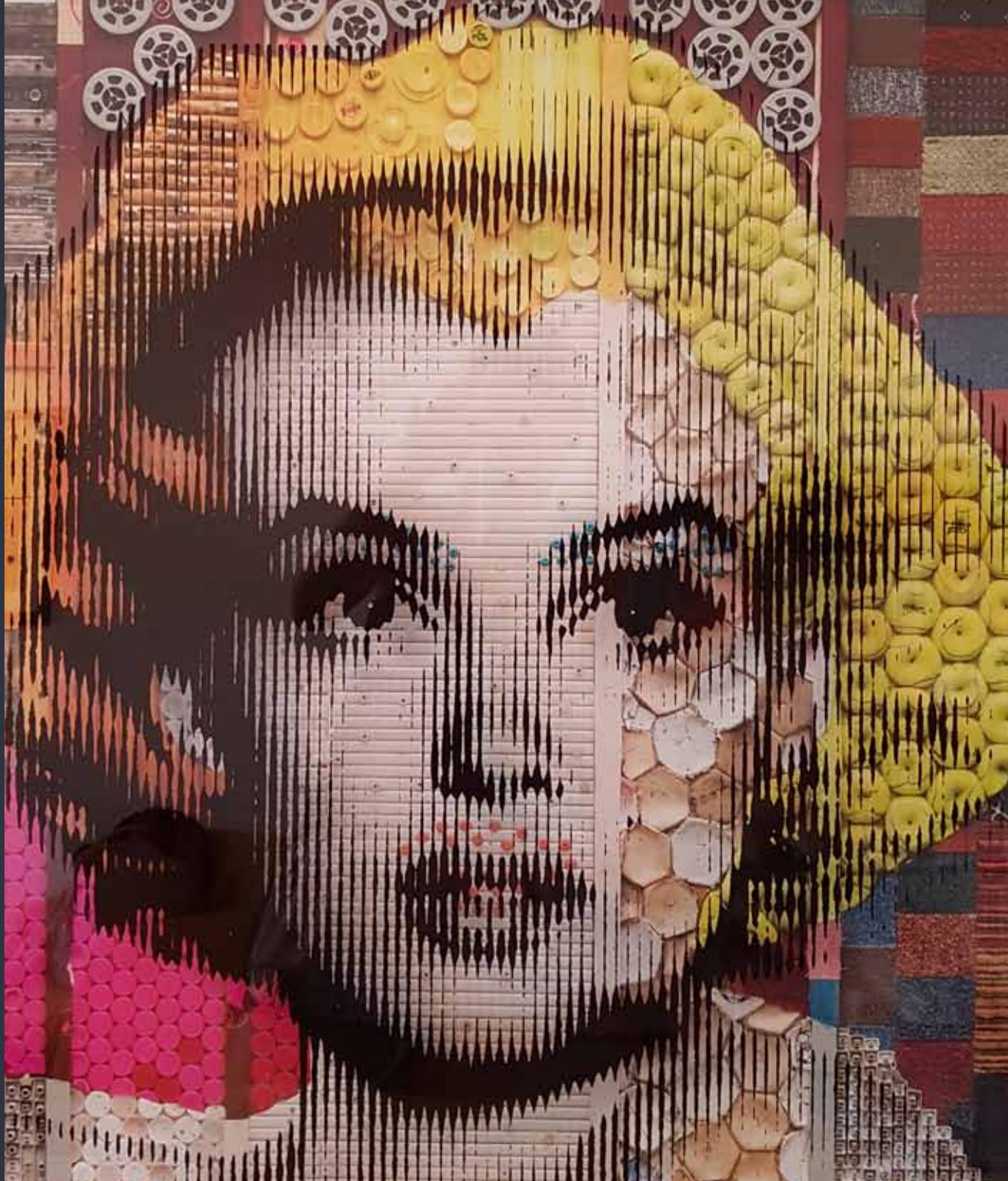


CHAN CHAIL



66 BROOKMANS AVENUE, BROOKMANS PARK, HERTFORDSHIRE AL9 7QQ

CHANCHAL



Iconic Design

True contemporary design fashion, adopted a streamlined aesthetic with an archetypal black-and-white palette and a mix of iconic 21st century furnishings.

