



MEADOW VIEW



WELL END | BOREHAMWOOD





This image of Meadow View is computer generated.
Landscaping is indicative only.







MEADOW VIEW



SILVER HILL | WELL END | BOREHAMWOOD | WD6 5PW

Meadow View is an elegant development of just two, stylish three bedroom semi-detached homes and one four bedroom detached home. Set in a private close surrounded by mature trees, each property has uninterrupted views to the east over fields and Greenbelt.

Inside the homes are designed to the highest specification and are light and spacious with an open plan kitchen which includes a breakfast room or dining area. Each house has a private garden, garage and parking.

Situated just off a country road, Silver Hill is conveniently positioned between the villages of Shenley and Well End, providing the perfect location for those looking for a peaceful retreat but within easy reach of local amenities.



ALL ON YOUR DOORSTEP



Situated just south of the desirable village of Shenley, Meadow View offers the best of both worlds for families and downsizers. There are plenty of wonderful walks, unspoilt green spaces and wildlife on your doorstep whilst Shenley, with its picture postcard ivy coloured cottages and tranquil ponds, provides a community focal point with a village school and local shops.

The area is blessed with a choice of primary and secondary schools as well as a number of top private schools. For sporting enthusiasts there is a good selection of golf courses and village cricket clubs located close by.

Food lovers can take their pick from the popular gastropub, The White Horse, which is just up the road or sample the Italian and country pubs which are just a few miles away. For those wishing to travel further afield, Radlett and Borehamwood offers a wider choice of restaurants and cafés as well as other leisure and shopping facilities.

Meadow View is perfectly located for those wishing to travel for business or pleasure. Elstree and Borehamwood station is just over two miles away and provides a direct service into London St Pancras in as little as 22 minutes, whilst road connections are excellent with good access to the A1, M1 and M25, all just a few miles away.



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THE FOXGLOVE

THE CAMPION

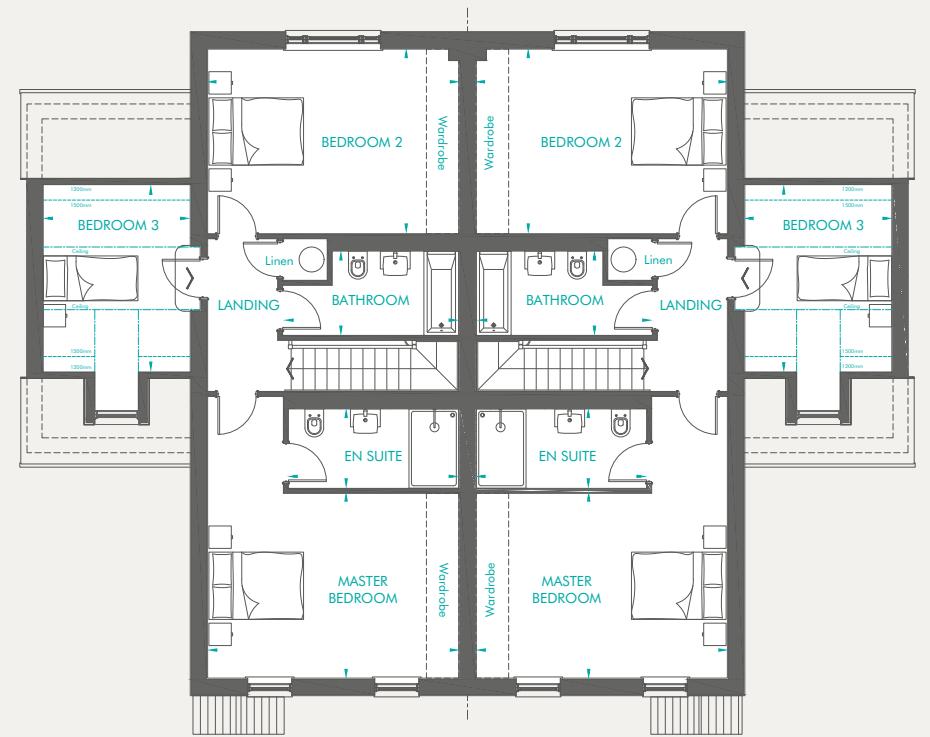
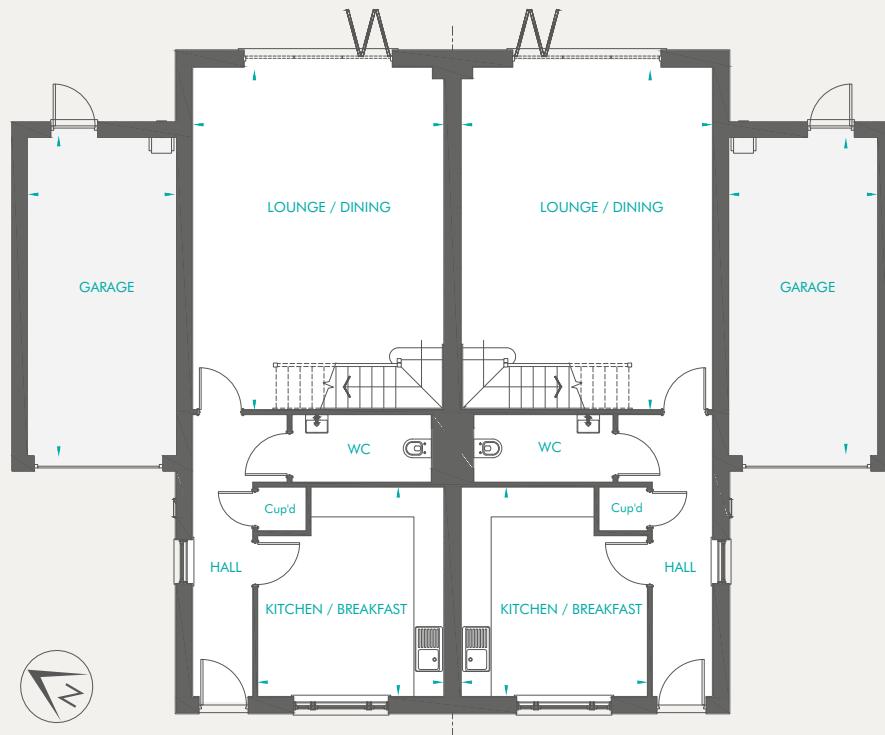
THE GLADE

