

# *Quartette*

THEOBALD STREET







Computer generated image is indicative only of plots 1 and 2.

ELEGANT

# LIVING

Quartette from Heronslea is a small collection of four 5 bedroom homes in the desirable Hertfordshire town of Borehamwood, nestled amidst miles of open countryside yet right on London's doorstep.

Situated close to Elstree & Borehamwood station, within easy reach of a range of local amenities and with outstanding education on the doorstep, Quartette is the ideal location for today's busy family.

This exclusive development enjoys a prime position and comprises just four stunning family homes that have been tailor made for modern living. Each carefully crafted property has been finished to the exceptional standard synonymous with the Heronslea Group and enjoys a large garden, garage and private off-street parking.



THE ALLEGRO

Plot 1 & 2

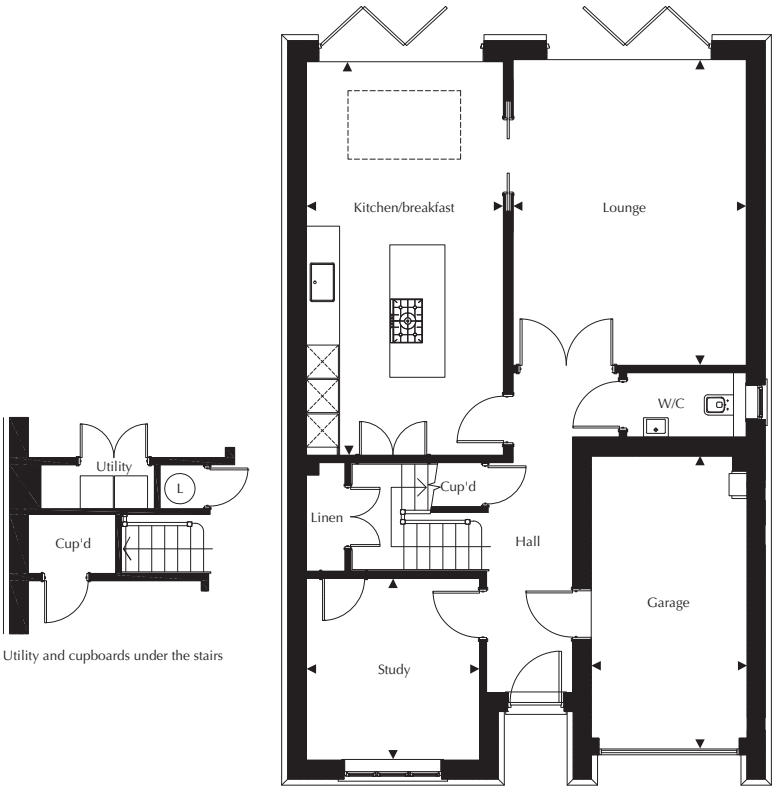
Two stunning 5 bedroom detached houses with large spacious kitchen/breakfast room and lounge each with bi-folding doors leading to the garden, and separate study. The first floor boasts four bedrooms with en-suite to master and large family bathroom. On the second floor a sizeable self-contained fifth bedroom with a further shower room and ample storage can be found – ideal for guests or nanny quarters.

