



ARK AVENUE, HERTFORDSHIRE, WD6
OIEO £600,000 FREEHOLD

**AN IMMACULATELY PRESENTED THREE
BEDROOM, TWO BATHROOM FAMILY HOUSE.**

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DESCRIPTION:

Constructed approx. three years ago by the highly regarded developers, Bellway Homes is this immaculately three bedroom, two bathroom family home situated on the highly desirable Hertsmere Mews development,

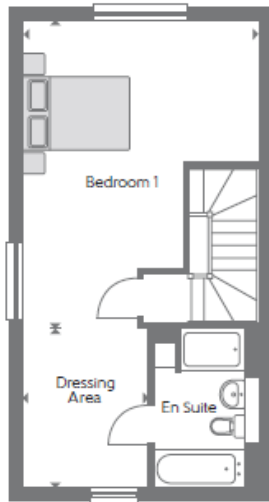
Located a short walk from Borehamwood town centre and sold with the benefit and peace of mind an NHBC Warranty provides, the property boasts in excess of 1250 square feet of bright and spacious accommodation that is complimented by a landscaped rear garden and parking for two cars.

AT A GLANCE

- Three Double Bedrooms
- Two Bathrooms
- 1259 Square Feet
- NHBC Warranty
- Two Parking Spaces
- Guest Cloakroom
- Sought After Development





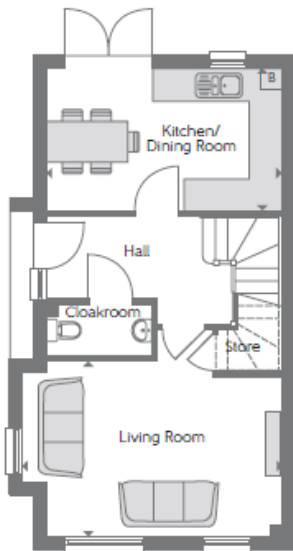
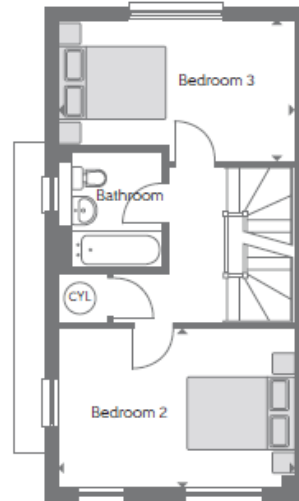


Second Floor

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 overlaid. 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. 169878/10/17. Type E.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.