Not to scale, for illustrative purposes only.

MEADOW VIEW



THE FOXGLOVE & THE CAMPION



GROUND FLOOR

Lounge/Dining	6.87 x 5.04m	22'6" x 16'5"
Kitchen/Breakfast	4.20 x 3.75m	13'7" x 12'3"
Garage	6.40 x 3.00m	21'0" x 9'8"

FIRST FLOOR

Master Bedroom	5.04 x 3.71m	16'5" x 12'2"
Master En suite	3.42 x 1.60m	11'3" x 5'3"
Bedroom 2	5.05 x 3.71m	16'6" x 12'2"
Bedroom 3*	3.76 x 2.95m	12'4" x 9'7"
Bathroom	3.54 x 1.69m	11'6" x 5'5"

* Reduced headroom in Bedroom 3

THE FOXGLOVE | THE CAMPION



Approximate gross internal area

157 sq m / 1,690 sq ft

Plans not to scale. All dimensions and area figures are calculated from architect's plans and given as a guide only. Internal layouts are shown for illustrative purposes only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.



This image of The Foxglove and The Champion is computer generated. Landscaping is indicative only.

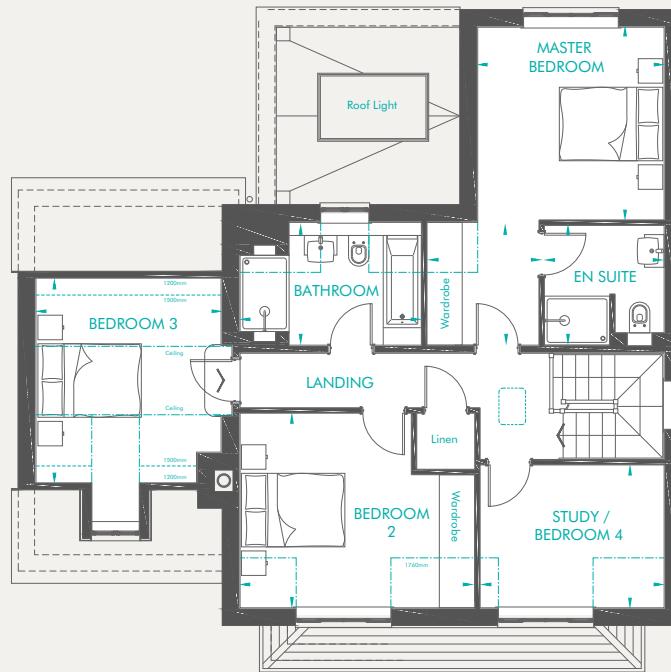
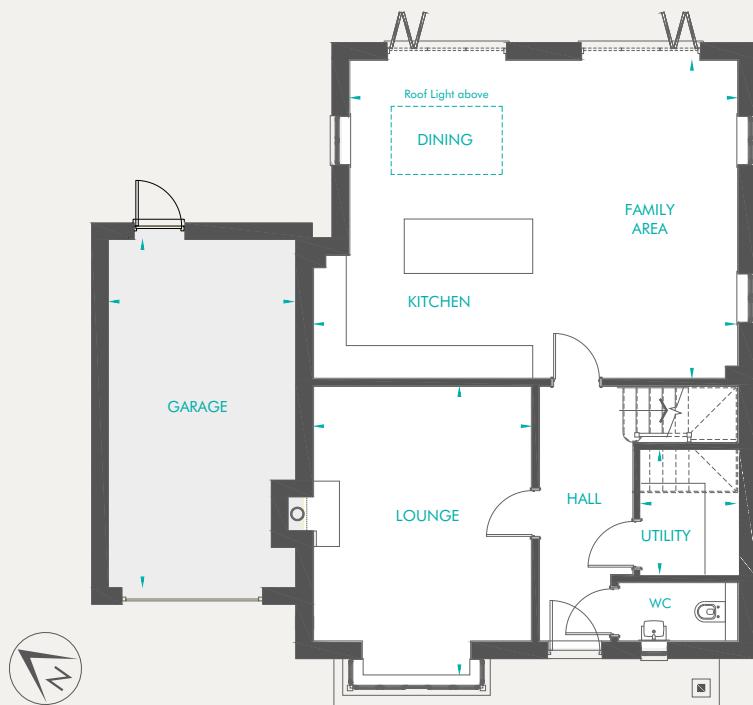
MEADOW VIEW



This image of The Glade is computer generated.
Landscaping is indicative only.



THE GLADE



GROUND FLOOR

Kitchen/Dining/Family	7.79 x 5.84m	25'6" x 19'2"
Lounge	5.32 x 4.00m	17'5" x 13'1"
Utility	2.28 x 1.78m	7'5" x 5'8"
Garage	6.40 x 3.45m	21'0" x 11'4"

FIRST FLOOR

Master Bedroom	3.54 x 3.43m	11'6" x 11'3"
Master Bedroom En suite	2.20 x 2.20m	7'3" x 7'3"
Dressing Area	2.26 x 2.06m	7'5" x 6'8"
Bedroom 2*	4.31 x 3.58m	14'2" x 11'8"
Bedroom 3*	3.76 x 3.40m	12'4" x 11'2"
Study/Bedroom 4*	3.56 x 2.62m	11'7" x 8'6"
Bathroom	3.33 x 2.26m	10'9" x 7'5"

* Reduced headroom in Bedrooms 2 and 3, and Study.

THE GLADE



Approximate gross internal area

182.3 sq m / 1,962 sq ft

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SPECIFICATION



Computer generate images of proposed the kitchens.
Top: The Glade (bottom). Bottom: The Champion and The Foxglove (handed).

GENERAL

- Underfloor heating throughout
- Air source heat pump central heating and hot water
