GROVE RAYNES PARK

Meadowview Road, Raynes Park SW20 9AN





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# WELCOME TO Cavendish Grove





### UNRIVALLED LOCATION

#### FROM SHOPPING TRIPS IN THE CITY AND THE DAILY COMMUTE TO WEEKEND JAUNTS IN THE COUNTRY AND SUMMER HOLIDAYS ABROAD

This exceptional collection of homes is nestled in one of London's desirable neighbourhoods, Raynes Park - a popular, suburban town, close to world class schools and is within half an hour of central London. Each home at Cavendish Grove has been thoughtfully designed, using energy efficient techniques and benefits from facilities including Electric Vehicle charging points, an open air gym, all weather sports pitch and tennis courts. The development is also within walking distance to Raynes Park station, which offers direct links to London.

Cavendish Grove is surrounded by the abundance of green space, parkland and sports facilities of Raynes Park, yet within walking distance of everyday amenities and transport links. Shops, services, cafés and restaurants can all be found close by, while the nearby train station puts you just minutes from the urban buzz of the city centre.

Raynes Park is a rare pocket of London that finds the perfect balance. While its many green spaces provide tranquillity and its close proximity to the city brings excitement, there is also a great selection of local amenities that cover everything in between.

Cavendish Grove is located close to the A3 and A24, which between them provide easy links into the city or out to the M25 and the national motorway network. Such great road connections put both Gatwick and Heathrow Airports around 40 minutes away by car. By rail, Raynes Park Station is within walking distance and provides convenient direct links into central London in less than half an hour.

The essentials are taken care of by the local supermarket, which is just a stone's throw away, however, you'll find much more in the bustling centre. Aside from convenience stores, pharmacies and a Post Office, there is an interesting selection of independent shops, welcoming cafés and diverse eateries.

Additionally, it's easy to keep active at one of many local sports facilities. Whether it's football, tennis, cricket or golf, there is something for all ages and abilities nearby.

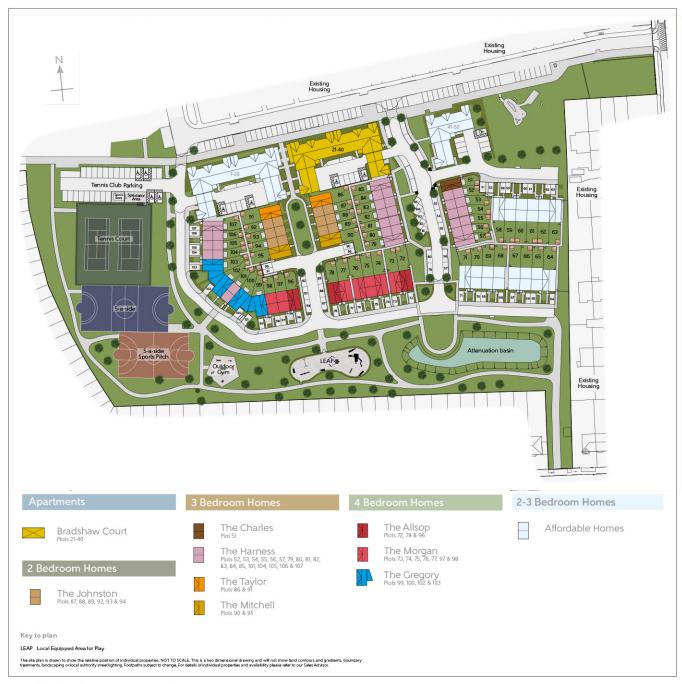




### LONDON LIVING, BELLWAY STYLE

Cavendish Grove is surrounded by the abundance of green space, parkland and sports facilities of Raynes Park, yet within walking distance of everyday amenities and transport links. Shops, services, cafés and restaurants can all be found close by, while the nearby train station puts you just minutes from the urban buzz of the city centre.

#### 2D Siteplan



For Think Online screen in 1:1 box.



## HOUSE SPECIFICATION



#### Kitchen

- Contemporary kitchen with Porcelain on worktops with upstand
- Built in electric stainless-steel oven, splashback and cooker hood
- Induction hob
- Washing machine is included
- Integrated fridge/freezer
- Integrated dishwasher
- Chrome sockets and switches with black inserts

#### Bathroom

- Roca sanitaryware
- Chrome Roca fittings
- Roca WC with concealed cistern
- Half height tiling to bathroom and en suite (wet walls only)
- Roca splash 'T' shower
- Heated matt black electric towel rail to bathroom and en suite

### General

- Under floor heating downstairs and radiators upstairs • Sliding fitted wardrobes to bedrooms 1 & 2
- Air source heat pump
- Smoke, heat and carbon monoxide detectors
- External tap
- Turf to front and rear gardens
- 10-year NBC warranty

### Electrical

- bedroom 1 and study
- Telephone point and dual connection satellite point to living room (subject to future connection by purchaser)
- External up and down wall lights to front and rear

