

28 NEW ROAD
RADLETT
WD7 8LZ





Shield Homes Limited 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.





An exclusive collection of three brand new high specification four bedroom, three bathroom family homes in Radlett, Hertfordshire.

Traditionally designed externally with contemporary internal finishes of the highest quality, the accommodation reflects modern up to date living featuring an oversized Kitchen/Dining/Family room with luxury high specification cabinetry and integrated appliances, leading out to impressive gardens via bi-fold doors.

Built over three floors, these homes also offer a lounge, utility room, guest cloakroom, four bedrooms and three bathrooms.

Located in Radlett this idyllic location boasts picturesque views of the adjacent greenbelt countryside and farmland yet is conveniently positioned.

There is excellent access to the M1, A41 and M25. The Thameslink station is available from nearby Radlett or Elstree, connecting to St Pancras in less than half an hour.



SHIELD HOMES NEW ROAD

Radlett

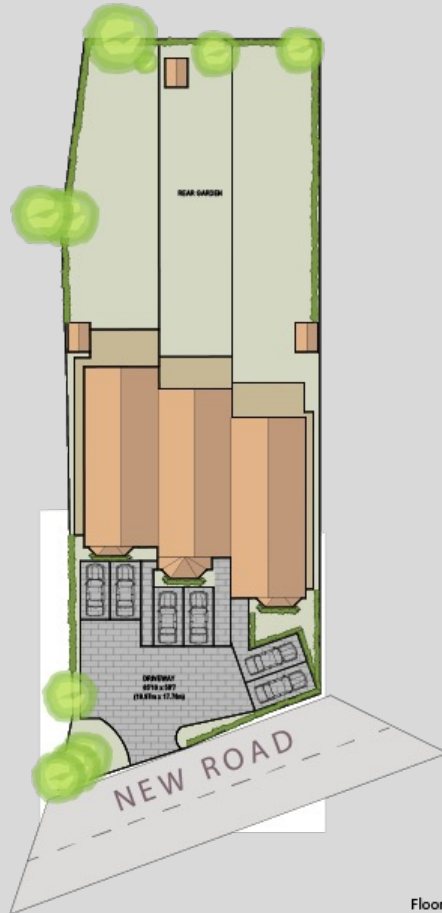


Approximate Gross Internal Floor Area

Plot 1 = 2025 sq.ft / 188.10 sq.m (Including Restricted Height Area)

Plot 2 = 2025 sq.ft / 188.10 sq.m (Including Restricted Height Area)

Plot 3 = 2025 sq.ft / 188.10 sq.m (Including Restricted Height Area)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

 SHIELD HOMES



Kitchen

- Luxury High Specification Cabinets
- Silestone Worktops
- Undermount Oversized Stainless Steel Sink
- Integrated Siemens Dishwasher
- Siemens 5 Ring Gas Hob
- Siemens Extractor
- Siemens built in single fan oven
- Siemens built in single oven with microwave
- Integrated Siemens Fridge and Separate Freezer
- Waste disposal
- 'Quooker' Hot Tap

Utility Room

- Space for separate free standing washing machine/tumble dryer
- Undermount Stainless Steel Sink (plot 2)

Bedrooms

- Fitted wardrobes in Three Bedrooms
- Daiken Air Conditioning Unit In Principle Bedroom

Bathrooms

- Tiles supplied by Porcelanosa
- Fully tiled walls and floor
- Vanity Units
- Heated chrome towel rads

Flooring

- Porcelanosa Concrete effect tile throughout ground floor
- Carpet – Stairs, Landings and Bedrooms

Windows and Doors

- Aluminium Front door by Pirnar Doors
- Windows – Double glazed White uPVC
- Aluminium Bi-fold door to garden
- Internal doors – Solid-Core Fire Doors with softwood architrave, skirting and chrome handles.