- UPVC double glazed windows
- 10-year Premier warranty

DECORATION

- Walls painted in Farrow & Ball 'Skimming Stone'
- Bespoke designed architrave and skirting painted in eggshell white
- Ceilings painted white matt
- Bespoke designed feature LED lit cornice to ground floor
- hallway and lounges

INTERNAL DOORS

- Oversized black veneered doors with brushed stainless steel ironmongery to the ground floor; standard height to other floors
- Glazed doors to the kitchen and lounge

FLOORING

- Tiled flooring to the hallway and kitchen/breakfast room
- Carpets to reception room, all bedrooms, stairs and landing

ELECTRICAL

- Brushed stainless steel sockets and light switches
- LED downlights to all rooms
- CAT5 and coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections - BT master located in AV cupboard with points to lounge, study and all bedrooms
- Full TV/Sky compatible multi-room wiring system linking to central TV aerials and satellite dish capable of receiving digital and terrestrial channels, subject to your selection and purchase of Sky subscription
- Multi-room audio via discreet ceiling speakers to lounge, kitchen and master bedroom, subject to your selection and purchase of suitable audio equipment

SECURITY

- NACOSS approved alarm system
- Mains operated smoke, heat and carbon monoxide detectors
- External security lighting to front and rear

premier
guarantee

KITCHEN/BREAKFAST/DINING ROOM

- Professionally designed contemporary kitchen with soft closing cabinetry and drawer units
- Composite stone worktop and upstand
- Glass splashback
- Stainless steel sink with chrome pull out spray tap and Quooker hot water tap
- Waste disposal
- Siemens appliances include single oven, microwave, touch control induction hob, extractor hood, integrated fridge/freezer, integrated dishwasher
- Wine cooler (The Glade only)
- Washer/dryer (The Foxglove and The Campion only)
- Porcelain floor tiles

