3460
ft in:	17' x 11' 4
Bedroom 3	
mm:	4280 x 6990
ft in:	14' x 22' 9
Bedroom 4	
mm:	4280 x 3615
ft in:	14' x 11' 8

Bedroom 5	
mm:	3990 max x 6888 max
ft in:	13' 1 x 22' 6
Games Room	
mm:	6181 max x 6161 max
ft in:	20' 3 x 20' 2

47-49

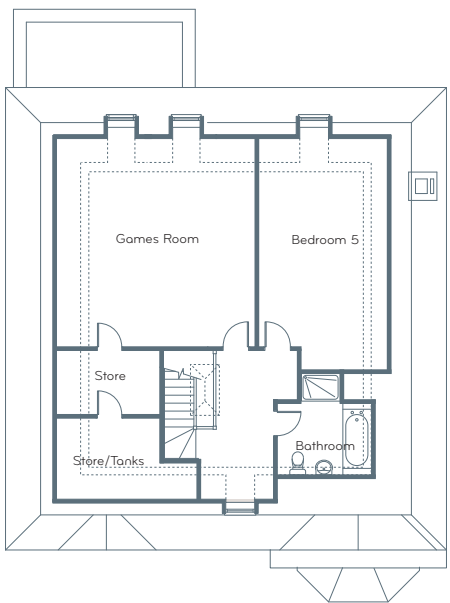
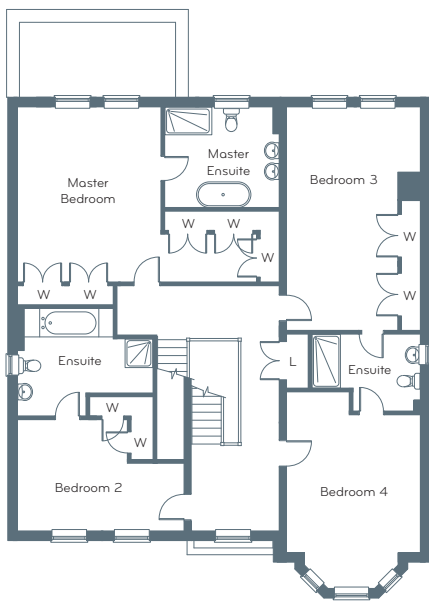
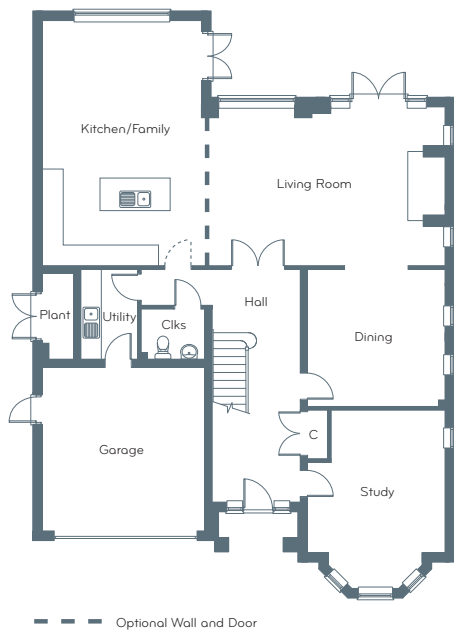
CEDAR HOUSE

47 BARHAM AVENUE

* excluding dressing area



MAPLE HOUSE – FLOOR PLAN



Study

mm: 5545 max x 4280
ft in: 18' 2 max x 14'

Dining

mm: 4280 x 4300
ft in: 14' x 14' 1

Living Room

mm: 7600 x 4950
ft in: 24' 9 x 16' 2

Kitchen/Family

mm: 4950 x 7650
ft in: 16' 2 x 25' 1

Utility

mm: 1760 x 2780
ft in: 5' 8 x 9' 1

Master Bedroom

mm: 4425 x 5460*
ft in: 14' 5 x 17' 9*

Bedroom 2

mm: 5180 x 3460
ft in: 17' x 11' 4

Bedroom 3

mm: 4280 x 6990
ft in: 14' x 22' 9

Bedroom 4

mm: 5400 max x 4280
ft in: 17' 7 x 14'

Bedroom 5

mm: 3990 max x 6888 max
ft in: 13' 1 x 22' 6

Games Room

mm: 6181 max x 6161 max
ft in: 20' 3 x 20' 2

* excluding dressing area

SPECIFICATION

Turn off leafy Barham Avenue and enter a world of tranquility, where craftsmanship and an appreciation for quality is only matched by the beauty of the materials.

Your driveway, with ample parking for several vehicles, is laid with black paviors in a herringbone pattern that continue through to the garden terrace to the rear of the house. Surrounded by mature hedges and boundary fences, each house has a timeless aesthetic, with mellow brick enhanced by elegant stone detailing, tiles on the roof and timber window frames. Built using time honoured construction techniques with concrete floors to the first floor and internal walls skimmed with plaster, these new homes meet the latest building regulations for heat and sound insulation.

Behind the solid front door, you are welcomed into these spacious homes. Internal doors are veneered oak with a contemporary inlay giving a stylish and rich first impression. Door and window furniture are in sleek chrome.



Walls are painted in neutral matt Calico, smoothly plastered ceilings are white and enhanced by a contemporary styled cornice (to the ground and first floor with the exception of the bathrooms). Skirting boards and door architraves and the main sections of the staircase are painted in shiny white gloss, with the stair handrail an oak shade to complement the internal doors.

