

Avaleigh Cottage
King Edward Road
Shenley
WD7 9BY





Shield Homes Ltd specialises in the creation of exclusive residential homes of outstanding character and style in North London, Middlesex and Hertfordshire.

The company has a clear commitment to maintaining the highest standards at every stage of its operation, from the selection of suitable locations, through to the design, construction and completion of every home.

Engaging with imaginative and innovative architects and using quality materials with which to build, all interior décor and finishing is carefully coordinated for maximum effect.

The result are homes that blend traditional values with the best in up to date technology for stylish, comfortable modern living. Shield Homes philosophy is to create new and refurbished homes that enhance the prevailing environment, and accordingly great attention is given to the landscaping of grounds and gardens. Together with this Shield Homes follows all required building codes to provide comfortable energy efficient homes.





As long standing local developers Shield aim to build homes of unparalleled character and style.

Introducing Avaleigh Cottage, King Edward Road

A brand new stunning four bedroom, three bathroom detached family home with off-street parking for several cars, situated in a private road located in the picturesque Shenley conservation area.

The ground floor accommodation briefly comprises entrance hallway with large under-stair storage cupboard and guest WC, living room, dining room, open plan fitted kitchen/ breakfast and family room with bi- fold doors to the landscaped garden and utility room.

On the first floor you'll find a beautiful master suite with dressing area and en-suite shower room, two further double bedrooms which boast designer fitted wardrobes, family bathroom and airing cupboard.

The accommodation is complete on the second floor with another double bedroom, bathroom and storage.

Kitchen

- Luxury high specification 'SCHMIDT' handleless contemporary cabinets.
- 'Carrara Misterio Polished' Worktop
- Stainless steel sink with mixer tap
- Integrated Siemens dishwasher
- Siemens Gas hob
- Siemens extractor
- Siemens WIFI built in single fan oven
- Siemens WIFI built in single oven with microwave
- Integrated Siemens 60/40 A + rated fridge/freezer
- Waste disposal

Utility Room

- Space for separate free standing washing machine/tumble dryer
- Stainless Steel Sink with mixer tap

Bedrooms

- Fitted wardrobes

Bathrooms

- Tiles supplied by Porcelanosa
- Fully tiled walls and floor
- Vanity units by Roca
- Underfloor heating (master and family)
- Heated towel rails

Flooring

- Wood effect tile flooring through ground floor
- Bathrooms to be tiled

Windows and Doors

- Front door – Oak effect
- Windows – Double glazed White uPVC
- Aluminium Bi-fold door to garden
- Internal doors – 'Linear Oak' with softwood architrave and shirting and chrome handles.

Lighting

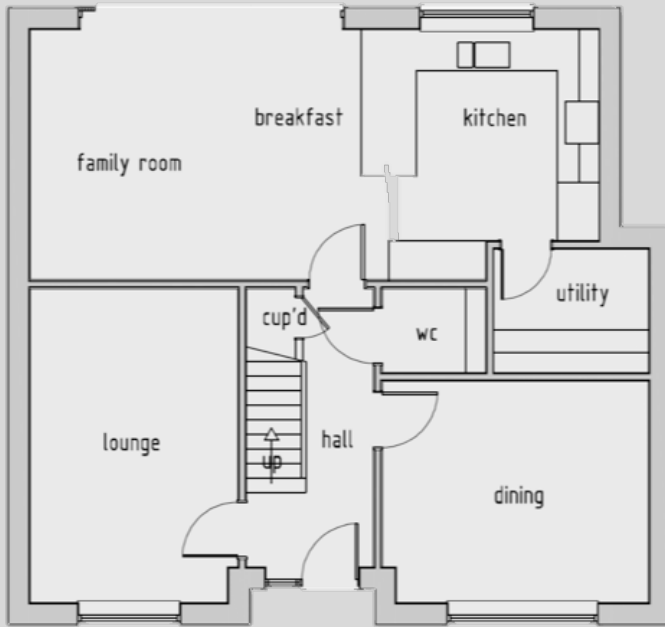
- LED downlights throughout

Landscaping

- Patio – Indian Sandstone paving slabs
- Lawn
- Landscaping

Construction

- Roof tile – Redland concrete tile
- Facing Brickwork – Wickford Antique
- Fascias & Soffits – White uPVC
- Gutters – Black uPVC
- Driveway – Permeable block pavers
- Softwood staircase with hardwood handrail and glass panels
- Energy efficient gas fired central heating
- Internal walls painted in single colour emulsion throughout.
- Skirting, architrave and door linings in satin wood finish
- 10 year Global Home Warranty



Ground Floor

Lounge

15'11 x 10'6 (4.61m x 3.23m)

Dining Room

11'3 x 13'5 (3.44m x 4.11m)

