



Crest
NICHOLSON

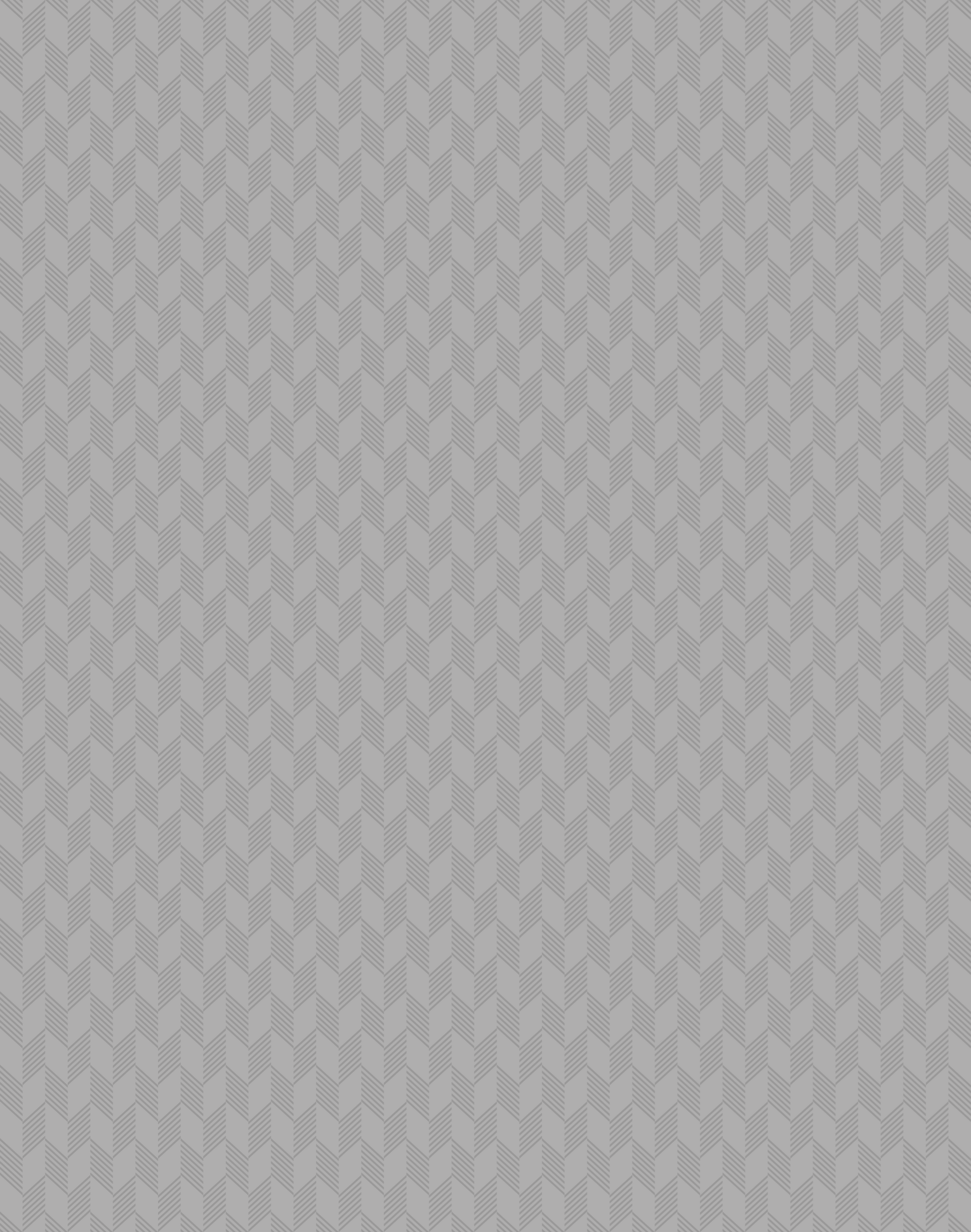


PARK AVENUE

SUNBURY-ON-THAMES

THE HOUSES

Magnificent 3, 4 & 5 bedroom executive family homes



Superior living in a beautifully landscaped setting

The stunning three, four and five bedroom houses at Park Avenue offer the best in contemporary living, combined with a village setting that makes time spent outdoors just as enjoyable. This exclusive new development presents an unmissable opportunity close to Sunbury Village and picturesque views of the River Thames.



The development: a community in harmony

Park Avenue has been designed to create a perfect balance between nature and the home. Landscaped community spaces, including a pretty village green and central parkland, provide recreation and tranquil views from the development's superb array of family houses and apartments.



2 Bedroom Apartment

The Folly
Plot 194

3 Bedroom Houses

- The Mulligan**
Plots 59, 60, 68, 69, 72, 73, 81 & 82
- The Campbell**
Plots 28, 32, 58, 61, 67, 70, 71, 74, 80 & 83
- The Gibson**
Plots 29, 30 & 31
- The Dawson**
Plots 39, 40, 41, 42, 62, 66, 75 & 79
- The Curtis**
Plots 23, 24, 25, 43, 44, 45, 63, 64, 65, 76, 77 & 78
- The Collins**
Plots 35, 36 & 37

4 Bedroom Houses

- The Cormack**
Plots 47, 48, 49, 85, 86, 87, 88, 89, 90, 91 & 92
- The Armitage**
Plots 13, 14, 50, 51 & 57
- The Beamish**
Plots 19, 20, 21, 22, 26, 27, 33, 34 & 38

5 Bedroom Houses

- The Cagney**
Plots 46, 56, 84 & 93
- The Thompson**
Plots 7, 9, 10, 11, 12, 15, 16 & 17
- The Morgan**
Plots 2, 3, 4, 5 & 6
- The Waldron**
Plot 1
- The Cunningham**
Plots 52, 53, 54 & 55
- The Everitt**
Plots 8 & 18

FORMAL SPACES AND
PARKLAND AT THE HEART OF
THE DEVELOPMENT INVITE
RESIDENTS TO RELAX AND PLAY
IN STUNNING SURROUNDINGS

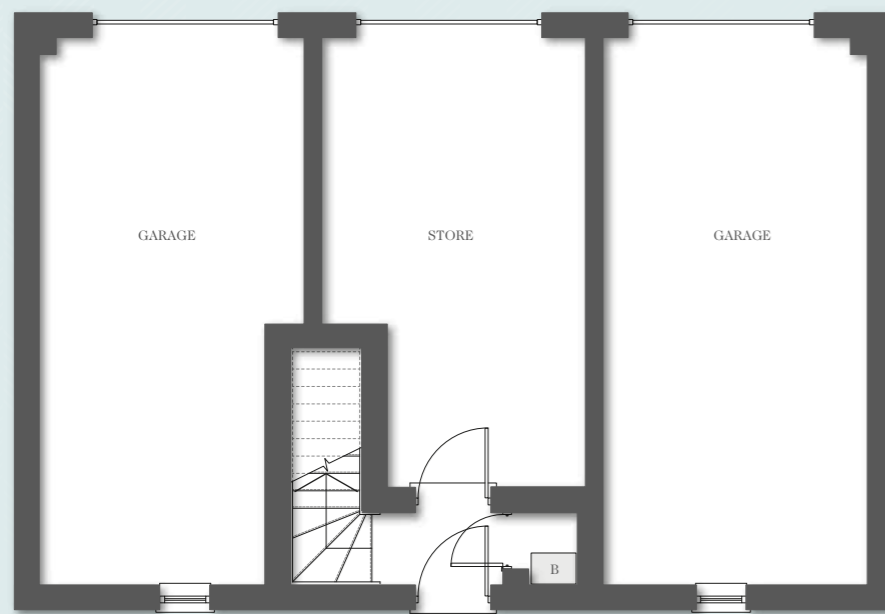
Landscaping is indicative only.

The Folly

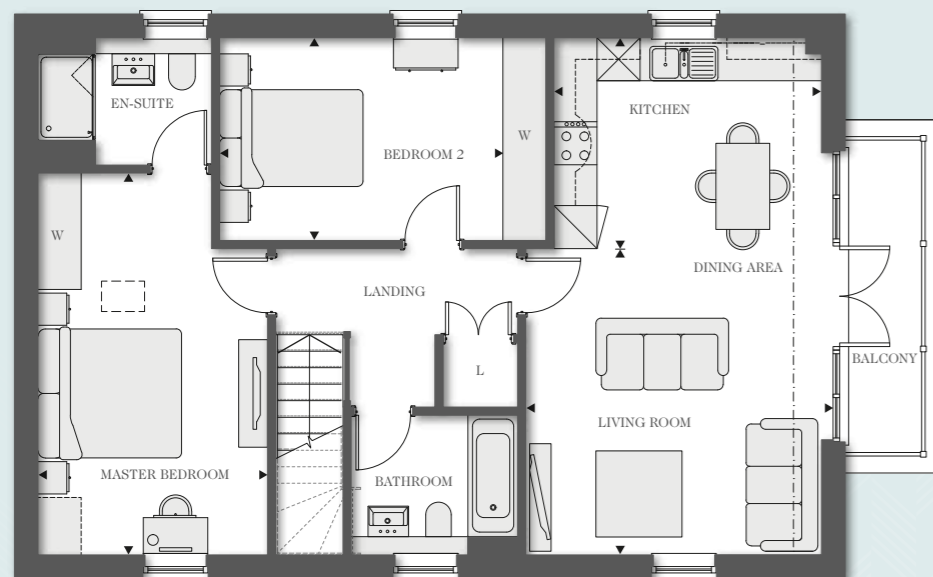
2 BEDROOM APARTMENT

Plot 194

An individual two bedroom, first floor apartment. The stylish space consists of an open-plan kitchen, living room and dining area. Both bedrooms feature built in wardrobes and the spacious master bedroom has its own en-suite with shower. The accommodation is finished with a separate bathroom with bath.



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

Living Room
4270mm x 4110mm 14'0" x 13'6"

Kitchen / Dining Area
3730mm x 2940mm 12'3" x 4'8"

Master Bedroom
5320mm x 3195mm 17'5" x 10'6"

Bedroom 2
4545mm x 2825mm 14'11" x 9'3"

Total Area 843 sq ft



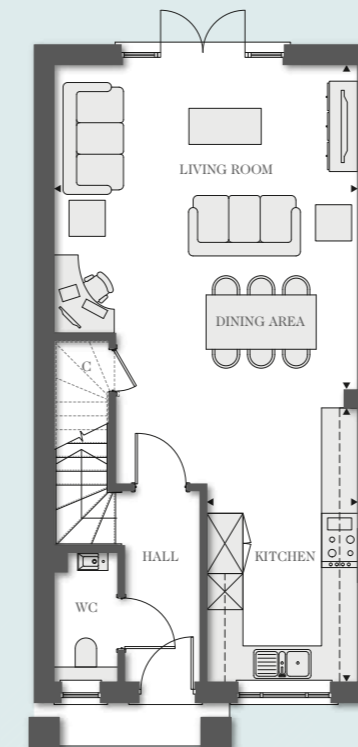
The Mulligan

3 BEDROOM HOUSE

Plots 59, 60, 68, 69, 72, 73, 81 & 82*

A spacious three bedroom house with accommodation across three floors. The large open-plan living, dining and kitchen area leads out onto a private garden. The first floor comprises two double bedrooms, an en-suite and a family bathroom. The second floor is home to an en-suite master bedroom.