Development plan

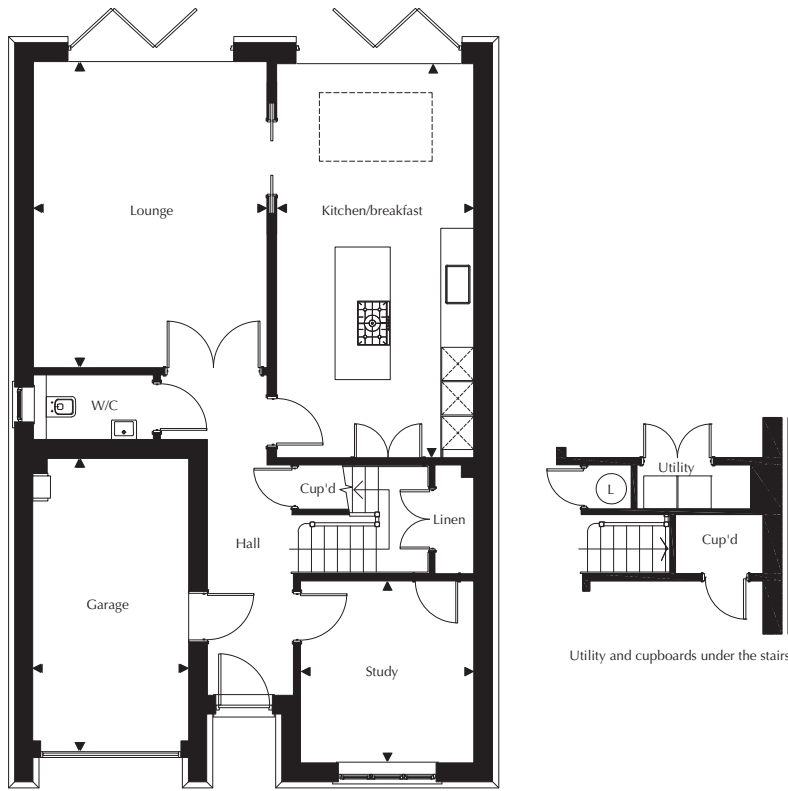


Development plan is not to scale and is for illustrative purposes only. Plots 3 and 4 are sold.

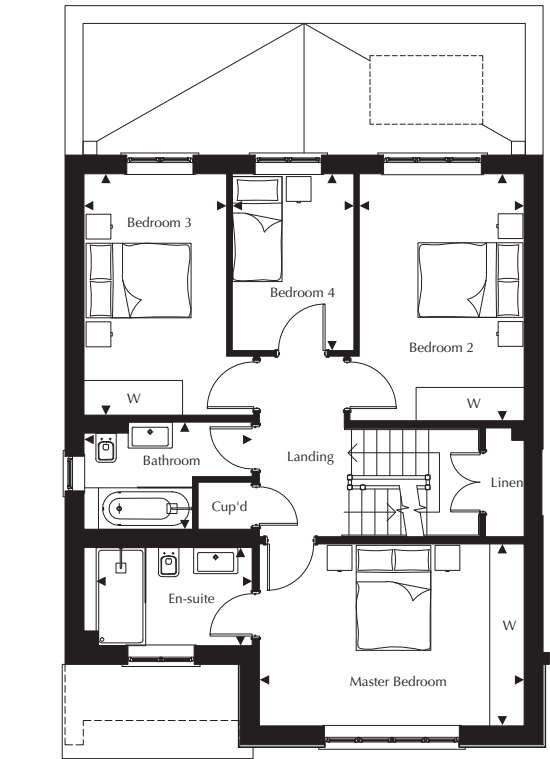
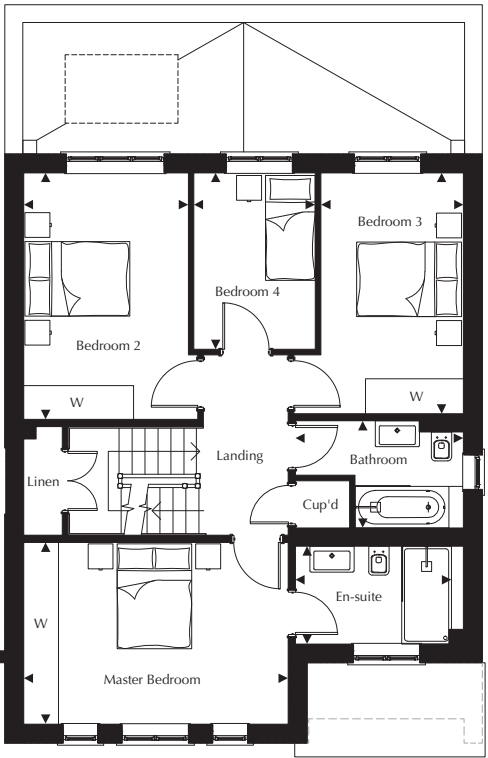
PLOT ONE