Family Room

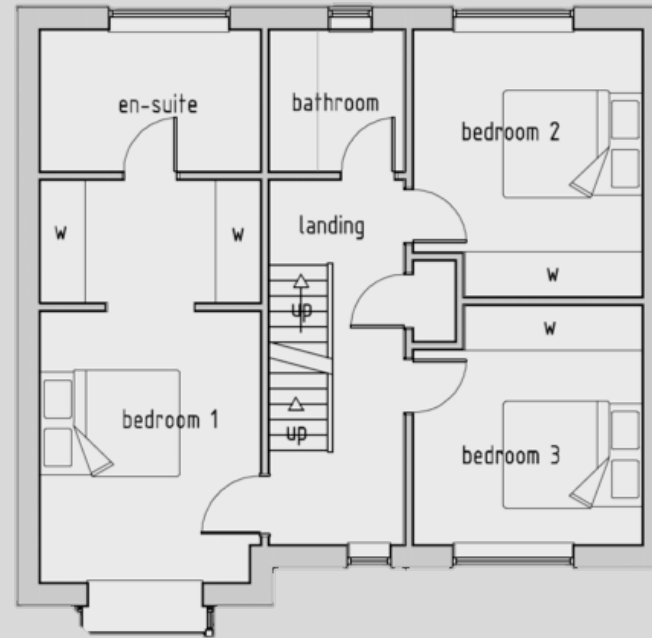
13'5 x 16'3 (4.11m x 4.97m)

Kitchen

11'9 x 12'7 (3.63m x 3.87m)

Utility Room

6' x 7'5 (1.83m x 2.29m)



First Floor

Bedroom 1

13' x 10'6 (3.96m x 3.23m)

Dressing Area

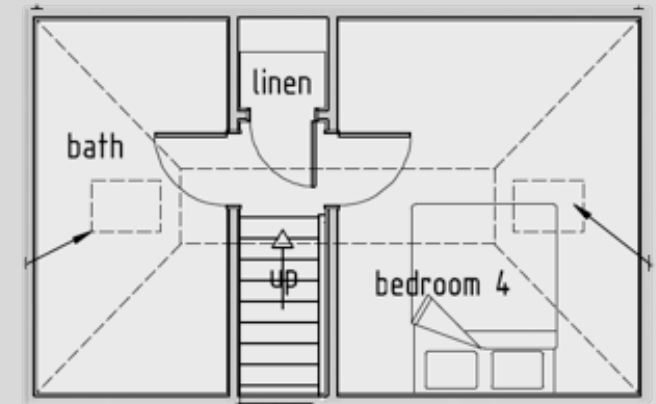
5'9 x 10'5 (1.80m x 3.20m)

Bedroom 2

12'10 x 11' (3.69m x 3.35m)

Bedroom 3

11'1 x 10'11 (3.38m x 3.08m)



Roof Area

Bedroom 4

13'1 x 10'5 (4.0m x 3.21m)

Bathroom

13'1x 6'7 (4.0m x 2.04m)

Sizes include restricted head height.