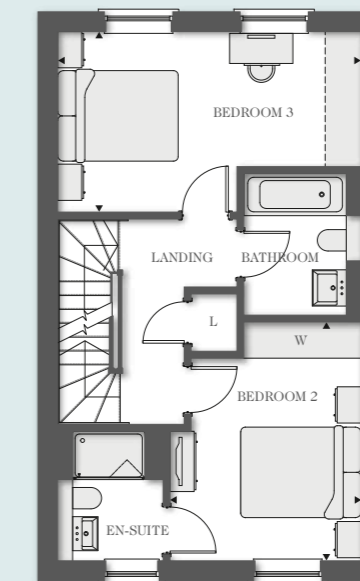
*Handed to plot shown



GROUND FLOOR

Living Room / Dining Area
5040mm x 5696mm 16'5" x 18'6"

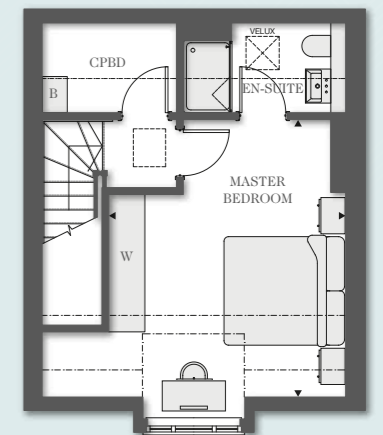
Kitchen
2500mm x 4550mm 8'2" x 14'9"



FIRST FLOOR

Bedroom 2
3175mm x 3964mm 10'4" x 12'11"

Bedroom 3
5040mm x 2996mm 16'5" x 9'9"



SECOND FLOOR

Master Bedroom
3941mm x 4606mm 12'10" x 15'0"

Total Area 1361 sq ft

The Campbell

3 BEDROOM HOUSE

Plots 28, 32, 58, 61, 67, 70, 71, 74, 80 & 83

A large three bedroom, three-storey house with a private garage. The ground floor features a large open-plan living, dining and kitchen area and private garden. Two double bedrooms, an en-suite and a family bathroom make up the first floor. The spacious master suite occupies the second floor.

*Handed to plot shown Plots 61, 70, 71 & 80 do not have garages



GROUND FLOOR

Living Room / Dining Area
4960mm x 6095mm 16'1" x 19'10"

Kitchen
2415mm x 4600mm 7'10" x 14'11"

FIRST FLOOR

Bedroom 2
3095mm x 4480mm 10'1" x 14'7"

Bedroom 3
4960mm x 3378mm 16'1" x 11'10"

SECOND FLOOR

Master Bedroom
4960mm x 6030mm 16'1" x 19'7"

Total Area 1462 sq ft

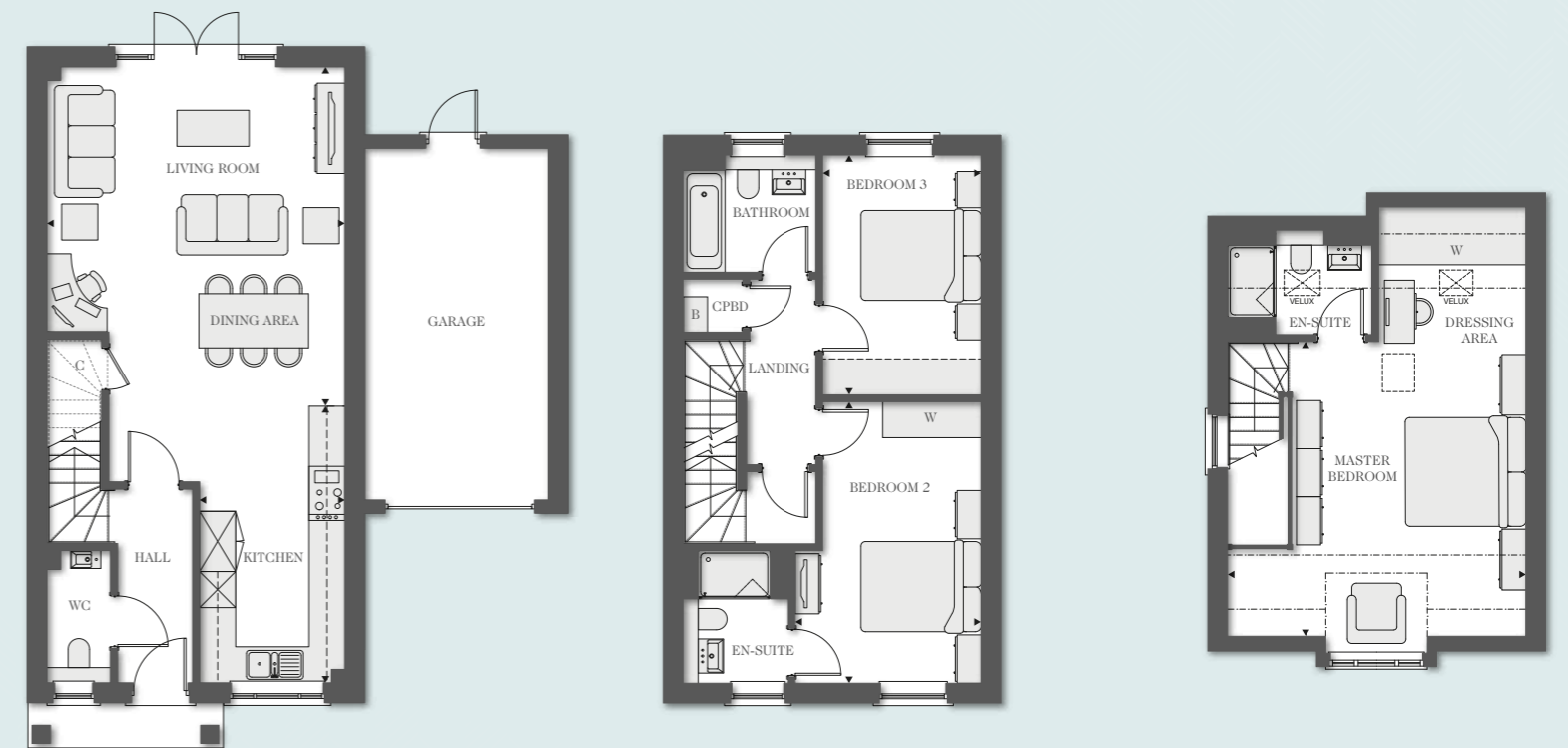
** These windows are for plots 61, 70, 71 & 80 only.

The Gibson

3 BEDROOM HOUSE

Plots 29, 30 & 31

A large master suite with dressing area occupies the second floor of this spacious three bedroom house. Two further bedrooms, one with en-suite, are joined by a family bathroom on the first floor. At ground level are an open-plan living, kitchen and dining area and a private garage.



GROUND FLOOR

Living Room / Dining Area
4960mm x 5645mm 16'1" x 18'4"

Kitchen
2415mm x 4600mm 7'10" x 14'11"

FIRST FLOOR

Bedroom 2
3095mm x 4669mm 10'1" x 15'2"

Bedroom 3
2635mm x 3983mm 8'7" x 12'11"

SECOND FLOOR

Master Bedroom
4959mm x 4956mm 16'1" x 16'1"

Total Area 1382 sq ft

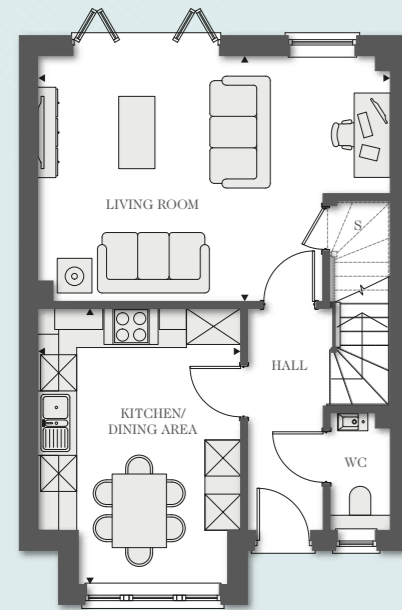
The Dawson

3 BEDROOM HOUSE

Plots 39, 40, 41, 42, 62, 66, 75 & 79

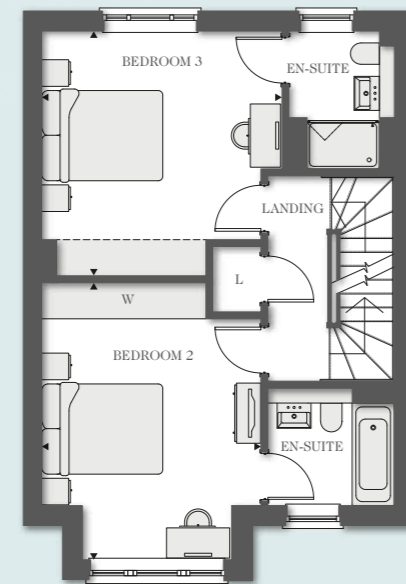
A well-proportioned three bedroom house. The ground floor is comprised of a spacious living room, a kitchen/dining area and a WC. The first floor features two en-suite double bedrooms. The second floor is devoted to the large, en-suite master bedroom.