UTILITY ROOM (The Glade only)

- Siemens appliances include washing machine and tumble dryer
- Storage cupboards (indicated on the floor plan) with sink and tap

BEDROOMS

- Wardrobes to master and bedroom 2 with matt spray lacquer doors

BATHROOM, EN SUITES AND CLOAKROOMS

- Beautifully designed contemporary bathrooms and en suites
- Wall mounted basin with drawer unit and Hansgrohe mixer tap
- Mirror above glass basins
- Fitted bath with exofil, handheld shower, wall mounted shower with fitted glass screen
- Wall hung WC with soft closing seat
- Tiled feature niches with LED lighting
- Thermostatically controlled electrical towel rails
- Underfloor heating to bathrooms, en suites and cloakrooms
- Fully tiled walls and floors

GARDEN

- Front garden laid to lawn
- Rear garden laid to lawn and patio area
- External tap
- External electrical socket
- External wall lighting

* Each room layout is individually designed.
Please refer to the floor plans for specific sanitary ware.



Photographs are from a similar Griggs home. Shown for indicative style only.

MEADOW VIEW



GRIGGS is a third generation family development and construction company, led by an experienced team of approachable, forward-thinking and enthusiastic individuals.

Why Griggs?

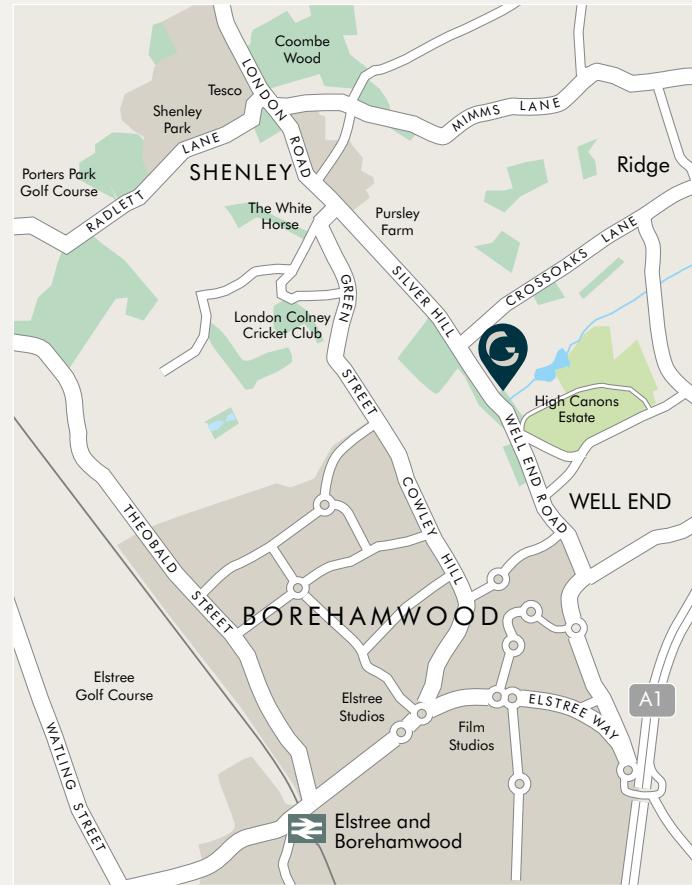
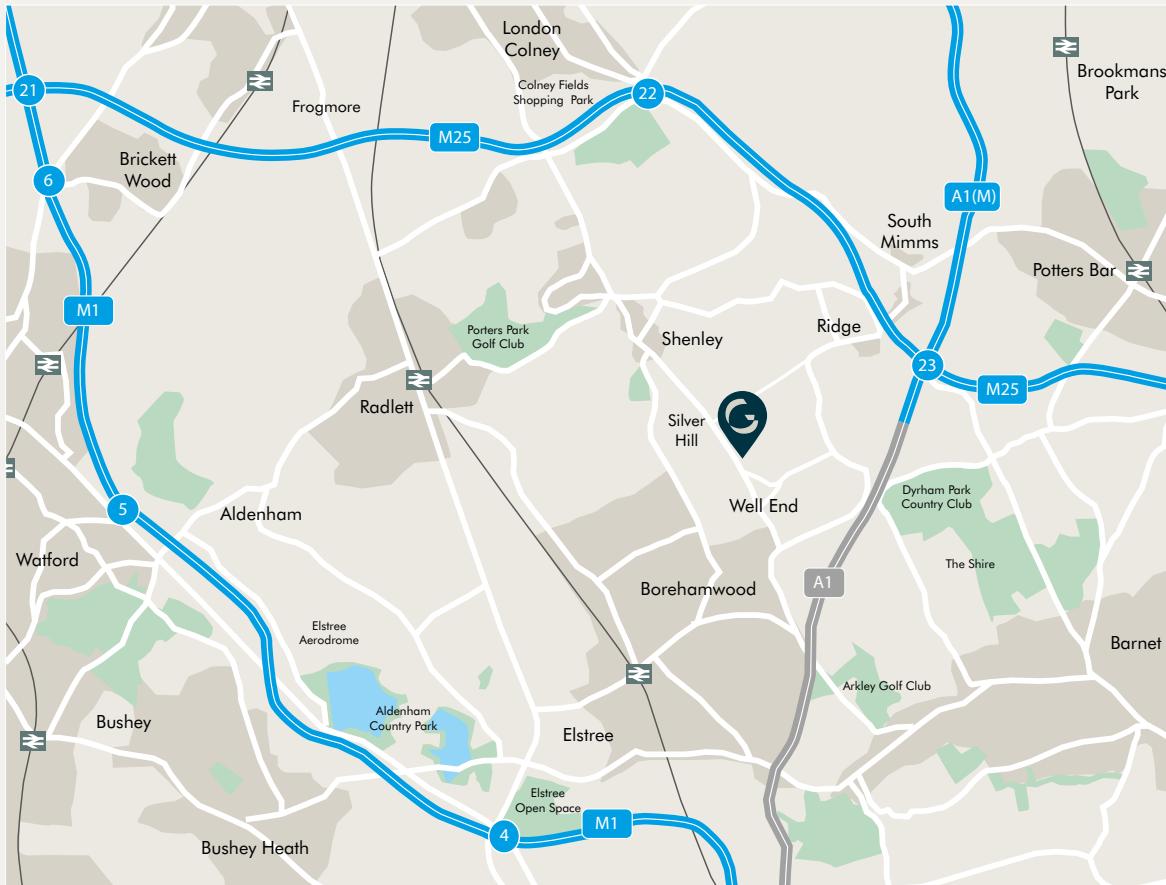
GRIGGS was established in 1968 as John E. Griggs & Sons, a building contractor based in Borehamwood, Hertfordshire. Now in its third generation of family directorship, the company has evolved to become a leading developer/contractor, operating within the northern home counties commuter belt. GRIGGS has built an enviable reputation for delivering the highest quality homes. GRIGGS have significant in-house expertise spanning Development, Construction, Planning Permission, Cost Control, Architectural Design and Interior Design, that ensures the delivery of projects within projected timescales and budgets. GRIGGS also works with carefully selected external advisers where appropriate.