Each house is centrally heated by a programmable, energy efficient gas system with radiators that are controlled by individual thermostats to all rooms. The same system also provides ample hot water for the many bathrooms, which are warmed by chrome ladder towel rails with an additional electrically powered underfloor heating system to the living, kitchen and family room and the master bedroom ensuite. A stunning, contemporary wood burning stove is a feature of the living room providing atmosphere as well as warmth.

Low voltage, energy efficient downlights illuminate the hall, kitchen/family room, study and the bathrooms and cloakroom, all other rooms are illuminated by energy efficient pendant lights. Both Cedar and Maple House are fitted with ample double electrical sockets (with a chrome finish to the main ground floor living rooms). There are telephone and TV points (wired for satellite TV) in the main living rooms and each bedroom. A TV aerial providing service for terrestrial channels is also fitted. Shaver points in bathrooms are located within the vanity units.

For the cloakroom, bathroom and ensembles, the emphasis is on sophisticated styling, with contemporary white sanitary ware, basins atop glossy white cabinets (wenge veneered to the master ensuite), mirrored vanity units, Hans Grohe chrome taps and shower fittings with glass shower screens. Your choice from our specially selected range of wall and floor ceramics provides the essential finishing touch, subject to the stage of construction at the time of reservation.

Neutral coloured wardrobes with internal shelving and rails will be fitted from floor to ceiling height in the master bedroom and bedrooms 2 and 3.

The luxury fitted kitchen is combined with the family area to create a cooks haven and a superb entertaining space. The kitchen is fitted with a host of stylish cabinetry and stone worksurfaces (and upstands) and a collection of appliances including two ovens, a stylish yet functional extractor, five burner gas hob, a microwave, and coffee machine all in stainless steel, plus a large upright fridge and freezer and dishwasher (discreetly hidden behind cabinet doors) and a wine cooler. Your stainless steel sinks include a chrome mixer tap.

The utility room will be fitted with neutral cabinets and laminate worktops with a stainless steel sink. An A-rated energy efficient washing machine and tumble dryer are also fitted. Flooring will be practical ceramics.

Subject to the stage of construction at the time of your reservation, you will be able to select your kitchen cabinetry and worktops from our superb range.

Each home is fitted with mains wired smoke and heat detectors and a nacos approved burglar alarm system with panic buttons. All windows are double-glazed and lockable.

In order to complete the house to your own style of living, there is an option of an additional wall to separate the living and kitchen/family rooms, subject to the stage of construction at the time of your reservation.

The rear gardens of Cedar and Maple House will be laid with a herringbone paviour terrace and fully lawned. A water tap and gas point ready for your family barbeques will be fitted. Landscaping fronting Barham Avenue will be completed in accordance with plans approved by the local planning authority. Garage doors are electrically operated, lighting and a power point are located within the garage.

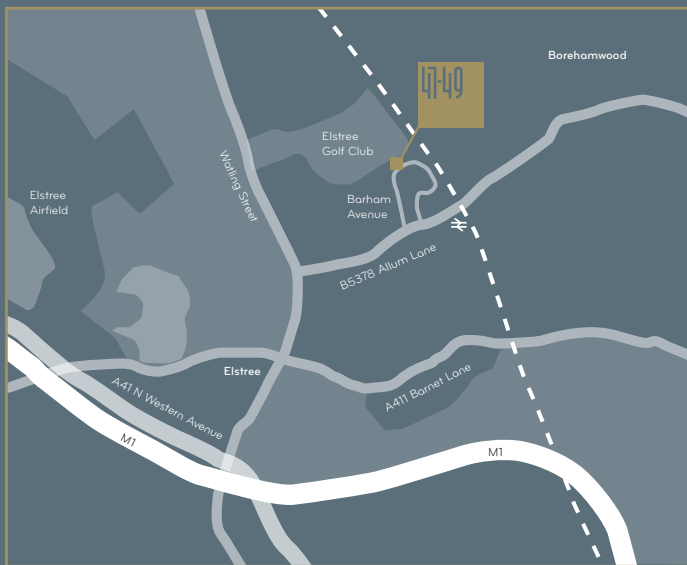


Nicholas King Developments treats each of its clients as an individual, tailoring the home buying process to make life as easy and stress free as possible. Initiatives include landscaping the development, fitting TV aerials as standard, as well as on the day of moving, providing the services of a handyman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

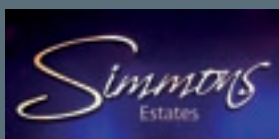
For assistance, the company provides a 24-hour helpline. Any issues are dealt with quickly, with 'no-fuss' compensation offered automatically should any appointment be missed. Quality control questionnaires and a comprehensive support infrastructure ensure that dealing with Nicholas King Developments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

47-49



ELSTREE ♦ HERTFORDSHIRE



Simmons Estates
7 Shenley Road, Borehamwood
Herts WD6 1AA
Telephone: 0208 905 2255
Website: www.simmonsestates.co.uk



NICHOLAS KING
DEVELOPMENTS

www.nkhomes.com

Nicholas King Developments Plc, No. 1 Regius Court, Church Road, Penn, Buckinghamshire HP10 8RL
Telephone: 01494 811800 Fax: 01494 816666 Email: sales@nkhomes.com Website: www.nkhomes.com

All dimensions are approximate and floor plans are for guidance only. Photography shows previous Nicholas King developments or typical specification. Nicholas King Developments plc operates a policy of continuous improvement and therefore individual details may change. Computer generated images are for illustration purposes only, any details shown within may change. Please check with the Sales Executive. Where choices are offered this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form any part of any contract.