*Handed to plot shown



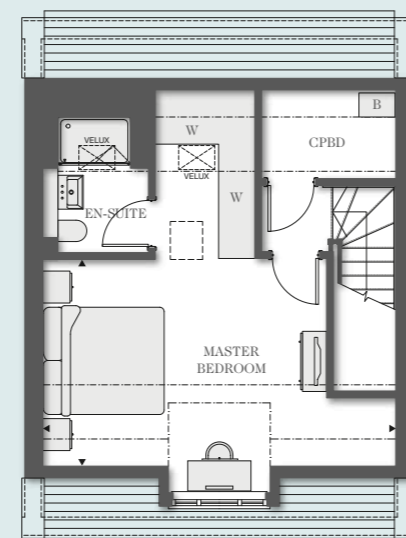
GROUND FLOOR

Living Room
5850mm x 4080mm 19'0" x 13'3"
Kitchen / Dining Area
3369mm x 4584mm 10'11" x 14'11"



FIRST FLOOR

Bedroom 2
4591mm x 3639mm 14'11" x 11'10"
Bedroom 3
3989mm x 4055mm 13'0" x 13'2"



SECOND FLOOR

Master Bedroom
5853mm x 3221mm 19'0" x 10'6"
Total Area 1422 sq ft



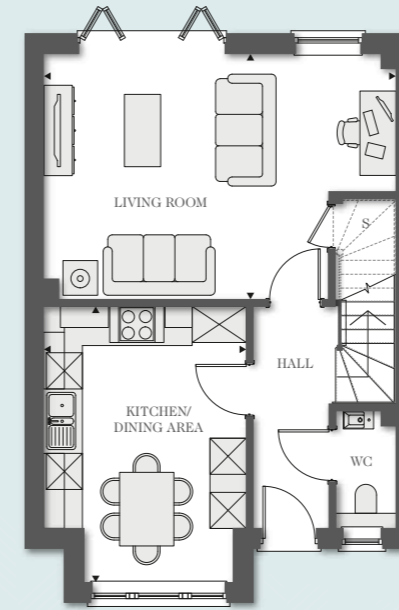
The Curtis

3 BEDROOM HOUSE

Plots 23, 24, 25, 43, 44, 45, 63, 64, 65, 76, 77 & 78

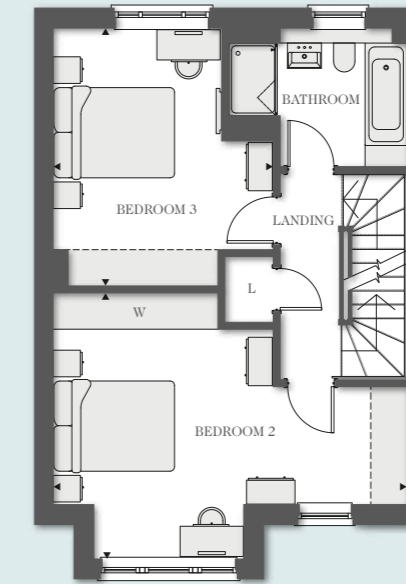
Three double bedrooms and two bathrooms, one of which belongs to the large master suite on the second floor, comprise the upper levels of this family house. The ground floor features a spacious living room, a kitchen/dining area and a WC.

*Handed to plot shown



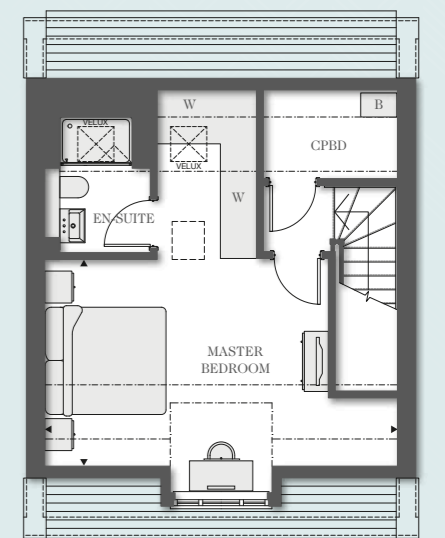
GROUND FLOOR

Living Room
5850mm x 4080mm 19'0" x 13'4"
Kitchen / Dining Area
3369mm x 4584mm 10'11" x 14'11"



FIRST FLOOR

Bedroom 2
4391mm x 5853mm 14'3" x 19'0"
Bedroom 3
4255mm x 3635mm 13'10" x 11'11"



SECOND FLOOR

Master Bedroom
5850mm x 3221mm 19'0" x 10'6"
Total Area 1420 sq ft

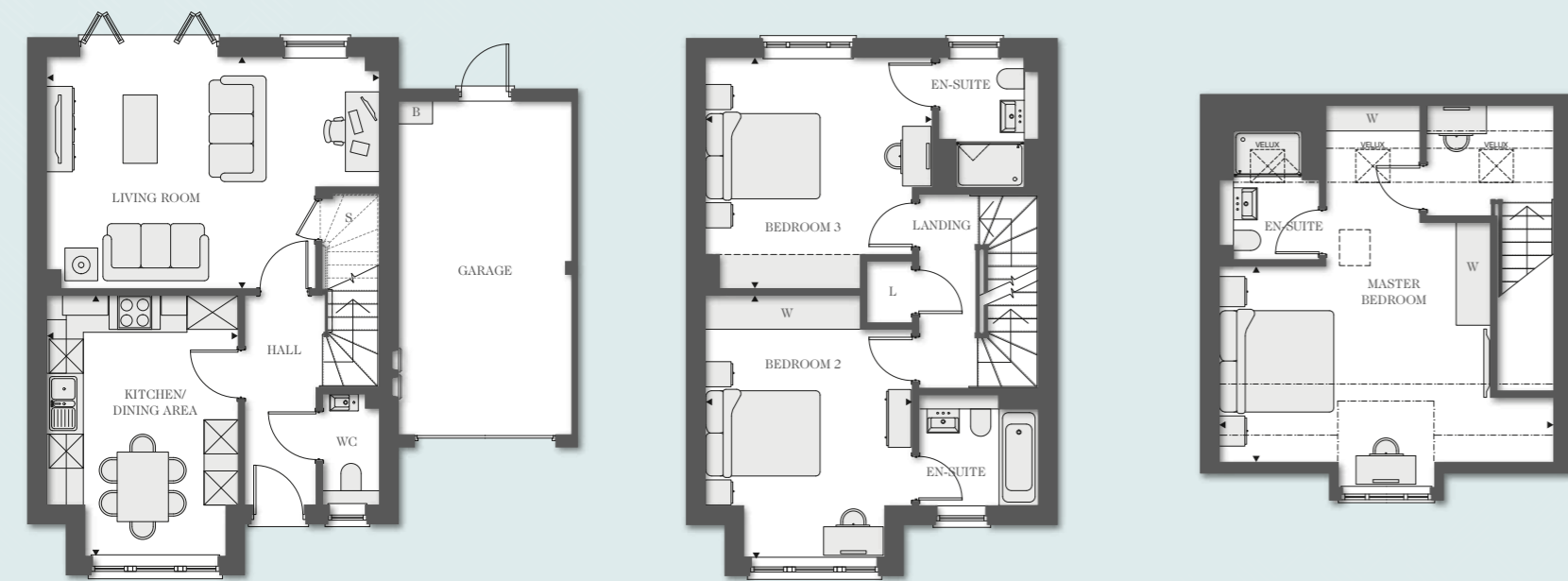
The Collins

3 BEDROOM HOUSE

Plots 35, 36 & 37*

A three bedroom house featuring a private garage and spacious accommodation across three floors. The top floor's en-suite master bedroom is complemented by two en-suite double bedrooms below. A large living room, kitchen/dining room and a WC make up the ground level.

*Handed to plot shown



GROUND FLOOR

Living Room
5850mm x 4080mm 19'0" x 13'3"

Kitchen / Dining Area
3364mm x 4584mm 10'11" x 14'11"

FIRST FLOOR

Bedroom 2
3639mm x 4591mm 11'10" x 14'11"

Bedroom 3
4055mm x 3989mm 13'2" x 13'0"

SECOND FLOOR

Master Bedroom
5853mm x 3169mm 19'0" x 10'4"

Total Area 1425 sq ft

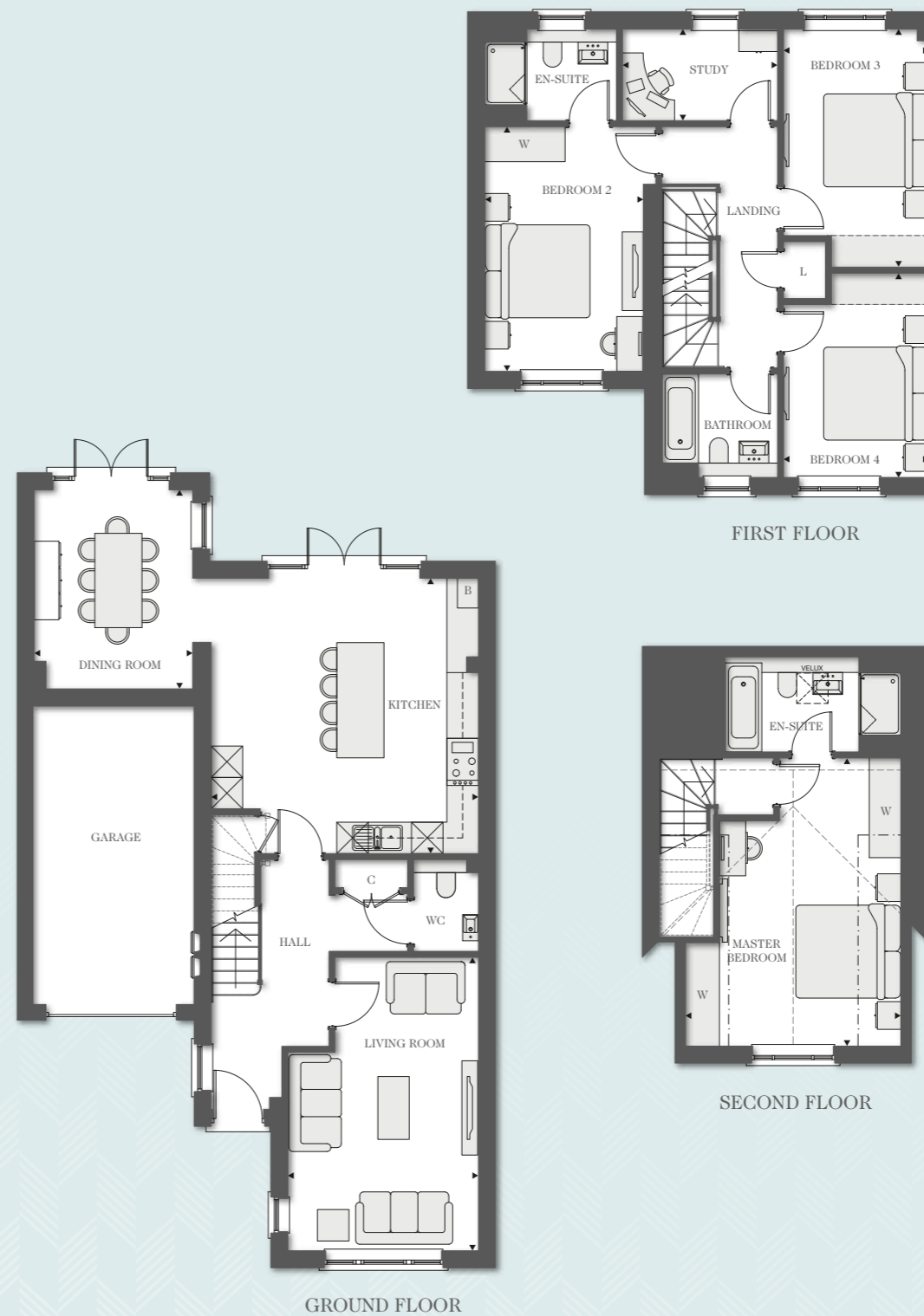
The Cormack

4 BEDROOM HOUSE

Plots 47*, 48*, 49*, 85*, 86*, 87*, 88*, 89*, 90*, 91* & 92

A four bedroom family house with spacious accommodation across three floors. A large living room, kitchen and dining room are joined by a garage at ground level. Three double bedrooms, one with en-suite, a bathroom and a study comprise the first floor. A large master bedroom occupies the top floor.

