



THORNBURY
The Avenue | Hertfordshire

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A newly built and architecturally designed, luxury detached family home.

** 10 YEAR NEW BUILD GUARANTEE **



Set on quarter of an acre, this impressive property offers bright and spacious accommodation ideal for modern family living and grand scale entertaining.

The property has been recently constructed to a high and exacting standing with quality fittings throughout with the benefit of an impressive garden studio - a luxury retreat and home office. There is also planning permission for an orangery to be built adjoining the kitchen.

The Avenue is a highly sought after tree-lined address in the heart of the Little Heath Conservation Area and close to a wide range of local amenities.

Location

Potters Bar mainline station is within easy access with fast links into London Kings Cross (20 minutes). Junction 23 of the M25 and the A1(M) are approx. 2 miles away.

Amenities in close proximity include a fine selection of golf courses including Hadley Wood Golf Club and Essendon Golf and Country Club, Potters Bar Tennis Club, Sopwell House Hotel & Spa, David Lloyd Racquet & Fitness Club and Hatfield House is also nearby.

Education facilities in the area include Stormont, Lochinver, Dame Alice Owen, Queenswood, Queen Elizabeth Boys, Haberdashers' Aske's Boys and Girls Schools, St Johns, St Albans Schools for Boys and Girls, and Haileybury.





Accommodation

Lower Ground Floor

- Cinema room
- Utility room/preparation kitchen

Ground Floor

- Reception hall
- Guest cloakroom
- Living room
- Family room
- Television room
- Kitchen/breakfast/dining room

First Floor

- Master bedroom with dressing room and en suite bathroom
- Bedroom 2 with dressing room and en suite shower room
- Bedroom 3 with dressing room and en suite shower room
- Bedroom 4 with dressing room
- Family bathroom

Second Floor

- Bedroom 5
- Bedroom 6
- Office/Study
- Shower room

Garden Studio

- Luxury retreat and home office
- Kitchen
- Shower room

Exterior

- Carriage driveway providing off street parking
- Integrated double garage
- Impressive frontage with steps up to front door
- Rear garden measuring approx. 120'
- Landscaped garden with paved terrace leading to extensive lawn
- Plot size approximately quarter of an Acre











Specification

- Bespoke staircase with Oak features
- Wide plank Oak flooring throughout ground floor
- Aluminium bi-fold doors to garden from living room and kitchen
- Contemporary designed fireplace with wood-burning stove to drawing room
- Bespoke kitchen with quartz worksurfaces and splashbacks
- Integrated Neff appliances
- Integrated wine cooler
- Boiling water tap
- Fully tiled bathrooms with ceramic wall and floor tiles

Mechanical and Electrical

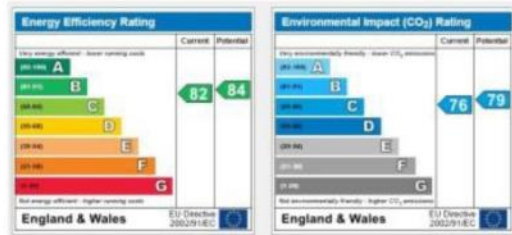
- Chrome sockets to kitchen, utility and bathrooms
- Nightlights to bathrooms and staircase
- Low energy downlights to all rooms
- TV points to all receptions and bedrooms
- Wiring for Sky installation
- Mains operated smoke alarm
- Electric garage door
- Provision for electric car charging point
- Contemporary external lighting
- Underfloor heating to ground and first floors
- Vaillant boilers and booster system
- Water softener
- Cat 6 future proof cabling throughout
- Integrated CCTV security system
- WIFI configured throughout
- PIR lighting to all dressing rooms
- 10 year building warranty



