



**FARM CLOSE, BOREHAMWOOD**  
**ASKING PRICE £785,000 FREEHOLD**



# FARM CLOSE

## Borehamwood, Hertfordshire WD6 4TX

ALL HOMES NOW RESERVED!

SHOW HOME NOW OPEN – SATURDAY & SUNDAY BETWEEN 10AM – 5PM

Built by leading luxury property developer GRIGGS, The Grain Yard is an exquisite collection of thirteen architecturally distinctive and beautifully crafted homes which converge tradition and new forms allowing seamless connection with their verdant surroundings.

Plot 8 is a large 3 bedroom semi-detached home providing approximately 1,566 SQFT of living accommodation. Entering through the light-filled hallway, black Crittall-style glazed doors provide access to an open-plan kitchen/family/dining room as well as a separate living room, both rooms feature double doors to the garden for seamless indoor/outdoor living. Upstairs on the first floor are three double bedrooms and the family bathroom. The principal bedroom has a stylish en-suite shower room and fitted wardrobes.

Located in the Hertfordshire town of Borehamwood, the development is well-positioned for access to the local amenities and transport links of both Borehamwood and Radlett.

Property features include:

- Contemporary Hacker kitchens with soft closing cabinetry and drawer units, integrated appliances, Quartz worktops and a Three-in-one Quooker Tap.
- Beautifully designed bathrooms and en-suites with fully tiled floors and walls and brushed black brassware.
- Black Crittall-style glazed doors leading from the hallway into the living room and the kitchen.
- Bespoke LED-lit feature cornice to hallway and living room.
- Tiled & Herringbone wood flooring to the ground floor.
- Carpets to stairs, landing and bedrooms.
- Fitted wardrobes to Bed 1 and Bed 2
- Multi-room audio via discrete ceiling speakers to the living room and kitchen.
- NACOSS approved alarm system and hard-wired Ring doorbell.
- 10-year Premier Guarantee

Completion anticipated for Q3 2021.

Created with purpose, The Grain Yard offers a refined residence for those seeking exclusivity and originality.

Please note the photos are computer-generated image

- Stunning New Build Development
- Built by Griggs Homes
- Over 1,566 Sq.Ft
- 3 Bedrooms
- 2 Bathrooms
- Completion anticipated for Q3 2021.
- Off Street Parking for 2



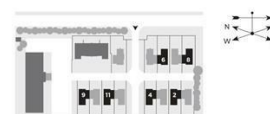
## HOUSE TYPE THREE

### 3 BEDROOM SEMI-DETACHED HOME

Plots 2, 4, 6, 8, 9 & 11

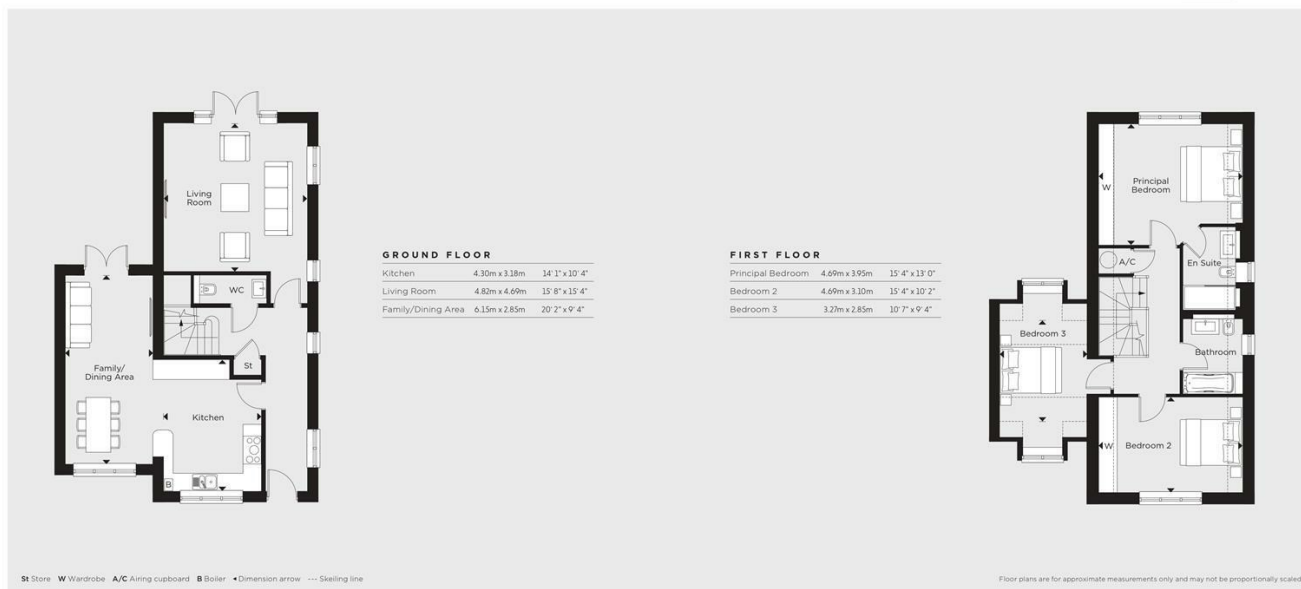
**TOTAL AREA** 1,566 sq ft / 145.5 sq m

From the entrance hall, turn left for the open-plan kitchen which leads through to the family/dining area, or go straight ahead and enter the living room. Both feature glazed double doors to the garden for seamless indoor/outdoor living. Upstairs are three double bedrooms and the family bathroom. The principal bedroom has a stylish en suite and built-in wardrobes.



THE GRAY YARD

500150 x B



12

13

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