With its clever layout and stunning design, the Chanchal Residence offers a touch of luxury for everyday living. This six bedroom home offers an enviable lifestyle with a spacious open plan design.



CHANCHAL residence provides a ‘smart’ and environmentally friendly home. From its unique contemporary design and open-plan layout for the modern family, offers gracious comfort and entertaining.

Whilst Chanchal includes many designer items, there is still plenty of scope for the new owner to come and make their particular identity on the house.

The house sits proudly on one of the most prestigious roads in Brookmans Park which is close to London yet in a semi- rural location.

Chanchal

definition: Merry, Playful, Humorous



Hacker: the definitive luxury German kitchen
Gourmet - Elegance - Luxury



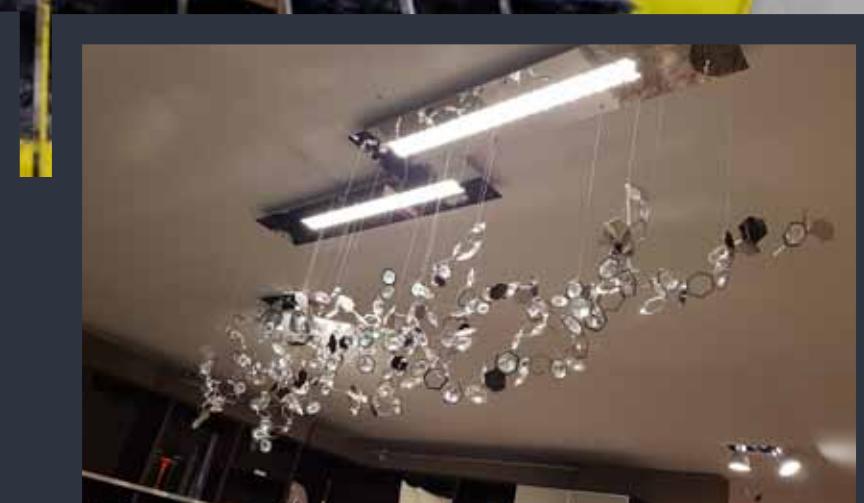
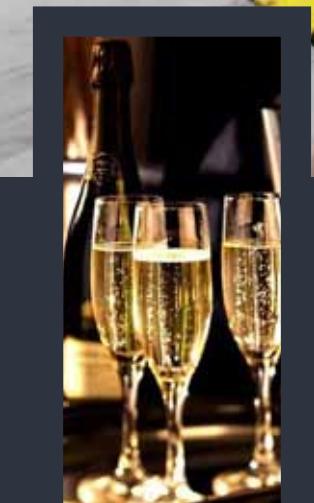
A kitchen perfect for family and friends





Perfectly formed Ceasarstone Organic Island

welcoming
REAL
INSPIRING
simple
comfortable
family
PEACEFUL
COZY
ACCEPTING
SAFE
SANCTUARY
nurturing
fun
timeless





THE ENTRANCE/HALLWAY

A contemporary wooden floating staircase from the ground floor and through to the second floor, provides for a most dramatic and elegant entrance with a marble feature ascending to over 18 feet.

The marble honed surfaced Onyx stone creates a warm and welcoming environment.



**Warmth,
Comfort &
Elegance**



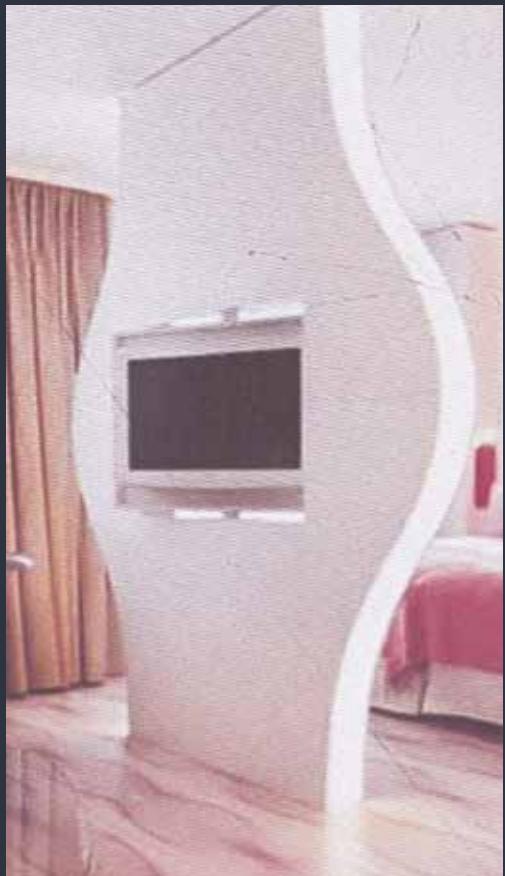
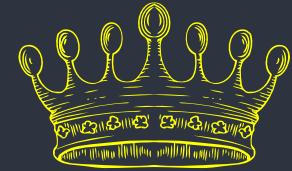
THE LOUNGE