• Chrome recessed spotlights to kitchen, bathroom and en suites • Energy efficient pendant lights to living room and bedrooms • Dedicated power, USB and data points for home working • USB points to kitchen, living room, bedroom 1, 2 and study • TV point and Cat 6 network point to living room, family room,











## APARTMENT SPECIFICATION



#### Kitchen

- Contemporary kitchen with Silestone worktops with upstand
- Built in electric stainless-steel oven, splashback and cooker hood
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer
- Microwave
- Smoke, heat and carbon monoxide detectors
- Chrome sockets and switches with black inserts

#### Bathroom

- White Roca sanitaryware
- Roca WC with concealed cistern and chrome flush
- Half height tiling to bathroom and en suite (wet walls only)
- Mira Mode digital control with ERD
- Heated matt black electric towel rail to bathroom and en suite

#### General

- Video entry system

- Air source heat pump
- 10-year NHBC warranty

### Electrical

- Chrome recessed spotlights
- Energy efficient pendant lights to living room and bedrooms
- Dedicated power, USB and data points for home working
- USB points to kitchen, living area and bedroom 1
- TV point and Cat 6 network point to living area and bedroom 1 • Telephone point to living area

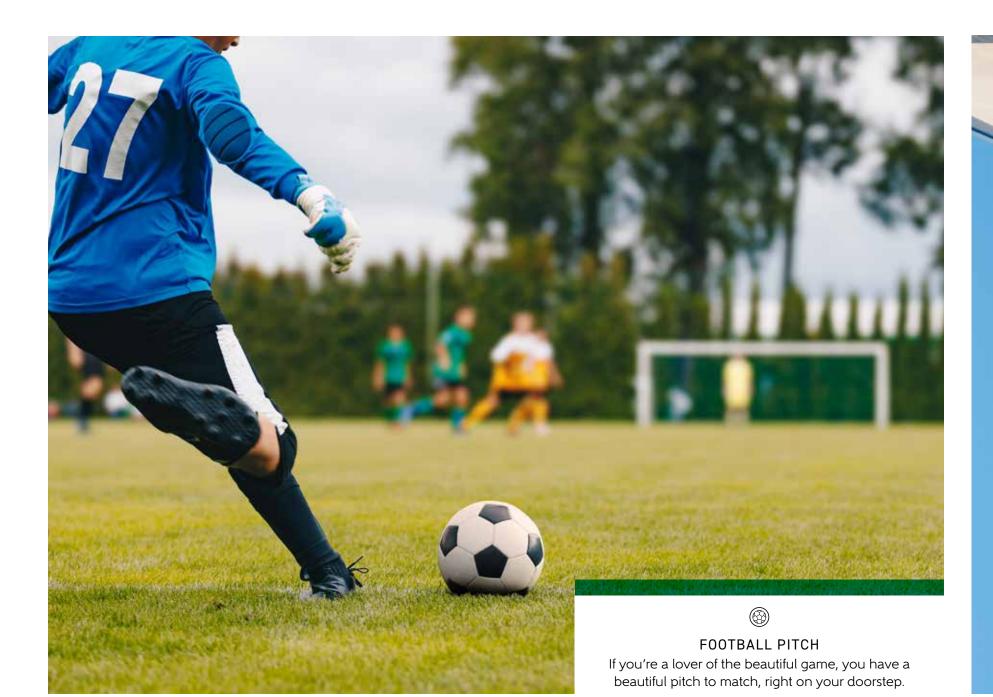
• Walls and ceilings painted in Crown matt white emulsion • Sliding fitted wardrobes to bedrooms 1 and 2



