



Woodside Mews, 350 High Road, Leavesden, WD25 7EQ

- BRAND NEW MEWS DEVELOPMENT
- IMPRESSIVE ARCHITECTURAL DESIGN
- LUXURY GATED DEVELOPMENT
- APPROX. 1800 SQ.FT/168 SQ.M
- STYLISH OPENPLAN KITCHEN/FAMILY ROOM
- CLOSE TO RENOWNED PARMITER'S SCHOOL

North Estates are proud to present Woodside Mews, an exciting new gated development of just four beautifully designed homes. These impressive homes have been stylishly designed with an array of distinctive architectural features to create bright light filled rooms for modern family living.

Each property boasts a spacious kitchen/dining/family room with vaulted ceiling and high specification kitchen, separate living room, three double bedrooms and two luxury bathrooms. Outside the gardens have been thoughtfully designed so they can be enjoyed all year round; attractive planting in the front garden creates privacy and the low maintenance rear garden has a large patio perfect for summer entertaining.

Prices start from £ 650,000

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STORM PORCH

Access to external cupboard/ bike store.

ENTRANCE HALL

Oak wood flooring with under floor heating, cloak cupboard, recessed spot lighting to ceiling, skylight.

CLOAKROOM

Low level wc, handwash basin, oak wood flooring with under floor heating.

LIVING ROOM

19' 0" to door x 13' 0" (5.79m x 3.96m)

Double glazed floor to ceiling sliding windows open to front aspect, Oak wood flooring with under floor heating, under stairs store cupboard, stairs rise to first floor.

KITCHEN/ DINING AREA

21' 2" x 14' 4" (6.45m x 4.37m)

Luxury kitchen comprising of a range of wall mounted and floor standing units with Quartz worktop over, Quartz splash back, island unit with breakfast bar and pendant lighting over, inset 1 1/2 bowl stainless steel Blanco sink unit, Elica Induction cooktop with integrated extraction system, integrated Hotpoint oven, microwave/ grill, dishwasher and fridge/ freezer, cupboard with plumbing for washing machine, Oak wood flooring with under floor heating, recessed spot lighting to ceiling. Dining area has a vaulted ceiling with feature window and two velux windows, double glazed door opens to garden at rear aspect. Steps lead down to:

SITTING ROOM

11' 6" x 9' 8" (3.50m x 2.94m)

Oak wood flooring with under floor heating, gas flame feature fireplace, skylight, double glazed window to side aspect, double glazed bi-fold doors open to garden at rear aspect.

FIRST FLOOR LANDING

Oak wood flooring, recessed spot lighting to ceiling, stairs lead to second floor.

BEDROOM TWO

14' 2" max x 15' 3" (4.31m x 4.64m)

Two double glazed windows to front and side aspects, radiator.

BEDROOM THREE

13' 6" x 12' 4" (4.11m x 3.76m)

Double glazed floor to ceiling sliding windows open to rear aspect, radiator.

FAMILY BATHROOM

8' 4" x 7' 8" (2.54m x 2.34m)

Four piece suite comprising a shower cubicle with rain style shower and shower attachment, bath with mixer tap, low level wc, His and Hers double basin vanity sink unit with drawers underneath, chrome towel radiator, tiled flooring with under floor heating, part tiled walls, double glazed window to front aspect, recessed spot lighting and extractor to ceiling.

SECOND FLOOR LANDING

Two velux windows to ceiling, Oak wood flooring, recessed spot lighting to ceiling, large cupboard housing the gas fired boiler and hot water tank.

MASTER BEDROOM

14' 6" x 12' 4" (4.42m x 3.76m)

Two velux windows to ceiling, radiator.