THE MASTER BEDROOM

A Man is King of His Castle
til The Queen Arrives Home



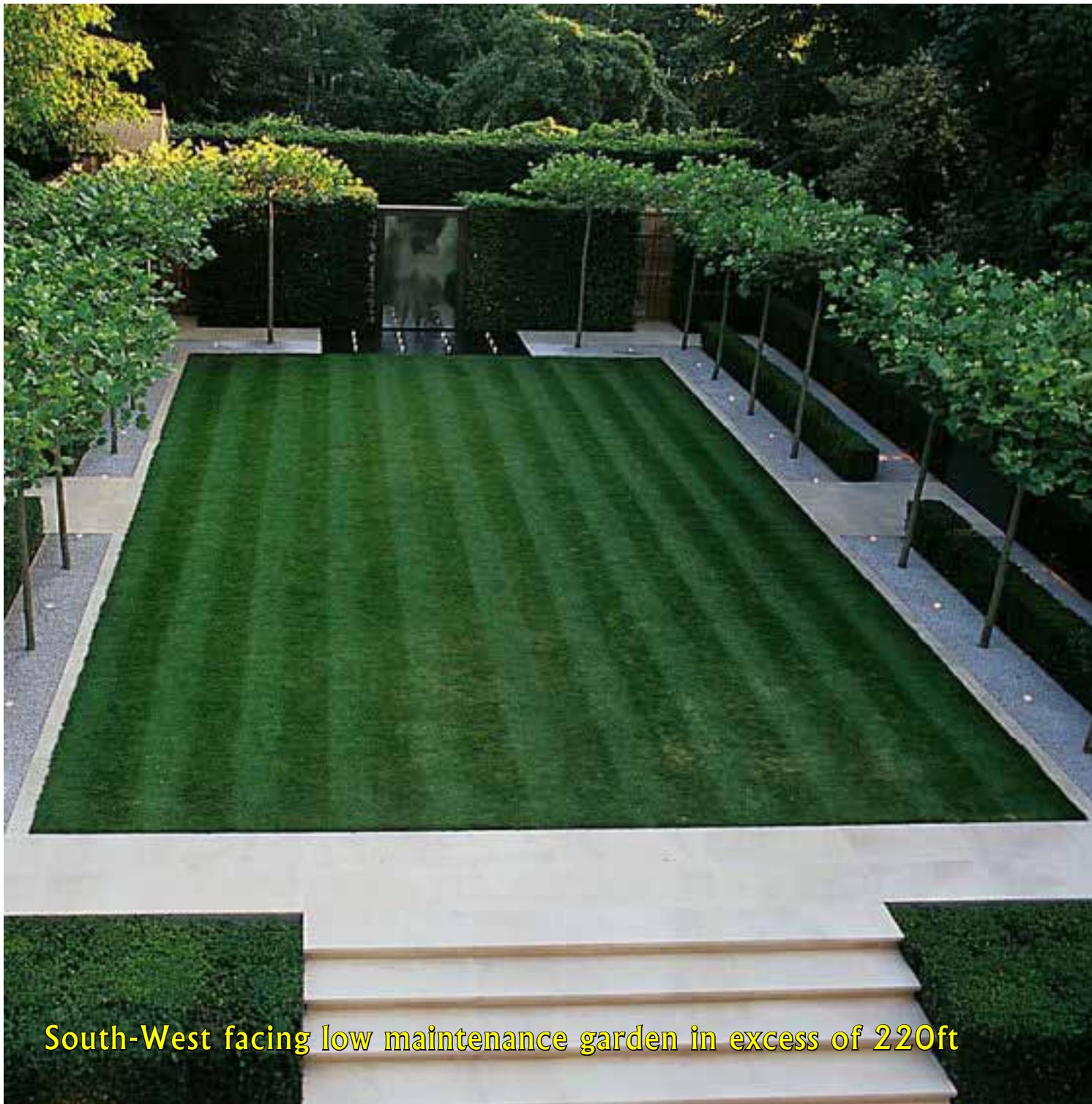
THE PERFECT SPA



MASTER BATHROOM

Celebrating the strength of volcanic rock, Basalt Stone features the exquisite detail and vesicular texture evident in basaltic lava