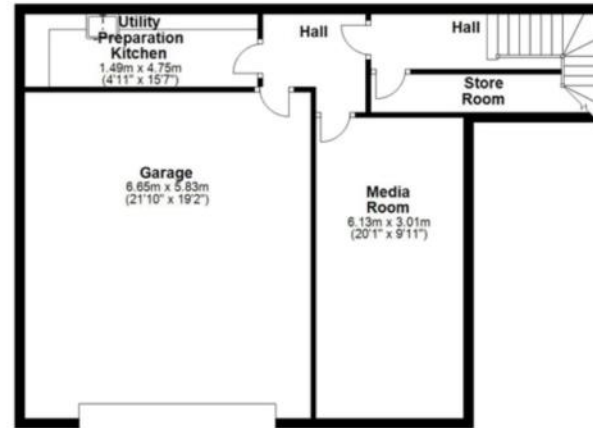
Floor Plans / Areas

Approx Gross Internal Areas

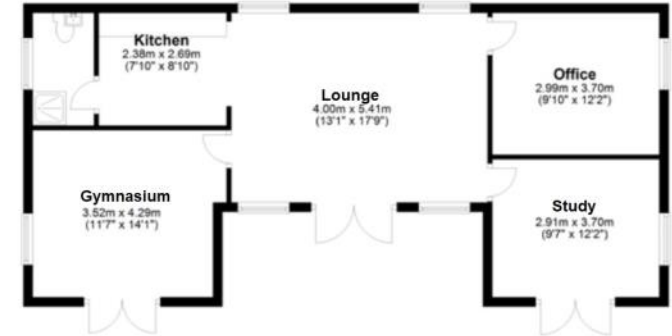
- Main House: 435.5 sqm / 4,677 sqft
- Garden Room: 70.0 sqm / 753 sqft
- Total: 504.5 sqm / 5,430 sqft



Lower Ground Floor



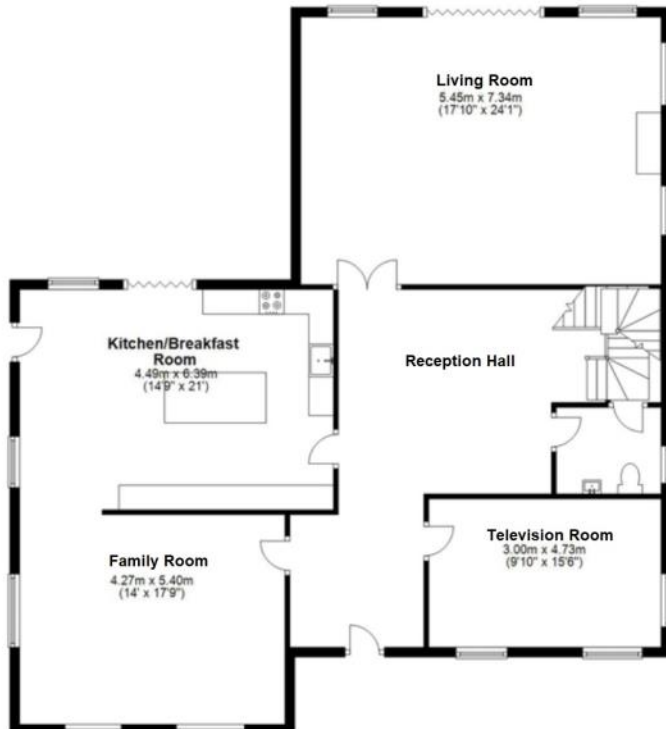
Detached Exterior GardenStudio



Note: FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

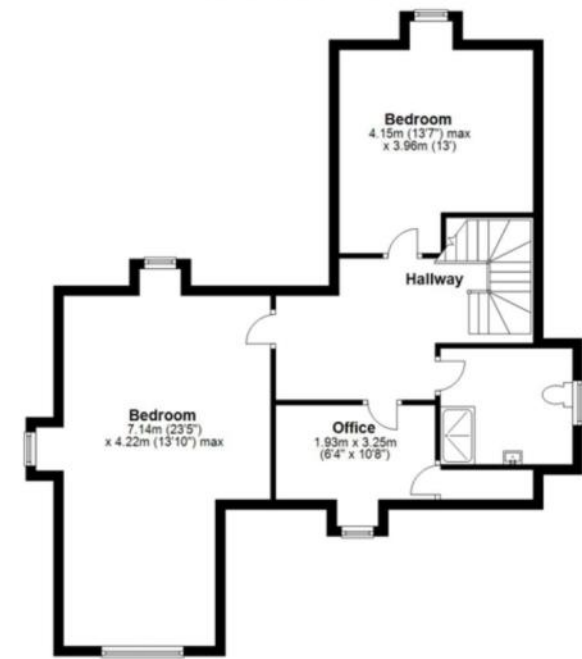
Ground Floor



First Floor



Second Floor





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