Electrical

- LED downlights throughout
- Chrome Sockets throughout
- Pre-Wiring for Electric Vehicle Charging Point

Landscaping

- Patio – Indian Sandstone in Grey
- Turfed Lawn
- Landscaping to front

Construction

- Underfloor Heating to Ground Floor
- Designer Radiators on First Floor
- 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

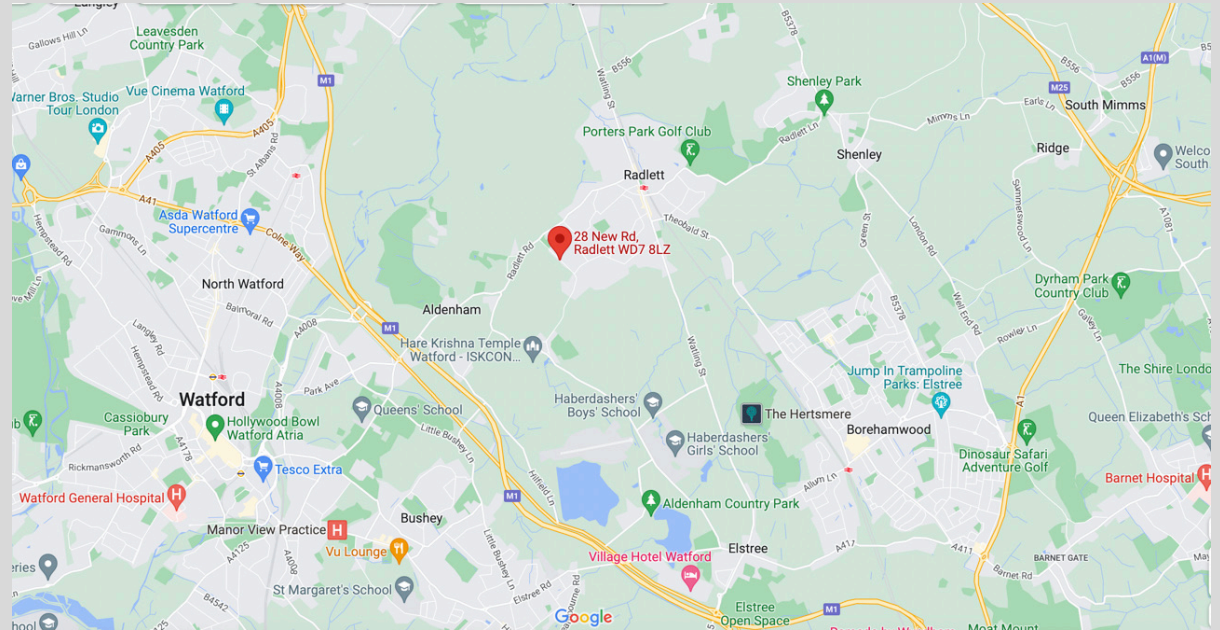
Transport & Shopping

Car	
Radlett Watling Street	4 mins, 1 mile
Radlett Station	5 mins, 1.3 miles
Bushey Overground Station	12 mins, 3.7 miles
Atria Watford Shopping Centre	9mins, 4.1 miles
Brent Cross Shopping Centre	18 mins, 13 miles

Train	
	From Bushey Station
Watford Junction	12 mins
Wembley Central	10 mins
Willesden Junction	26 mins
London Euston	19 mins (Fast Train)

Baker Street	28 mins
Kings Cross St. Pancras	36 mins
Farringdon	40 mins
Liverpool Street	45 mins
Canary Wharf	52 mins

Airports	
London Luton	24 mins, 18 miles
Heathrow	42 mins, 27 miles
London Stanstead	49 mins, 42 miles
London City	55 mins, 40 miles
Gatwick	65 mins, 60 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

- King Edward Road, Shenley, WD7
- Mostyn Road, Bushey, WD23
- Rowlands Avenue, Hatch End, HA5



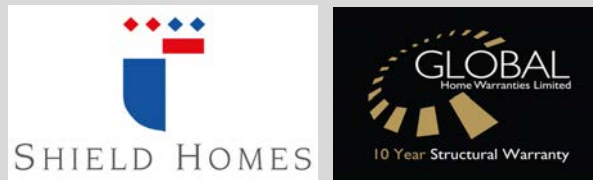
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