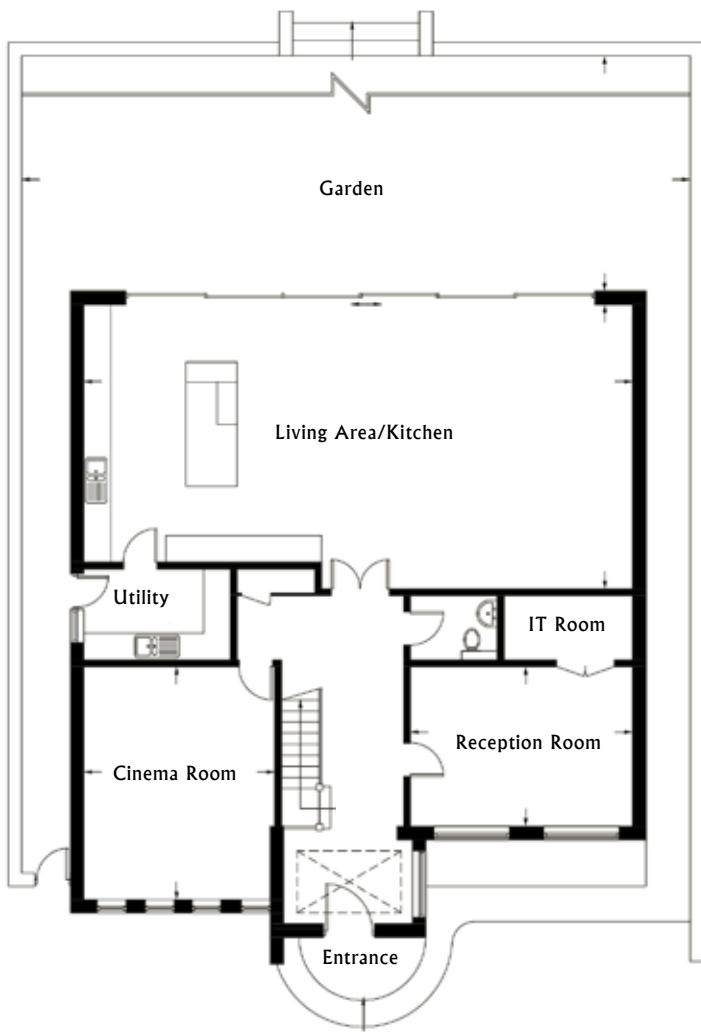




South-West facing low maintenance garden in excess of 220ft

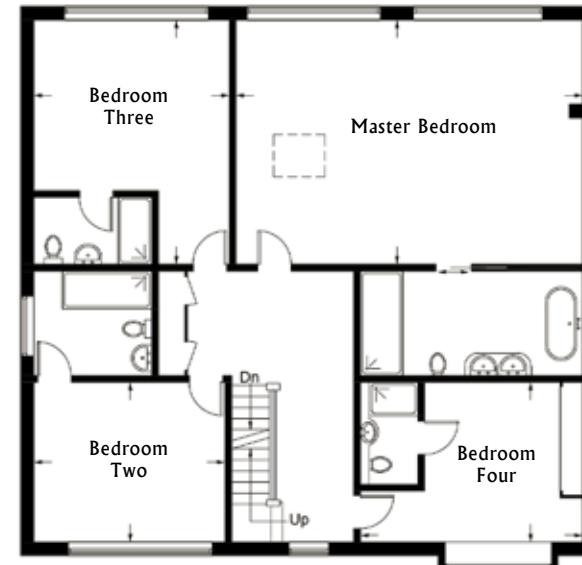


REAR GARDEN



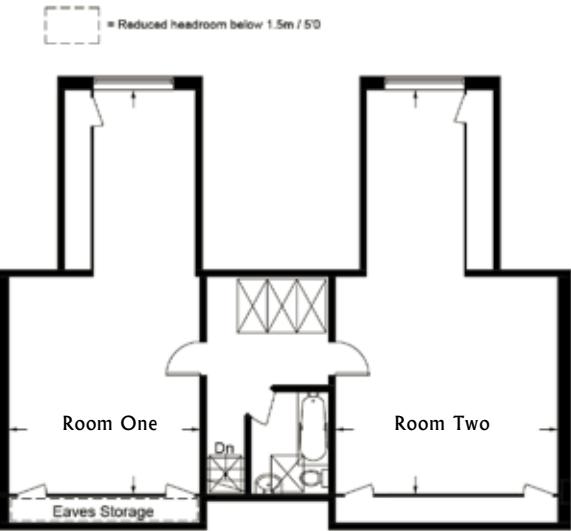
GROUND FLOOR

Reception Room 16'5 x 11'10 (5m x 3.61m)
 Living Room/Kitchen 40'2 x 20'11 (12.25m x 6.38m)
 Cinema Room 17'3 x 14'1 (5.25m x 4.30m)
 Garden 220' x 49'3 (67.06m x 15m)



FIRST FLOOR

Master Bedroom 25'7 x 18'1 (7.81m x 5.5m)
 Bedroom Two 14' x 11'8 (4.27m x 3.56m)
 Bedroom Three 17'11 x 14'5 (5.45m x 4.4m)
 Bedroom Four 16'2 x 11'8 (4.92m x 3.56m)



SECOND FLOOR

Room One 29'10 x 14'1 (9.10m x 4.30m)
Room Two 29'10 x 16'5 (9.10m x 5m)

ADDITIONAL MEASUREMENTS

Ground Floor 1731 sq ft (160.8 sq m)
First Floor 1562 sq ft (145.1 sq m)
Second Floor 978 sq ft (90.9 sq m)
Including Eaves Storage
Total 4271 sq ft (396.8 sq m)

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision upon them.

INTERNAL FEATURES, FINISHES, HEATING, LIGHTING AND MEDIA

ENTRY DOOR

Bespoke high security steel door + half width, clad with aluminium panels, with multi-locking mechanism

ENTRANCE HALLWAY

3m Italian imported porcelain tiles to throughout the ground floor.
Hand crafted 'floating' staircases ground to second floor.

CONTEMPORARY KITCHEN

Stunning bespoke German Hacker kitchen

Top range handle less model

Combines different finishes, with elegant gloss doors, natural granite tall units and matching drawer boxes

Unique glass electronic roller mechanism door unit

Touch to open units

Units with pre-fitted LED strips

Top quality Siemens appliances, including, hob, dishwasher, fridge, freezer, multiple ovens (2 with 71 litre capacity), oven/microwave combination and coffee machine.

Waste disposal, scale control, Blanco anthracite sink.

Quooker instant steam hot and filtered cold water tap

'Shattered glass' splash back

'Sculpture' white Ceasarstone Organic island. This functional island, includes breakfast bar, houses top of the range Siemens flex induction hob, combined with a Domingo gas Wok hob to cater all styles of cooking.

UTILITY ROOM

No compromise on quality with finishes to compliment the kitchen.

Stacked Wash & Dryer units, stainless steel sink and taps, and finished with same solid quartz Caesarstone stone works, and all the usual/essential storage.