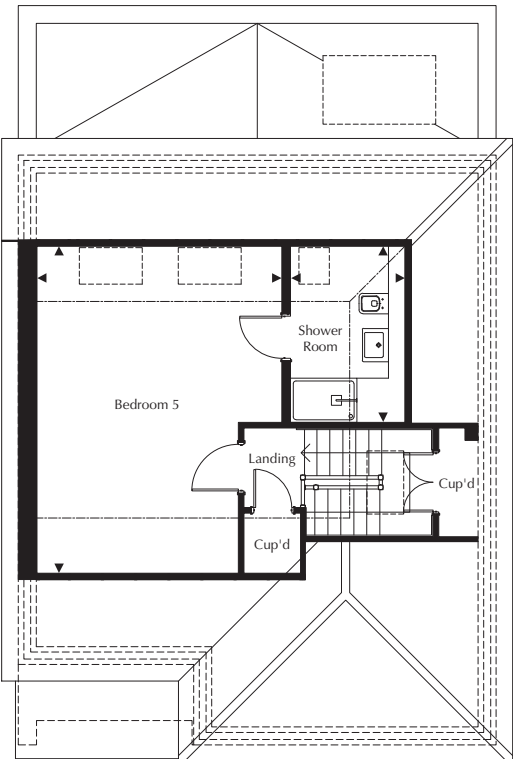
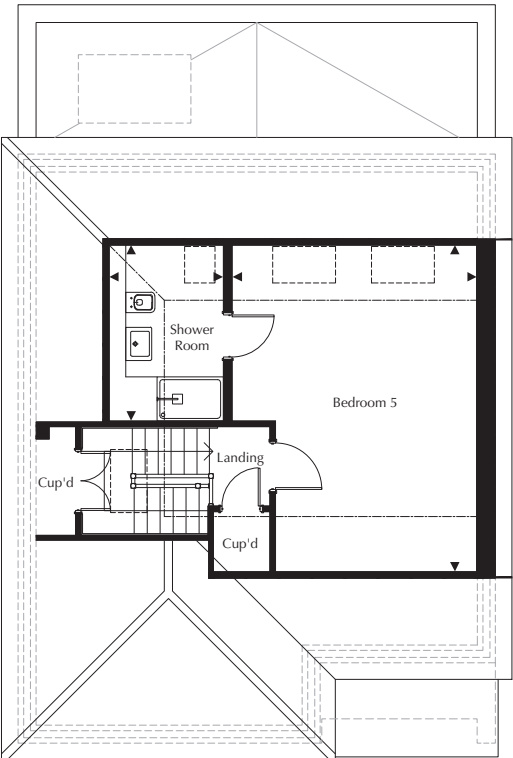
PLOT TWO



Ground Floor		
Lounge	5.545m x 4.230m	18'2" x 13'10"
Kitchen/Breakfast	7.135m x 3.570m	23'4" x 11'8"
Study	3.295m x 3.135m	10'9" x 10'3"
Garage	5.310m x 2.825m	17'5" x 9'3"



First Floor		
Master Bedroom	4.795m x 3.295m	15'8" x 10'9"
En-suite	2.825m x 1.775m	9'3" x 5'10"
Bedroom 2	4.470m x 2.985m	14'7" x 9'9"
Bedroom 3	4.365m x 2.585m	14'3" x 8'5"
Bedroom 4	3.200m x 2.200m	10'5" x 7'2"
Bathroom	3.045m x 1.940m	9'11" x 6'4"



Second Floor		
Bedroom 5	5.290m x 4.430m	17'4" x 14'6"
Shower Room	3.190m x 2.070m	10'5" x 6'9"

Key - W = wardrobe - L = Linen  
Dimensions are approximate only and may vary by 2" or 5cm.  
All total areas are calculated as gross internal.



# OUT & ABOUT



Best known for its long-standing connection to the silver and small screens, Borehamwood enjoys exceptional road and rail links to the capital and beyond, as well all the amenities you would expect from a thriving, modern town. Discover a good range of restaurants, big high street names and outstanding schools all within easy reach.

For education, families will be spoilt for choice with a number of excellent primaries within walking distance. For older children the Jewish Yavneh College, rated ‘outstanding’ by Ofsted and ranked in the top five non-selective comprehensive schools in the UK, is just over a mile away. The popular Mill Hill County High can be reached in under fifteen minutes by car and Elstree University Technical College in under ten. Private options are amongst the best in the country - the independent Aldenham School and highly regarded Haberdashers’ Aske’s School for Girls and the Boy’s School are also both within easy reach.

In the pretty village of Radlett, peruse quaint boutiques and independent shops or, for some serious retail therapy, venture to Intu Watford or the Brent Cross Shopping Centre, both around twenty minutes away. The everyday household essentials can be taken care

of at the local M&S Simply Food store, on the retail park just five minutes down the road.

Commuters will appreciate the short walk from Elstree & Borehamwood mainline station. Direct journeys to London St Pancras International take as little as 16 minutes and from here you have access to the Northern, Victoria and Hammersmith & City lines as well as the Eurostar. By road, the A1, M1 and M25 are all easily accessible and for travel further afield London Luton Airport is just over half an hour away, while both Heathrow and Stansted Airports can be reached in around 45 minutes.

All travel times are approximate only, taken from Google Maps and National Rail websites. Correct at time of print.