*Handed to plot shown



GROUND FLOOR

Dining Room
3020mm x 3800mm 11'11" x 12'4"

Kitchen
5095mm x 5255mm 16'7" x 17'1"

Living Room
3630mm x 5600mm 11'10" x 18'2"

FIRST FLOOR

Bedroom 2
3020mm x 4670mm 9'10" x 15'2"

Bedroom 3
2765mm x 4536mm 9'0" x 14'9"

Bedroom 4
2765mm x 3891mm 9'0" x 12'8"

Study
2940mm x 1732mm 9'7" x 5'8"

SECOND FLOOR

Master Bedroom
4104mm x 5499mm 13'4" x 17'10"

Total Area 1799 sq ft

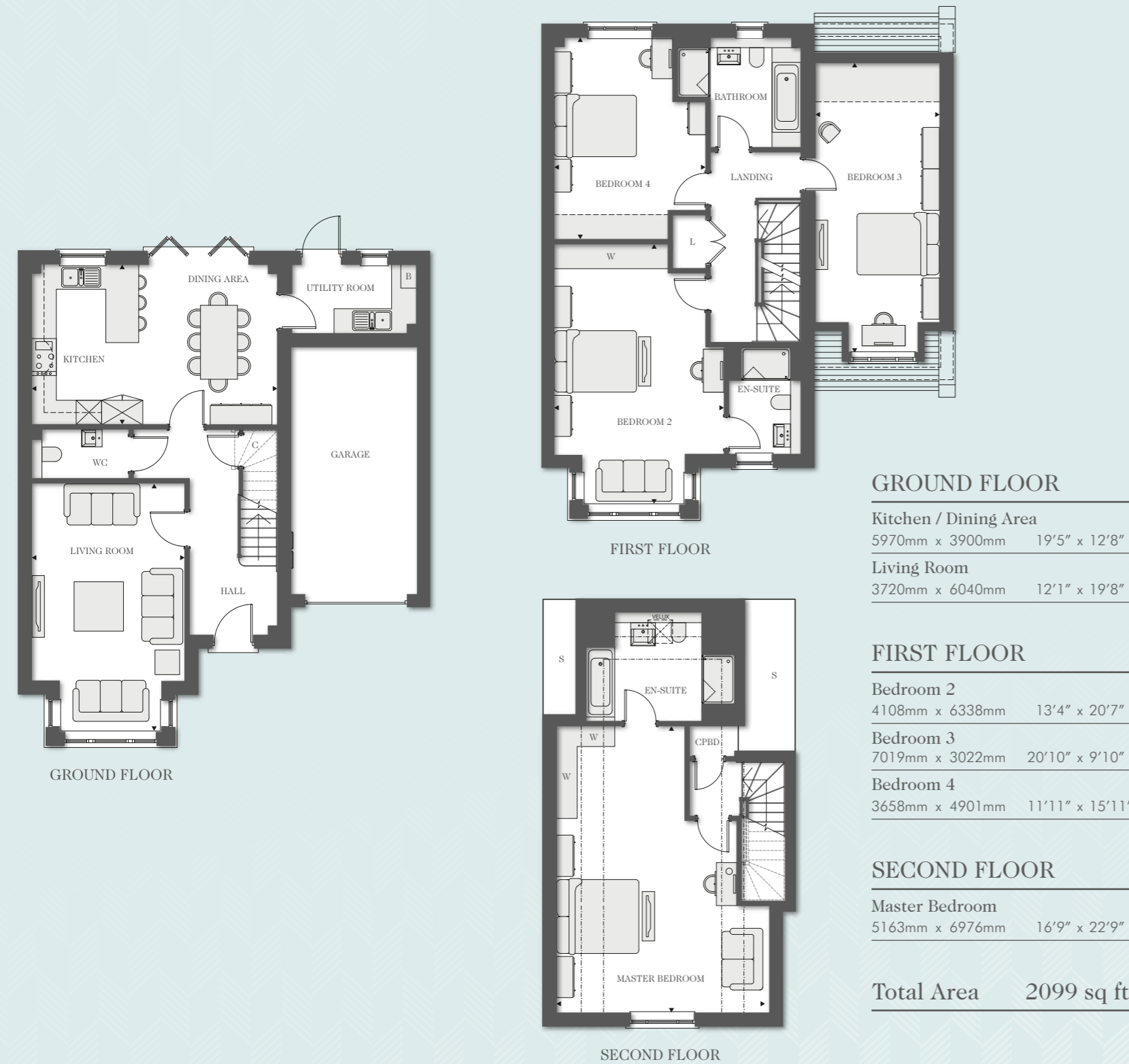
The Armitage

4 BEDROOM HOUSE

Plots 13, 14, 50, 51 & 57

The second floor of this four bedroom family house is devoted to a sizeable master bedroom with fitted wardrobe and en-suite. Three spacious bedrooms, an en-suite and a family bathroom comprise the first floor. On the ground floor is a large living room, kitchen, dining area, utility room and a private garage.

*Handed to plot shown



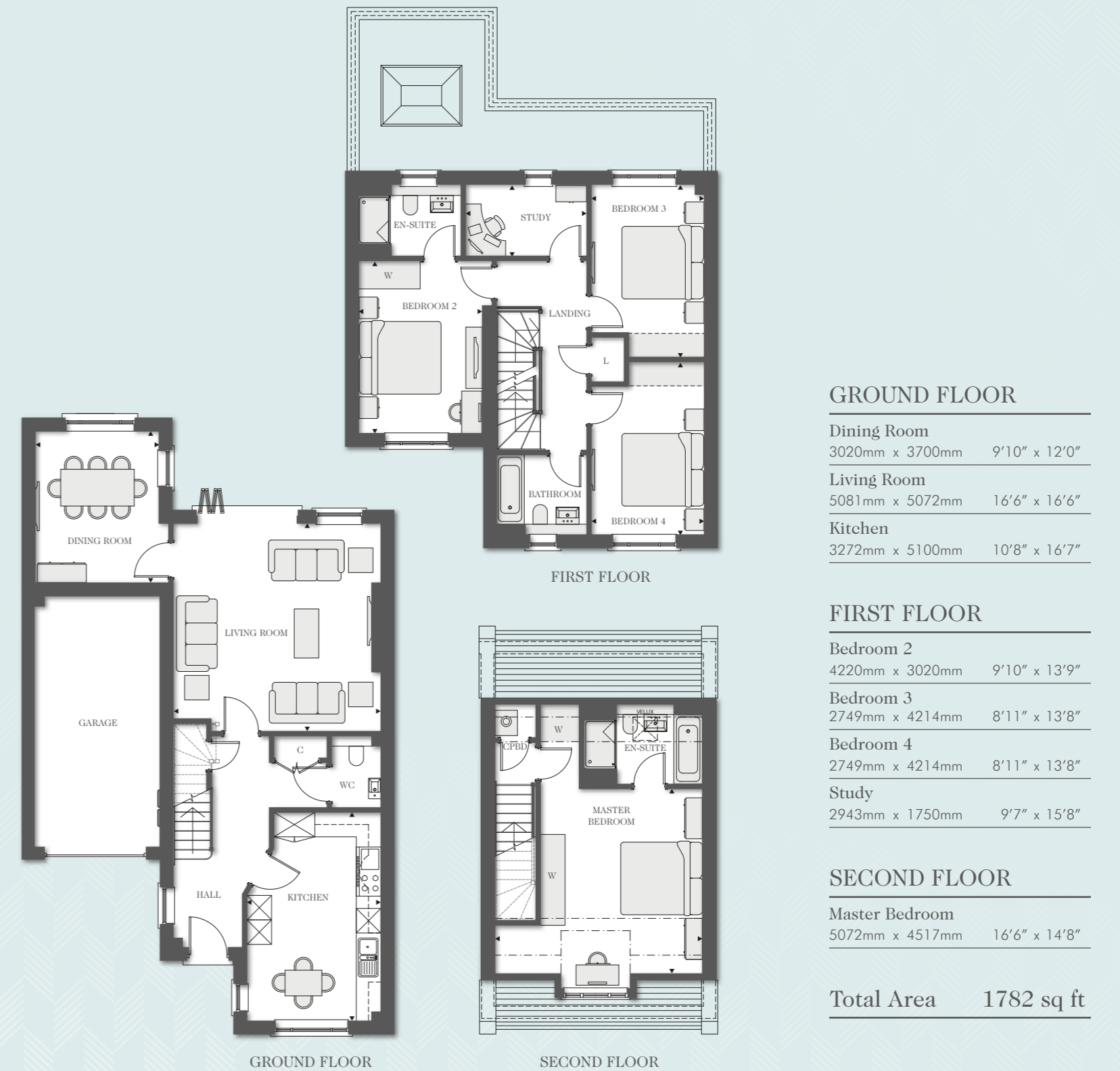
The Beamish

4 BEDROOM HOUSE

Plots 19, 20, 21, 22, 26, 27, 33, 34 & 38

A large, four bedroom house with an integrated garage. The entrance hall leads to a spacious living room, kitchen and dining room. Immediately above, are three double bedrooms, one en-suite, as well as a family bathroom and study. The second floor features a large en-suite master bedroom.

*Handed to plot shown



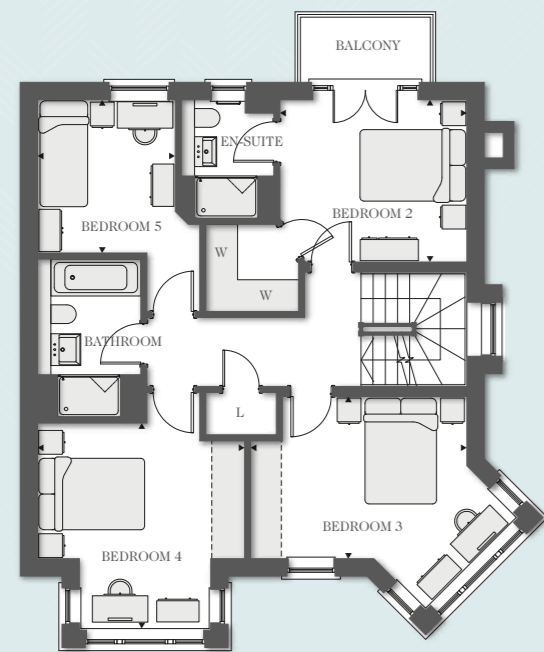
The Cagney

5 BEDROOM HOUSE

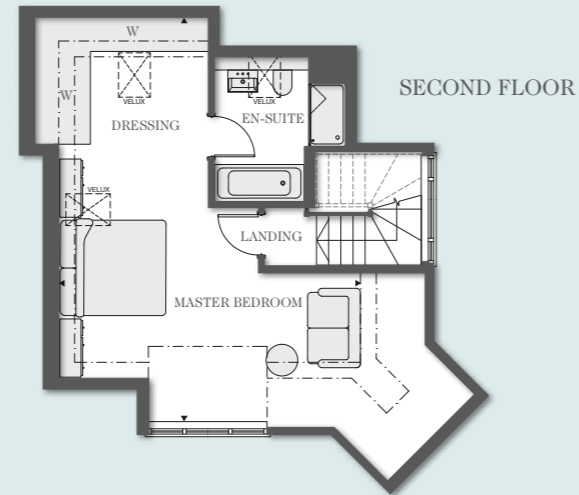
Plots 46, 56, 84 & 93*

An impressively proportioned five bedroom house with a double garage. An extensive living room, kitchen, dining room and family area are joined by a study and a utility room on the ground floor. Above are four bedrooms, an en-suite and a family bathroom. A luxurious master suite occupies the second floor.

