



SIMPLY HOMES

**Kentish Lane**  
Essendon AL9 6EE

Price Guide £1,895,000

FOR SALE  
KENTISH LANE  
07992 846 609



**SKYLARK MEADOW**

# Kentish Lane

Essendon AL9 6EE

Skylark Meadow - A rare opportunity to purchase one of three exclusive properties perfectly situated on the highly desired Kentish Lane, Essendon. Each of these gated, detached properties are finished to an exacting standard throughout and set a precedent for contemporary living.

Enter via the light and spacious hallway, enjoying herringbone flooring throughout.

From the hallway leads to the bespoke Kitchen/Dining/Family Room, which is certainly the focal point of the home. With a range of base and eye level units with integrated Siemens appliances, central kitchen island and bi-fold doors leading to the garden. The ground floor also benefits from under-floor heating throughout, snug/lounge and downstairs Cloakroom.

To the first-floor landing, where you are greeted with vast amounts of light via the Velux windows and the glass balustrade on the stairs. The first floor consists of a

luxuriously fitted 3-piece family bathroom, large master bedroom with en-suite/balcony and 2 further double bedrooms. Each of the bedrooms can be fitted with additional bespoke wardrobes.

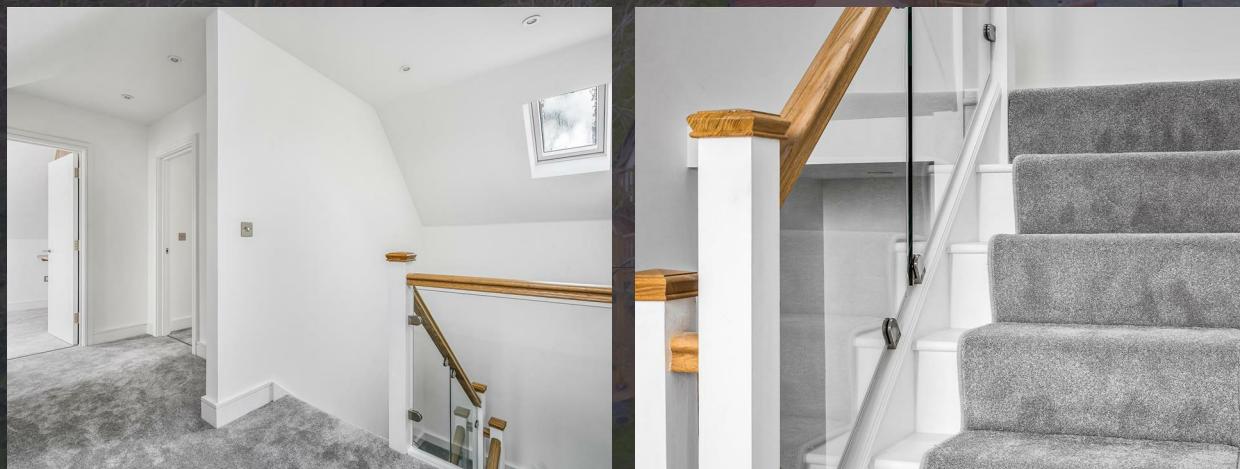
Returning to the lower ground floor/basement, you are greeted by a large reception room/4th bedroom, a further contemporary shower room and utility room. Completing the level is the spacious Gym/games room with its own vented lightwell. Said lightwells are open to the elements and "walk in" giving masses of natural light and fresh air to the rooms.

Each of the properties feature a Mechanical Ventilation Heat Recovery (MVHR) system throughout, functioning by extracting moist and stale air from wet rooms in your home recovering the usually lost heat from the extracted air. This system reduces heating costs further and helps keep the home cool in the summer months.

The build process has also been built with the environment in mind, featuring air source heat pumps and a 20% reduction in the carbon footprint during the build.







## - Summary -

### - Ground Floor -

#### Hallway

#### Cloakroom/WC

#### Lounge

11'9" x 10'2" (3.60 x 3.10)

#### Kitchen/Dining/Living

38'0" x 16'0" (11.60 x 4.90)

### - First Floor -

#### Landing

#### Master Bedroom

16'0" x 15'8" (4.90 x 4.80)

#### En-suite

9'2" x 8'2" (2.80 x 2.50)

#### Bedroom Two

12'9" x 11'5" (3.90 x 3.50)

#### En-suite

7'10" x 6'2" (2.40 x 1.90)

#### Bedroom Three

14'5" x 8'6" (4.40 x 2.60)

#### En-suite

8'10" x 6'2" (2.70 x 1.90)

### - Basement -

#### Hallway

15'1" x 10'9" (4.60 x 3.30)

#### Bedroom Four

25'11" x 19'8" (7.90 x 6.0)

#### Games Room

#### Shower Room

8'6" x 5'10" (2.60 x 1.80)

#### Utility Room

6'2" x 5'10" (1.90 x 1.80)

#### Plant Room

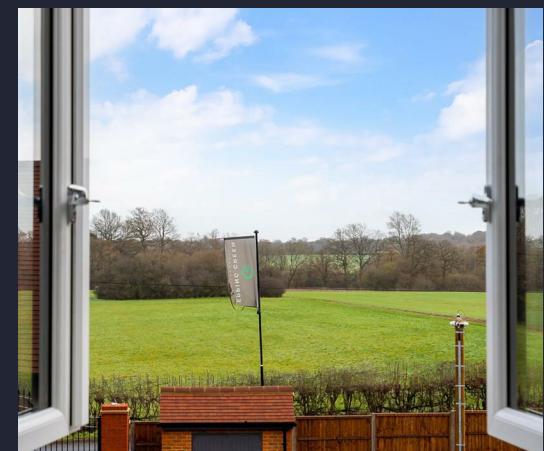






Total area: approx. 265.0 sq. metres (2852.43 sq. feet)









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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | [sales@simply-homes.co.uk](mailto:sales@simply-homes.co.uk) | [simply-homes.co.uk](http://simply-homes.co.uk) | Find us on