# CUTTING EDGE DESIGN



**Kitchen:**

- Contemporary German made ‘Hacker’ kitchen designed by Neil Lerner
- Composite stone worktops and return with glass/mirror splashback
- Blanco stainless steel sink and tap
- Siemens appliances to include:
  - \* Induction hob
  - \* Multi function oven
  - \* Combination microwave/oven
  - \* Fridge freezer
  - \* Dishwasher
  - \* Waste disposal
- Hot tap
- Soft-closing cabinetry and drawer units
- Utility cupboard with Siemens appliances:
  - \* Washing machine
  - \* Tumble dryer

**Bathrooms and En-suites:**

- Professionally designed contemporary bathroom and en-suites
- Designer sanitary ware
- Basins and vanity units, and wall hung WC with soft closing seat
- Hansgrohe taps
- Electric chrome heated towel rail
- Fully tiled bathroom and en-suites
- Feature lighting

**Electrical:**

- Brushed stainless steel sockets (excluding cupboards and garage)
- TV, telephone and CAT 5 to each bedroom, lounge, study and kitchen/breakfast room

**Security:**

- Nacoss approved alarm
- Mains operated smoke detectors
- External security lighting to front and rear

**General:**

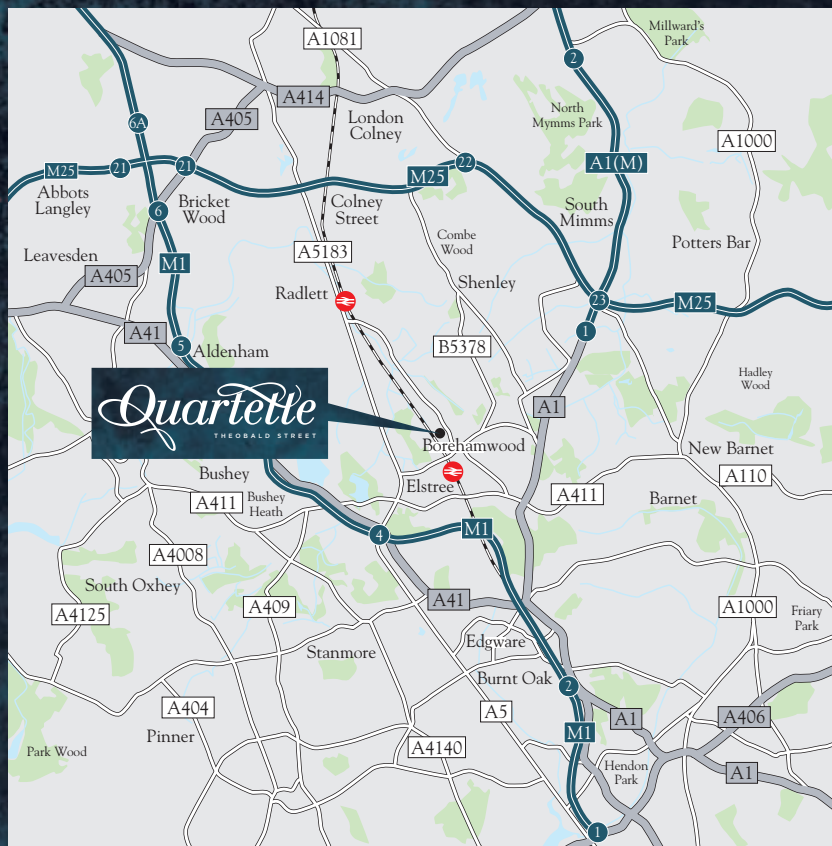
- Wardrobes to master bedroom and bedrooms 2 and 3 - matt spray lacquer to match walls, with driftwood coloured interior
- PVCu double glazed windows
- Walnut doors with brushed stainless steel furniture
- Downlights throughout
- Dimmer switches to lounge, kitchen, study, bedrooms 1 & 5
- Study wired for ‘home office’
- Under floor heating to ground floor
- Radiators to first and second floors
- Flooring to include:
  - \* Walnut engineered wooden flooring to lounge and lower hallway
  - \* Porcelain tiles to kitchen/breakfast, bathroom, en-suites and WC
  - \* Carpet to all remaining rooms

**Garden:**

- Patio area with grass as per illustration
- External tap and electric socket

Specification may be subject to change.





A R E A M A P



L O C A L M A P

## QUARTETTE

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All details are current at time of going to press in March 2014. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the homes available. Floor plans, layouts, photographs and illustrations are for example only and do not represent exact final designs. There may be material differences between depictions, literature and final developments as products and services are continually developed. Distances and times are approximate only, maps are not to scale. Computer generated images are indicative only and may be subject to change. Design and produced by ThinkBDW Ref: 142032 Tel: 01206 546965.