*Handed to plot shown



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Dining Room	3910mm x 3140mm	12'9" x 10'3"
Living Room	4085mm x 5315mm	13'3" x 17'3"
Kitchen / Breakfast	4035mm x 4850mm	13'1" x 15'9"
Study*	1383mm x 2454mm	4'6" x 8'0"

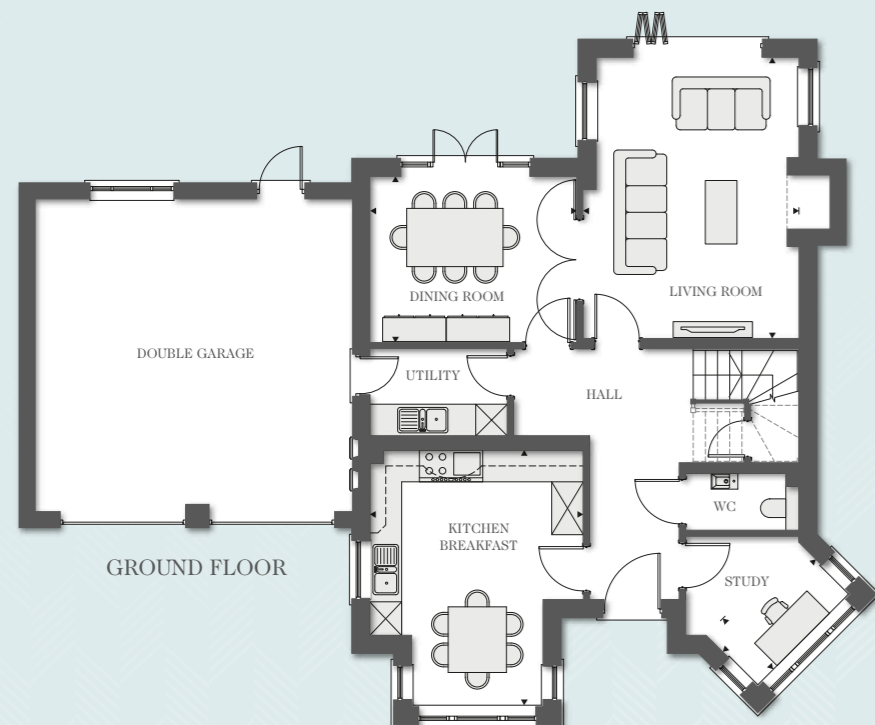
FIRST FLOOR

Bedroom 2	3065mm x 3513mm	10'0" x 11'5"
Bedroom 3#	4104mm x 3065mm	13'4" x 10'0"
Bedroom 4	3891mm x 3910mm	12'8" x 12'8"
Bedroom 5	2594mm x 2895mm	8'5" x 9'5"

SECOND FLOOR

Master Bedroom	5810mm x 7643mm	18'11" x 24'10"
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Total Area 2139 sq ft



GROUND FLOOR



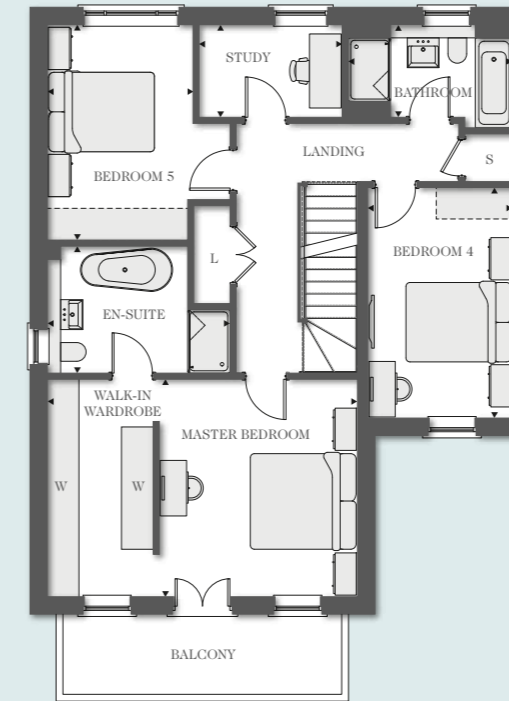
The Thompson

5 BEDROOM HOUSE

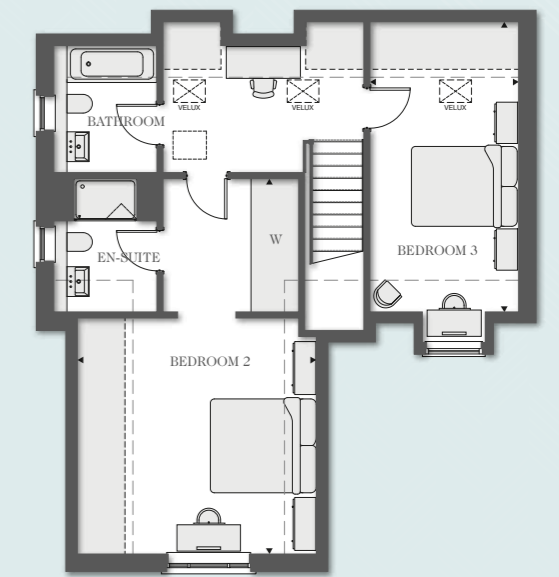
Plots 7, 9*, 10, 11*, 12, 15*, 16 & 17

Five large double bedrooms, including a master suite with walk-in wardrobe, provide spacious accommodation on the upper levels of this family home. On the ground floor, the entrance hall leads to a large living room as well as an open-plan kitchen, dining and family area.

*Handed to plot shown



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Family / Dining Area	4705mm x 5370mm	15'4" x 17'5"
Kitchen	4075mm x 4200mm	13'3" x 13'8"
Living Room	3510mm x 6785mm	11'5" x 22'1"

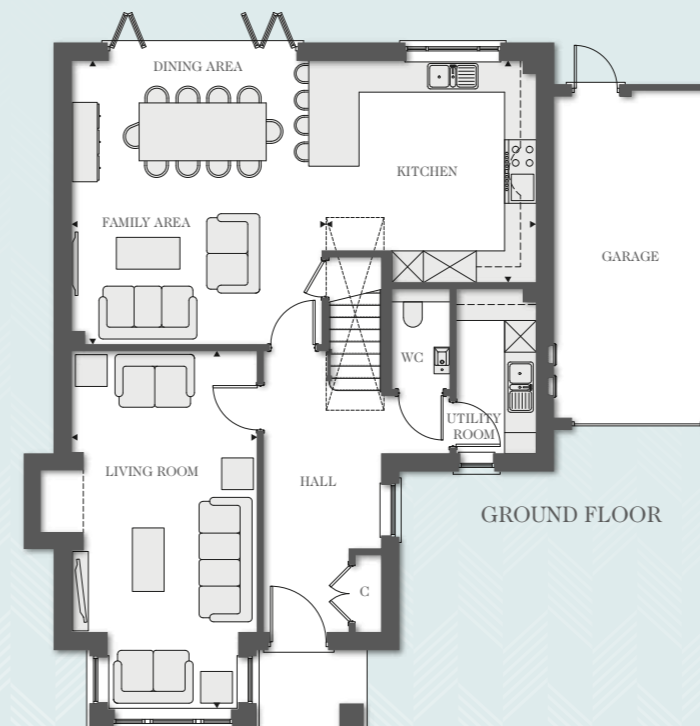
FIRST FLOOR

Master Bedroom	5860mm x 4110mm	19'1" x 13'4"
Bedroom 4	2734mm x 4338mm	8'11" x 14'1"
Bedroom 5	2741mm x 4052mm	8'11" x 13'2"
Study	2679mm x 1750mm	8'8" x 5'8"

SECOND FLOOR

Bedroom 2	4515mm x 4460mm	14'8" x 14'6"
Bedroom 3	2810mm x 5484mm	9'2" x 17'10"

Total Area 2590 sq ft



GROUND FLOOR

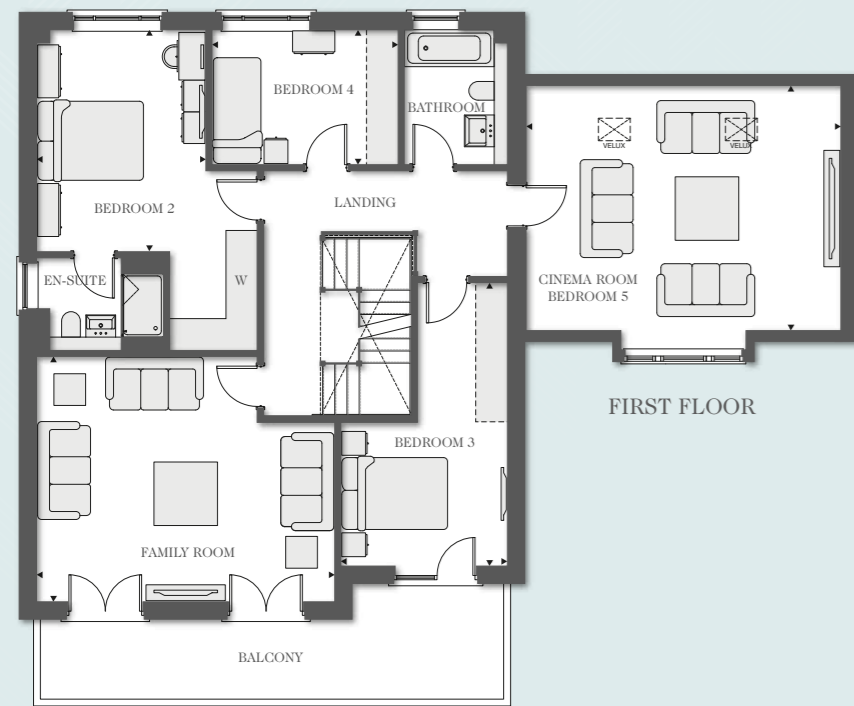
The Morgan

5 BEDROOM HOUSE

Plots 2*, 3*, 4, 5 & 6

A five bedroom family house with generous accommodation across three floors. A generous open-plan kitchen, dining and family area is joined by a large living room, study and utility room at ground level. Above are a family room, four bedrooms, en-suite and bathroom. A stunning master suite occupies the second floor.