LOUNGE

75" smart TV, hidden speakers, included

Large contemporary feature electric fireplace, included

Roche Bobois , sofa, coffee table, feature chair, included

Unique Italian imported marble wall feature, included

DINING AREA

Roche Bobois dining-table, rug, included

Swarovski pendant, included

EN SUITES, BATH/SHOWER ROOMS & CLOAKROOM

Porcelanosa sanitary ware throughout

Porcelanosa shower screens

Porcelanosa twin basin and units to master en suite

Porcelanosa walk-in wet room style shower to master and other suites

Porcelanosa heated towel rails

Porcelanosa mirrors

Designer porcelain/ceramic tiling throughout wet areas

INTERNAL FEATURES/FINISHES, HEATING AND LIGHTING/MEDIA

Underfloor energy efficient and thermostatically controlled gas fired wet central heating to all floors, rooms and bathrooms

Feature architraves/'shadow gaps' and skirting

Contemporary ironmongery

Designer (Dall'agnese Italy) designed wardrobes and walk-in wardrobe to the master bedroom

Full rewiring including data networking with cat-5/6 cabling throughout
Home automation with pre-wiring for future upgrading, touch screen panels, included

Contemporary light switches throughout

INTERNAL FEATURES, FINISHES, HEATING, LIGHTING AND MEDIA cont.

INTERNAL FEATURES/FINISHES, HEATING AND LIGHTING/MEDIA Cont.

Multi-room audio system by Sonos

Designer lighting utilising contemporary down lights, feature up lights in hallway

65" Smart TV in TV room, hidden ceiling speakers, included

50" Smart TV to master bedroom, ceiling speakers, included

Satellite dish, television, DAB and FM radio aerials

Contemporary blinds throughout, included

Electric blinds to kitchen, dining room, lounge and master bedroom

Pre-wired for future upgrades

Ample storage space throughout

IT

Dedicated, vented, IT room, housing all the technical equipment required for today's modern home.

SECURITY

5 camera CCTV/video system, included

SSAIB-approved high tech alarm system with motion detectors, pet friendly , app controlled, included

Exterior lights to front porch, rear and terraces

High security locking system to doors and windows

Vehicular/pedestrian entrance gate video based entry system and integral intercom with keypad and remote opening

EXTERNAL

Excess of 220 ft south-west facing garden

External water supply

External power supply (front and rear)

Designer permeable stone driveway

Italian sandstone patio

All aluminium hidden wing window frames and doors

Feature box window

Bespoke electric front gate

ENVIRONMENTAL

Solar panels to help reduce utility bills and offer cleaner energy

Dual flush mechanisms to toilets

High levels of insulation within roof space and external wall cavities to limit heat loss in winter and reduce heat gain in summer

Whole house Mechanical Ventilation Heat Recovery (MVHR) system to reduce the level of contaminants which are not conducive to good health of the occupant nor the fabric of the building.

MVHR system also reduces the carbon footprint of the home, reducing the reliance on fossil fuels needed to effectively heat up the property

Helps to eliminate condensation

Low energy lighting throughout property





Brookmans Park Folly Arch, Hertfordshire
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ESSENDON
COUNTRY CLUB

BROOKMANS PARK - a life style for the whole family.