ENSUITE/ BATHROOM TWO

9' 7" x 9' 4" (2.92m x 2.84m)

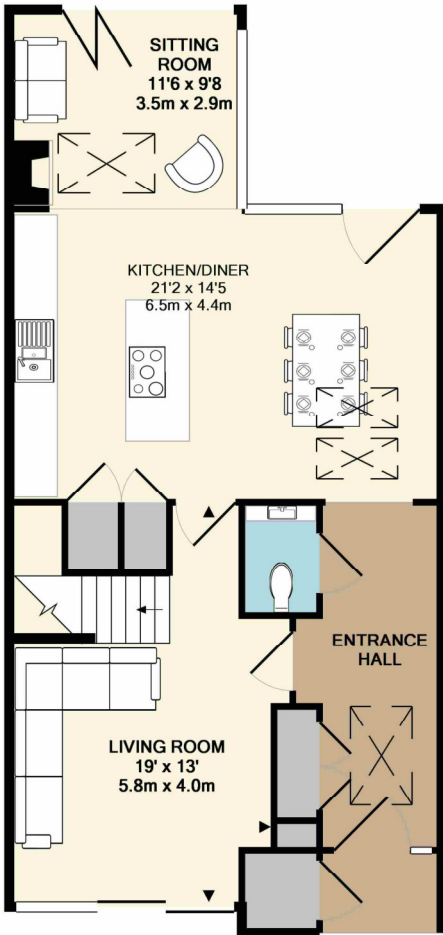
Four piece suite comprising a shower cubicle with rain style shower and shower attachment, bath with mixer tap, low level wc, vanity handwash basin with drawers underneath, chrome towel radiator, tiled flooring with under floor heating, part tiled walls, velux window to ceiling, two store cupboards, recessed spot lighting and extractor to ceiling.

FRONT GARDEN & PARKING

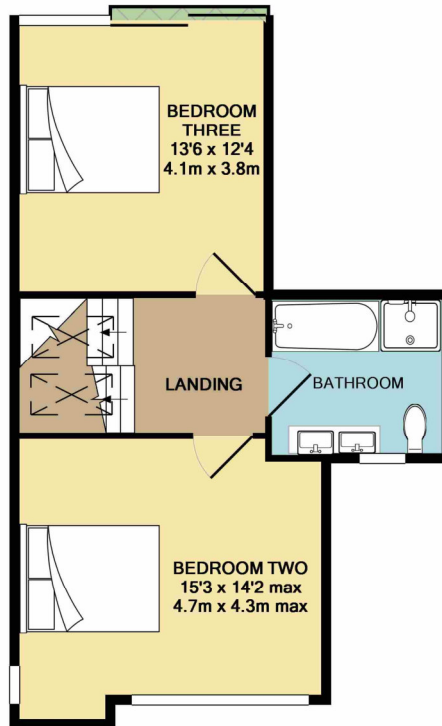
Private gated development, allocated parking for two cars, walled front garden with flower and shrub bed, path leads to front door.

REAR GARDEN

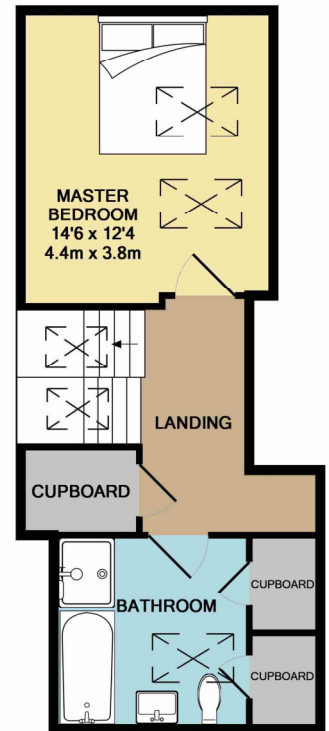
Mainly laid to artificial grass, shrub beds, patio area.



GROUND FLOOR
APPROX. FLOOR
AREA 847 SQ.FT.
(78.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1812 SQ.FT. (168.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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PROPERTY MISDESCRIPTIONS ACT 1991:

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose.

The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor.

The agents have not had sight of the title documents.

The buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of any property before travelling any distance to view.

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