*Handed to plot shown



GROUND FLOOR

Family / Dining Area	5695mm x 5716mm	18'6" x 18'7"
Kitchen	3180mm x 3650mm	10'4" x 11'10"
Living Room	3896mm x 6310mm	12'8" x 20'6"
Study	3150mm x 1628mm	10'3" x 5'3"

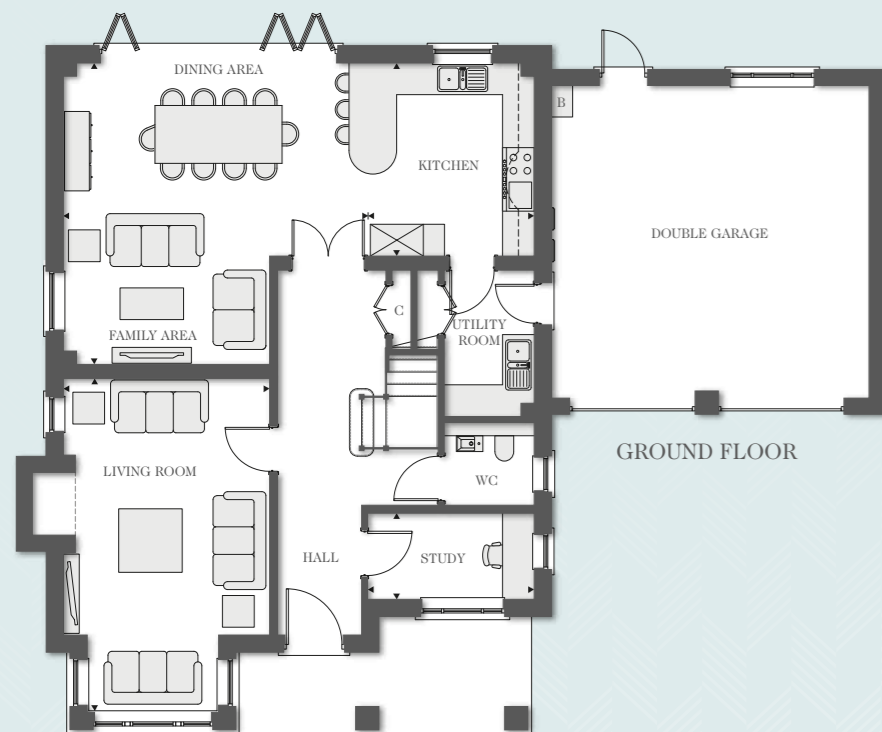
FIRST FLOOR

Bedroom 2	3191mm x 4195mm	10'4" x 13'8"
Bedroom 3†	5338mm x 3148mm	17'4" x 10'3"
Bedroom 4	3509mm x 2550mm	11'5" x 8'3"
Cinema Room / Bedroom 5	5945mm x 4632mm	19'4" x 15'1"
Family Room	5635mm x 4618mm	18'4" x 15'0"

SECOND FLOOR

Master Bedroom†	8896mm x 5905mm	28'11" x 19'2"
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Total Area 3131 sq ft

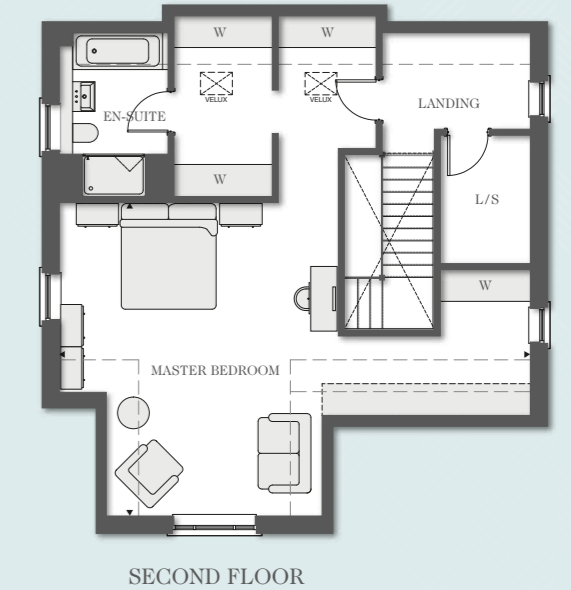
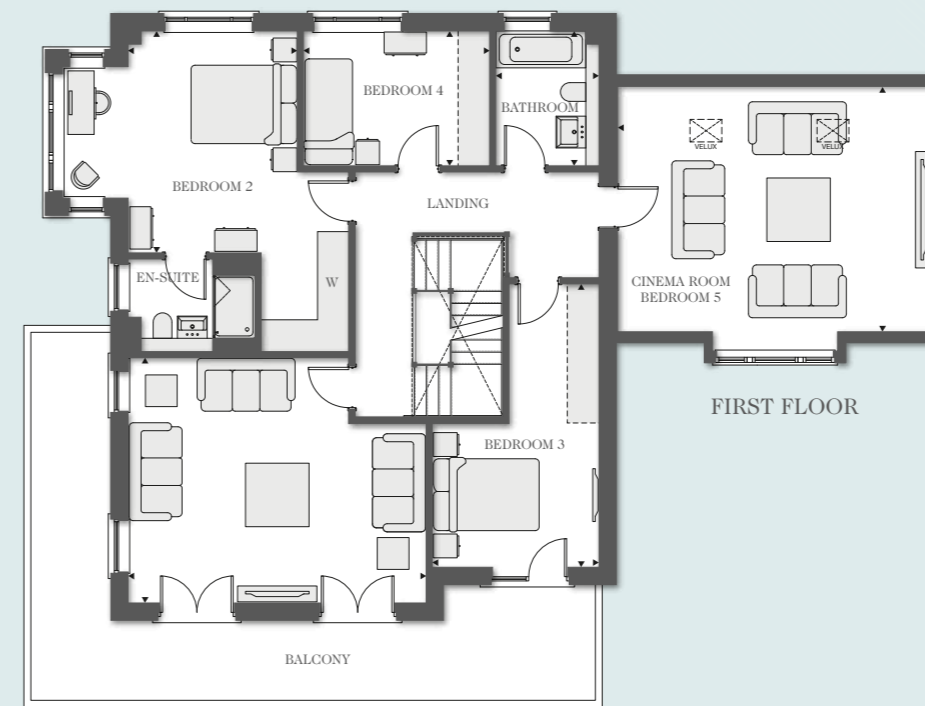


The Waldron

5 BEDROOM HOUSE

Plot 1

A generous master suite, with his and hers walk-in wardrobes, comprises the second floor of this five bedroom house. Below, a large family room is joined by four bedrooms, en-suite and bathroom. The accommodation is versatile and bedroom 5 can be used as a cinema room. On the ground floor is a living room, generous kitchen/family area along with a utility room, a study and a double garage.



GROUND FLOOR

Family / Dining Area	5716mm x 5695mm	18'7" x 18'6"
Kitchen	3180mm x 3650mm	10'4" x 11'10"
Living Room	3896mm x 6310mm	12'8" x 20'6"
Study	3150mm x 1628mm	10'3" x 5'3"

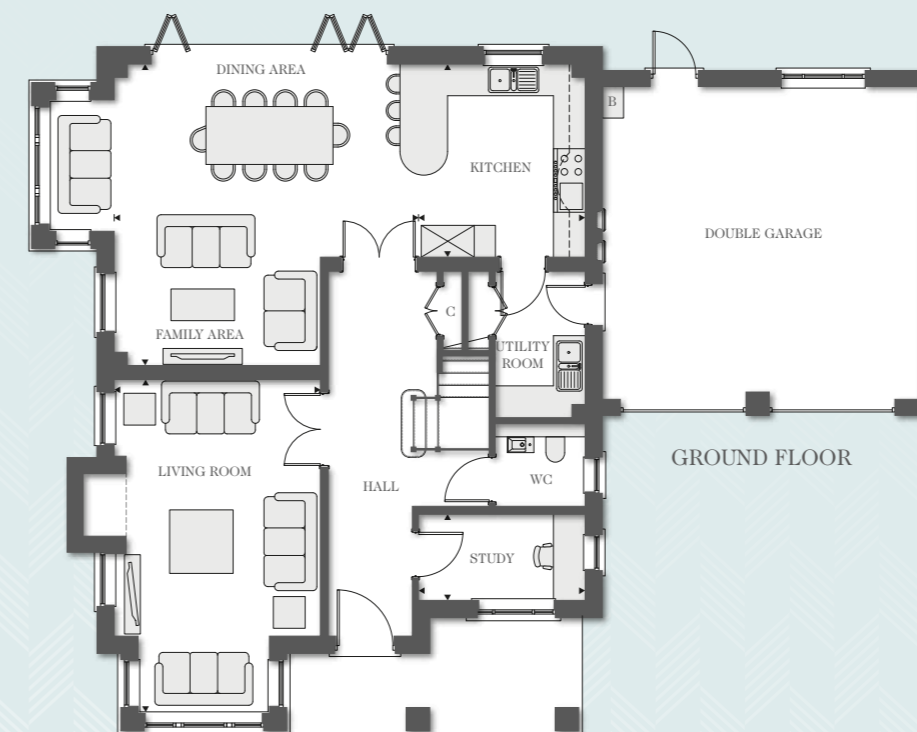
FIRST FLOOR

Bedroom 2	3191mm x 4195mm	10'4" x 13'8"
Bedroom 3†	5338mm x 3148mm	17'4" x 10'3"
Bedroom 4	3509mm x 2550mm	11'5" x 8'3"
Cinema Room / Bedroom 5	5945mm x 4632mm	19'4" x 15'1"
Family Room	5635mm x 4618mm	18'4" x 15'0"

SECOND FLOOR

Master Bedroom†	8896mm x 5905mm	28'11" x 19'2"
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Total Area 3211 sq ft