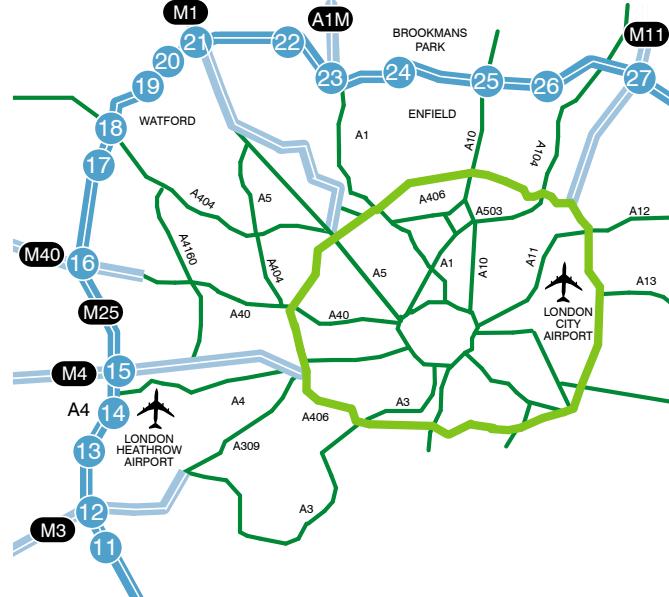
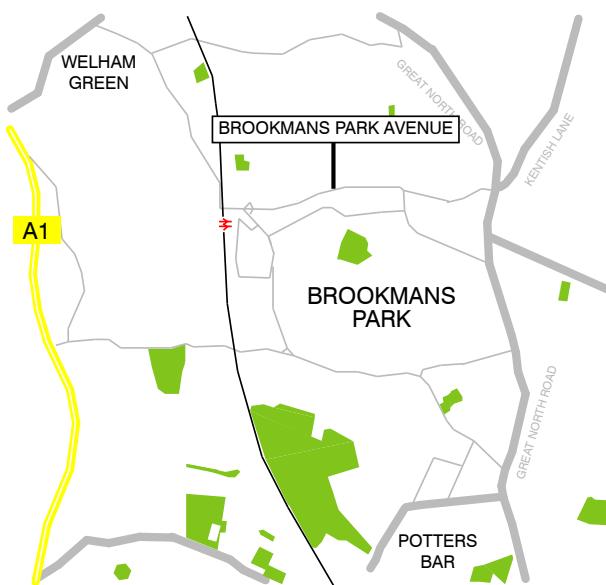
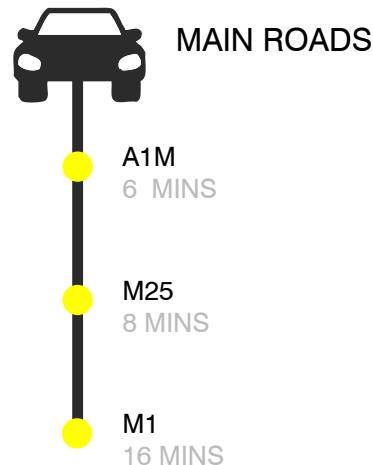
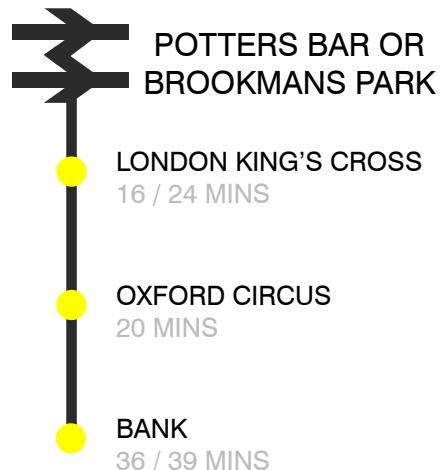
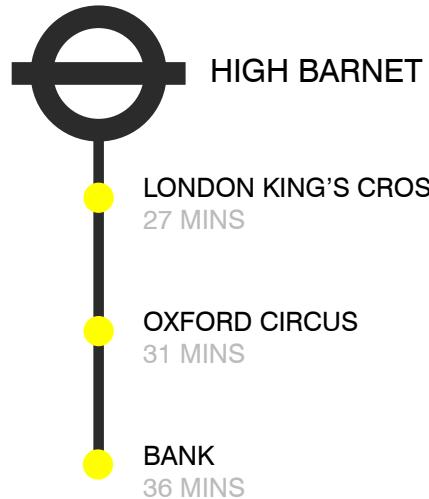
Chanchal residence located in prestigious Brookman's Park, is just minutes' walk from the beautiful and picturesque Gobion's Woods. This peaceful village is host to several charming and modern pubs serving great food. After stretching the legs of juniors and four legged friends, what better way to relax?

Nearby, are beautiful playing fields, and of course the Brookman's Park Golf Club. Amenities abound, there are ample shops, health clubs, horse riding centres, and supermarkets.

The area offers an excellent selection of renowned primary and secondary educational facilities including, Manor Lodge, Lochiver, Dame Alice Owens, Stormont, Haileybury College, Queenswood, Haberdashers Askes, St. Albans, Aldenham, North London Collegiate, Chancellors, Mill Hill, Belmont, Grimsdale, St Martha's Senior School and Queen Elizabeth's Boys & Girls.

BROOKMANS PARK & THE SURROUNDING AREA

CHANCHAL offers the best of both worlds - from beautiful surrounding countryside with the conveniently close connections to London. London Underground Tube, two over ground train stations and access to major motorways offering fast commuter or leisure access to London.





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