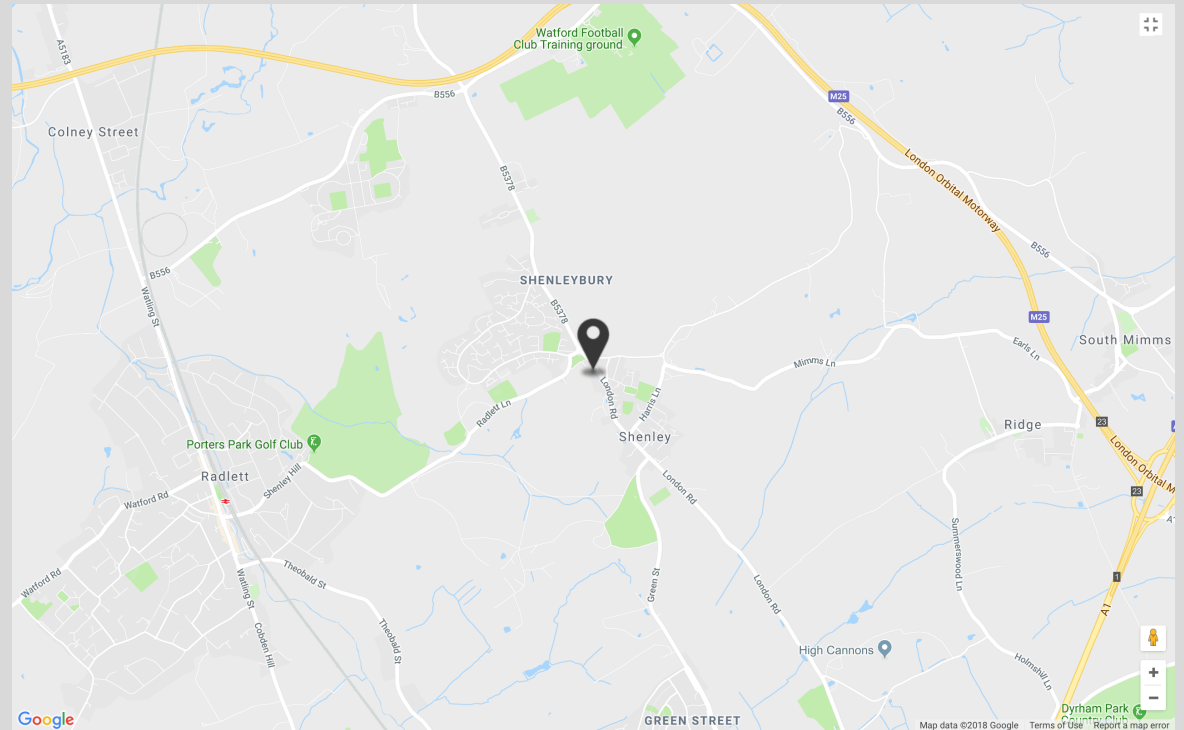
Transport & Shopping

Car	
Waitling Street, Radlett	6 mins, 2.1 miles
Radlett Thameslink Station	5 mins, 2.0 miles
Elstree & Borehamwood Station	11 mins, 3.4 miles
Colney Fields Shopping Park	10 mins, 3 miles
The Boulevard Retail, Borehamwood	10 mins, 3.3 miles

Train From Radlett Station	
Bedord	44 mins
Luton	22 mins
Harpenden	12 mins
St. Albans	6 mins

Mill Hill	7 mins
West Hampsted	18 mins
St. Pancras	30 mins
Farringdon	34 mins
London Bridge	39 mins

Airports	
London Luton	29 mins, 18.1 miles
Heathrow	30-40 mins, 28.2 miles
Stanstead	45-60 mins, 40.6 miles
London City	45-60 mins, 37.8 miles
Gatwick	75 mins, 65.1 miles



Times and locations are approximate only. Information taken from www.maps.google.co.uk & www.tfl.gov.uk. While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos are either CGI's or other developments by Shield. This floor plan is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation and approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.

Built by Shield

- Battlers Mews, WD7
- Mostyn Road, Bushey, WD23
- Roundbush Lane, Aldenham, WD7
- Woodlands Road, Bushey, WD23
- Garratts Road, Bushey, WD23
- Belsham Close, HP5



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A Development by Maincase Limited.
Shield Homes Limited
Company registration number 353 1852

Coming Soon

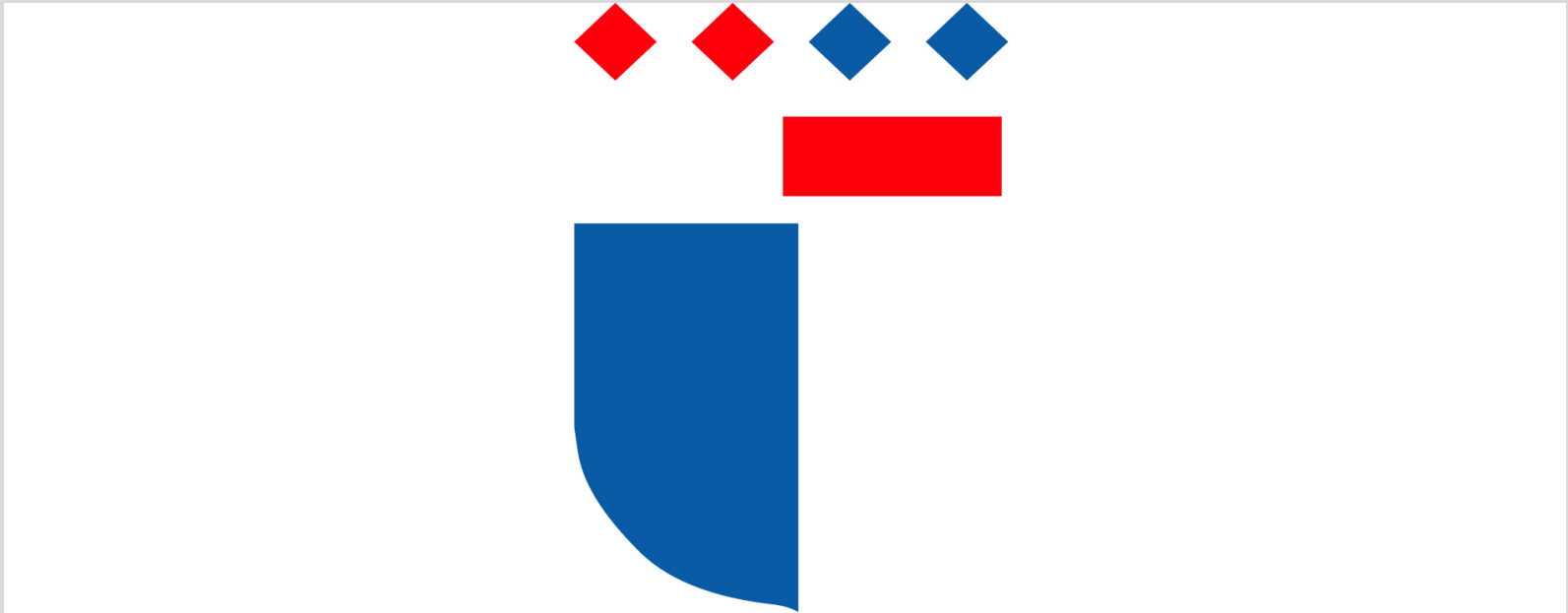
68 & 70 Rosebery Road

Bushey

WD23 1DA

Two brand new
four bedroom houses with garages
arranged over three floors.





SHIELD HOMES