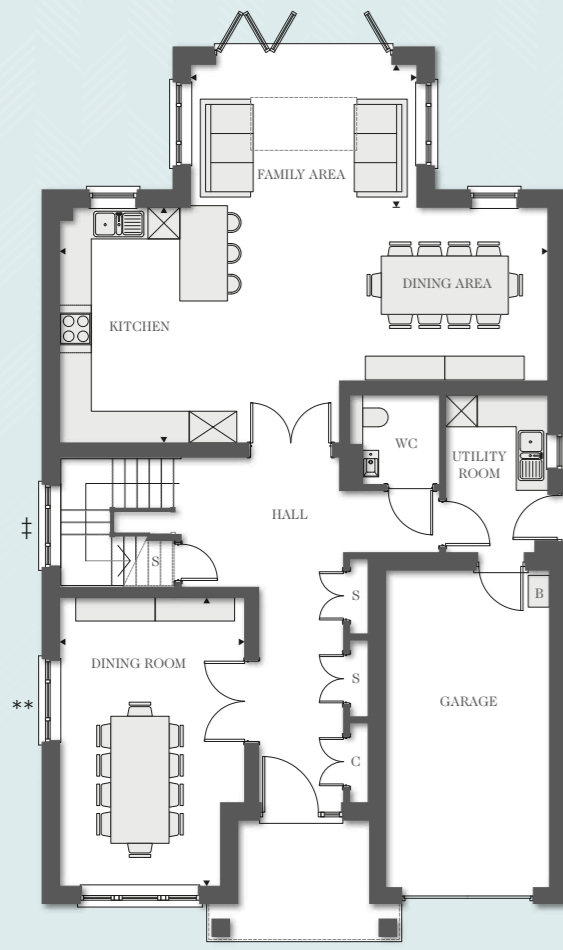
The Cunningham

5 BEDROOM HOUSE

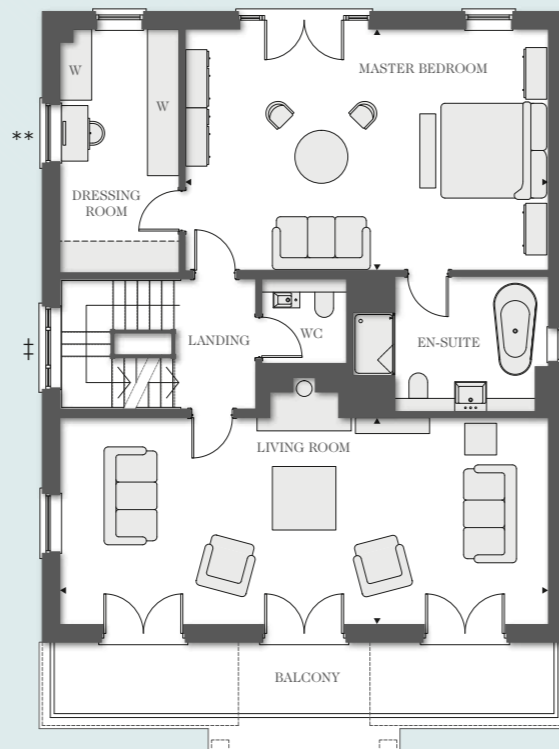
Plots 52, 53, 54* & 55*

A magnificent five bedroom family house. On the ground floor is a large open-plan kitchen, dining and family area, a formal dining room, a utility room and a private garage. A large living room and grand master suite with dressing room occupy the first floor. Above are four further double bedrooms, an en-suite and a family bathroom.

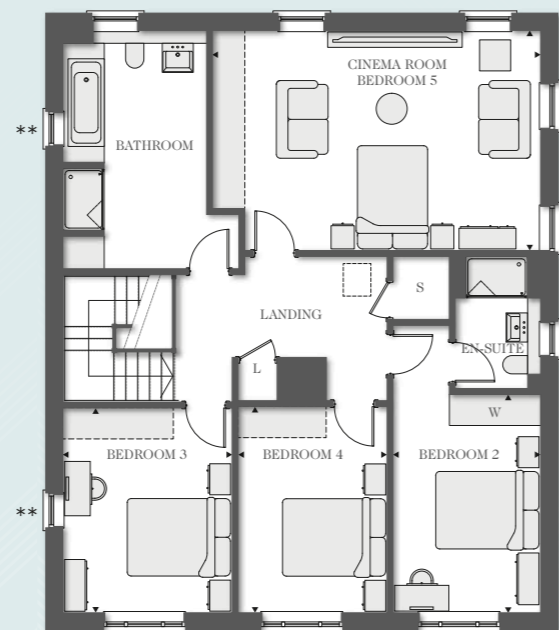
*Handed to plot shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Family Area	4275mm x 2700mm	13'11" x 8'9"
Kitchen / Dining Area	4455mm x 9225mm	30'0" x 14'6"
Dining Room	3500mm x 5455mm	11'4" x 17'9"

FIRST FLOOR

Master Bedroom	6852mm x 4548mm	22'3" x 14'9"
Living Room	9225mm x 3910mm	30'0" x 12'9"

SECOND FLOOR

Bedroom 2	2841mm x 4210mm	9'3" x 13'8"
Bedroom 3	3262mm x 3941mm	10'7" x 12'10"
Bedroom 4	2861mm x 3984mm	9'4" x 12'11"
Cinema Room / Bedroom 5	6330mm x 4255mm	20'7" x 13'10"

Total Area 3352 sq ft

** These windows are for plots 52 & 55 only. † Smaller window on plots 53 & 54.

The Everitt

5 BEDROOM HOUSE

Plots 8* & 18

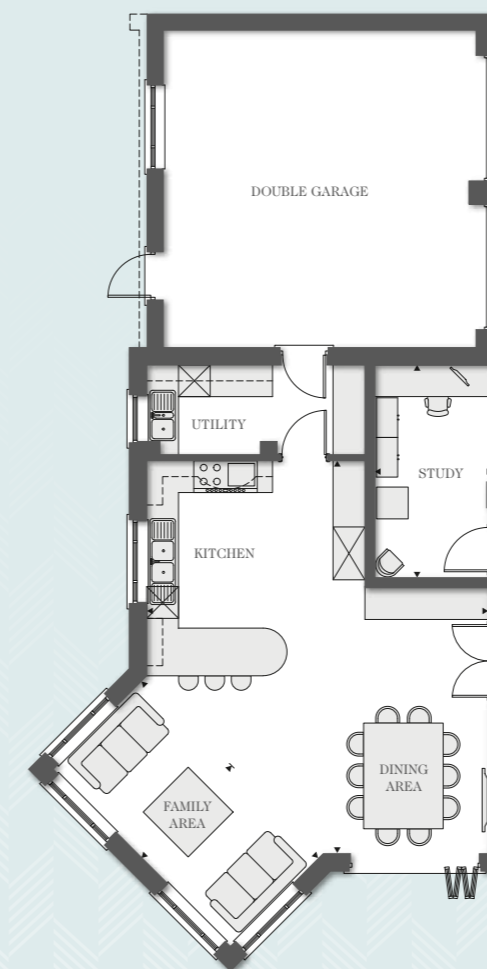
A luxurious, five bedroom family home with a double garage. The ground floor features a sizeable kitchen, family and dining area, a formal dining room, living room, study and utility room. Above are five double bedrooms, including a magnificent master suite, and an impressive cinema room.

*Handed to plot shown

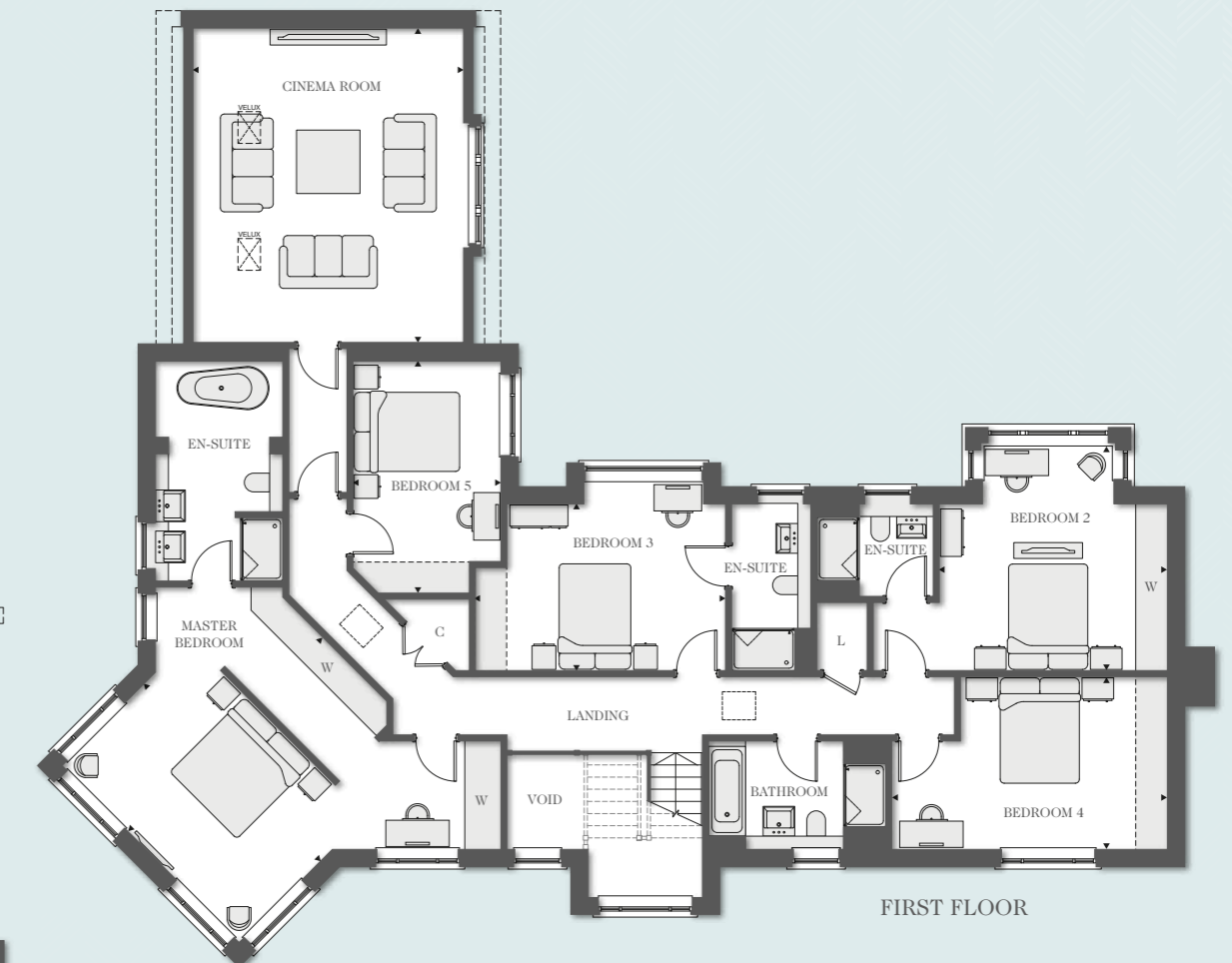


GROUND FLOOR

Family Area [†]	4734mm x 2498mm	15'5" x 8'2"
Kitchen / Dining Area	6458mm x 7424mm	21'2" x 24'4"
Dining Room	3988mm x 3109mm	13'0" x 10'1"
Living Room	4425mm x 6535mm	14'5" x 21'3"
Study	2225mm x 4020mm	7'3" x 13'1"



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

Master Bedroom [†]	4735mm x 5199mm	15'5" x 16'11"
Bedroom 2	4277mm x 4314mm	13'11" x 14'0"
Bedroom 3	4730mm x 3150mm	15'4" x 10'3"
Bedroom 4	5196mm x 3265mm	16'11" x 10'7"
Bedroom 5	4388mm x 2782mm	14'3" x 9'0"
Cinema Room	5115mm x 5945mm	16'7" x 19'4"

Total Area 3619 sq ft

Computer generated images are indicative only. Floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this brochure.



A superior specification

Crest Nicholson's unrivalled attention to detail and sense of style makes every home at Park Avenue the perfect choice for the discerning buyer. The beautifully designed kitchens and sleek, stylish bathrooms offer luxury living at its finest, allowing you to create the home that you have always dreamed of.