Client Care and After Sales

We enjoy excellent relationships with all our clients, often across multiple projects and sometimes across multiple generations. We have earned a high level of trust from our clients, and to give further peace of mind, we are happy to provide services under appropriate contracts. Before the start of any project we will agree a building program, specification and detailed costs. This gives our clients peace of mind that their projects will be delivered on time and within budget. GRIGGS offer unrivalled after-sales client care. Our after-sales team are on hand to help with any issues that might arise while you are settling in to your new home. All clients are presented with a comprehensive handover pack, which includes a full specification for their home, together with any warranties for the building as well as appliances. The dedication and attention given to our clients by our after-sales team is second to none and significantly surpasses the industry standard and that of our competitors. It is our personal service that reassures our clients that whatever the problem, we will be on hand to help.





STAY CONNECTED

BY ROAD

Shenley 0.9 mile = Borehamwood 2.0 miles = St Albans 6.4 miles = Watford 7.2 miles = Oxford Circus 14.2 miles = Luton Airport 17.5 miles = Heathrow Airport 24.3 miles = Stansted Airport 37.0 miles

BY RAIL

Bedford 44 mins — St Albans City 10 mins — Radlett 4 mins — **Elstree & Borehamwood** (2.3 miles) — West Hampstead Thameslink 11 mins — London St Pancras Int. 22 mins — Gatwick Airport 79 mins

Distances are calculated by Google Maps. Fastest train times from thetrainline.com. For guidance only.

ALL ENQUIRIES



WWW.GRIGGSHOMES.CO.UK

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