KITCHEN & UTILITY ROOM

Silestone worktops

Glass splash backs

Siemens extractor hood

Siemens full height integrated fridge and integrated freezer to all houses

Integrated fridge/freezer (40/60) to The Folly

Siemens integrated dishwasher

Rangemaster to The Morgan, The Waldron, The Cunningham and The Everitt

Double oven and 5 ring induction hob to The Mulligan, The Campbell, The Gibson, The Dawson, The Curtis, The Collins, The Cormack, The Armitage, The Beamish, The Cagney and The Thompson

Single oven and induction hob to The Folly

Integrated washer/drier in kitchen or freestanding in the utility room

Soft close drawers and doors

Cupboard handles finished in brush steel

Inset chrome under counter lighting

Integrated 24 bottle wine cooler to all houses

Zendor under mounted one and a half bowl stainless steel sink

Mono block mixer tap

Utility room – Silestone worktop to match kitchen to The Morgan, The Waldron, The Cunningham and The Everitt

BATHROOMS & EN-SUITES

Full height Porcelanosa tiling to all walls

Vanity units

Amtico flooring

Porcelanosa floor tiling to The Morgan, The Waldron, The Cunningham and The Everitt

Mirrors to bathrooms and en-suites

Renaissance grover sanitary

Shaver sockets to all bathrooms and en-suites

CLOAKS

Half height tiles to all walls

Amtico flooring

Porcelanosa floor tiles to The Morgan, The Waldron, The Cunningham and The Everitt

Renaissance grover sanitary

JOINERY & DOORS

Internal doors – Vicaima oak. Vicaima glazed doors to kitchen, dining and living room in the following house types – The Morgan, The Waldron, The Cunningham and The Everitt

Bifold doors with chrome ironmongery to The Dawson, The Curtis, The Collins, The Armitage, The Beamish, The Cagney, The Thompson, The Morgan, The Waldron, The Cunningham and The Everitt

Goodings fitted wardrobes to bedrooms 1 and 2

DECORATION

Walls – Dulux Gardenia emulsion throughout

Internal door frames, skirtings and architraves – white satin painted finish

Ceilings and covering – Dulux Pure Brilliant White emulsion throughout

Windows – White PVC

Window boards – white satin painted finish

Internal doors – Vicaima oak

Stairs – oak square balusters with oak handrail to all 4 & 5 bedrooms and oak handrail with satin painted balustrades to all 3 bedrooms

CENTRAL HEATING & WATER

Gas fired condensing boiler system, A rated. Boiler located in either garage, utility or store room on top floor

External taps provided – excluding The Folly

Fire place with Wakehurst limestone surround with polished black granite hearth and multi fuel stove to all 5 bedroom houses

Underfloor heating to ground floor, bathroom and en-suite to The Morgan, The Waldron, The Cunningham and The Everitt

ELECTRICAL

Chrome flat plate satin finish sockets to ground floor, white finish sockets to second and third floors to all houses

Low energy chrome downlighter to kitchen and utility room, bathrooms, en-suites, ground floor hall and cloakrooms. Pendants to all other areas

SKY/TV/FM points provided. BT and SKY operatives will need to connect after occupation

Power and lighting to garage (when attached to the property)

SECURITY & PEACE OF MIND

Smoke/heat detector mains operated with battery back up

Single wall mounted porch light and single wall mounted light to rear patio

EXTERNAL

Turf to rear gardens

Water butt to collect rain water

Patio area

External taps

Wireless door bell

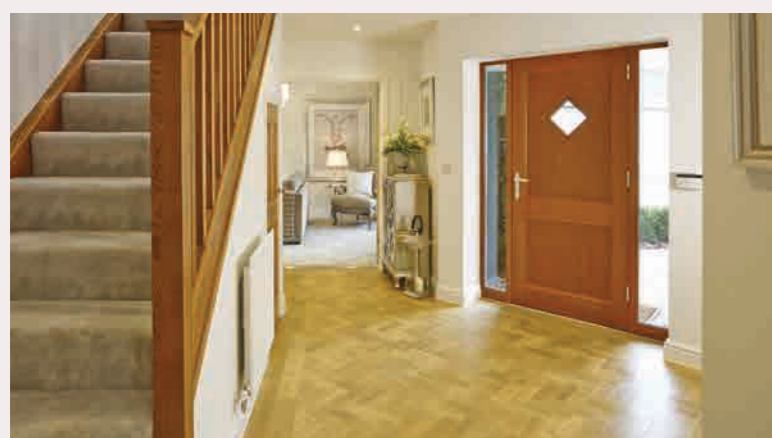
External electrical socket

WARRANTY & AFTER CARE

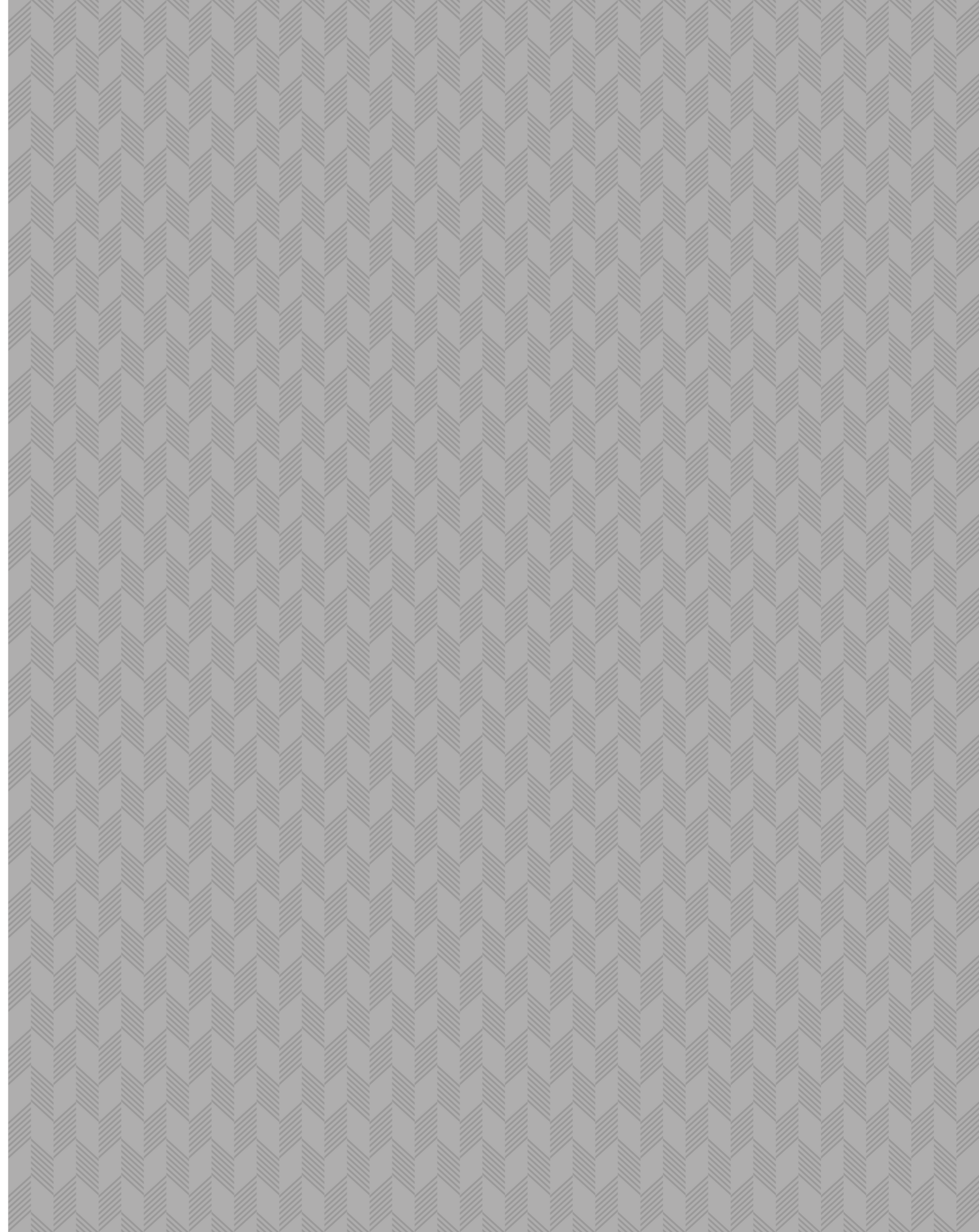
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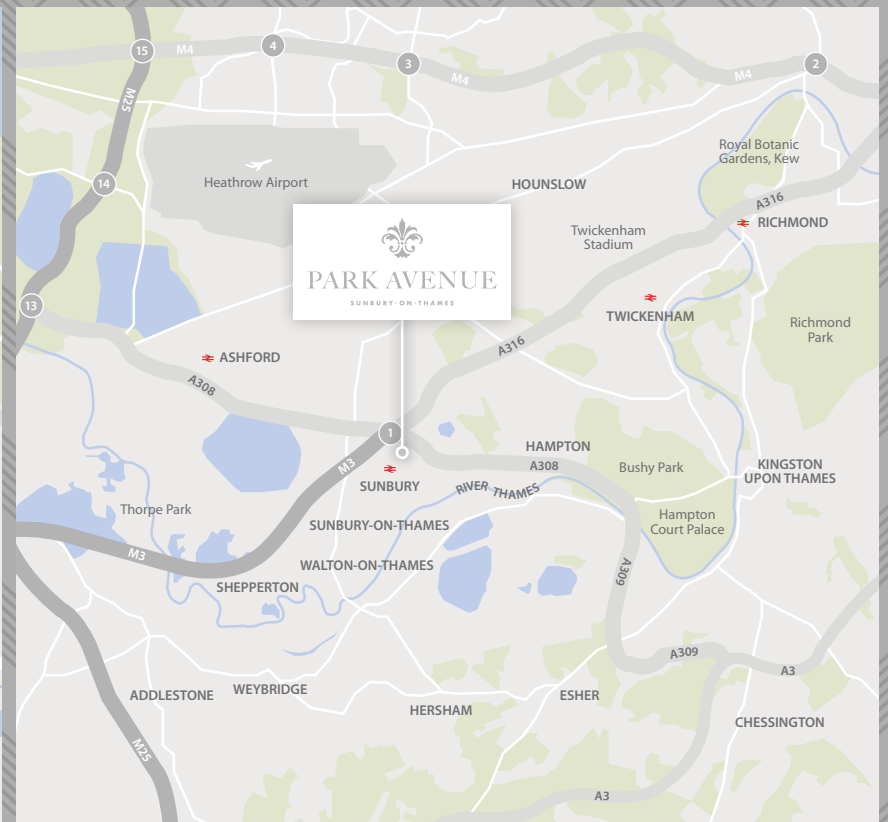


PARK AVENUE

SUNBURY-ON-THAMES



Crest
NICHOLSON



Maps are not to scale.

PARK AVENUE, THE AVENUE, SUNBURY-ON-THAMES
MIDDLESEX TW16 5EQ

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