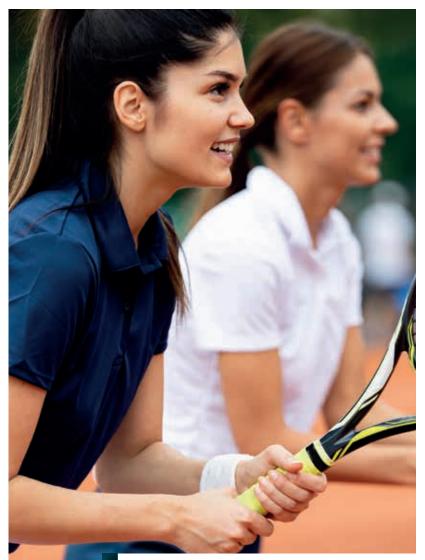


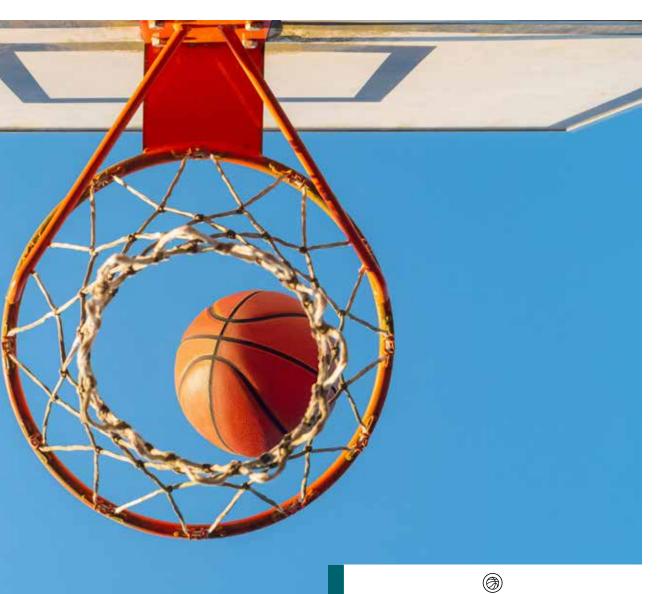






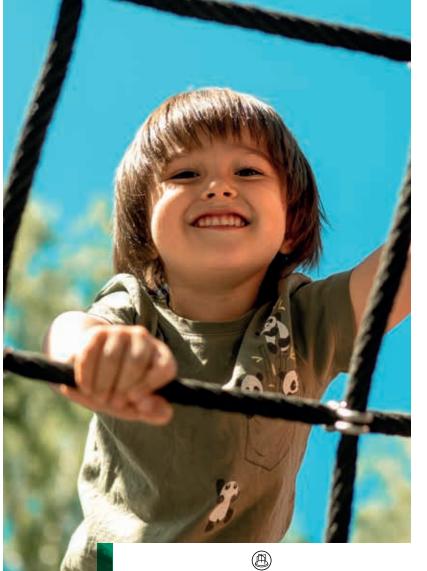






MULTI-USE GAMES AREA The Village Green in the first phase features a basketball court, children's play areas and informal seating for relaxation.

 $\bigcirc$ TENNIS COURTS Combine the best of fitness and socialising with a game of tennis on the residents' courts.

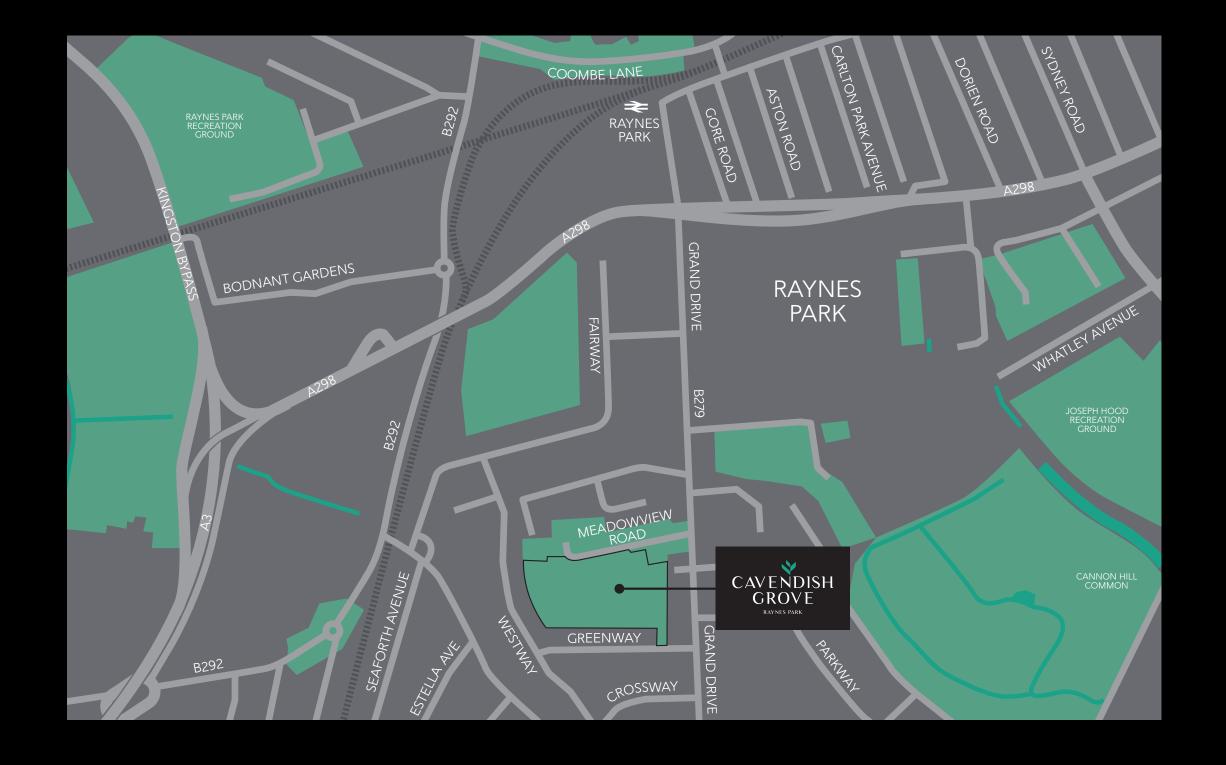


PLAYPARK A brand-new purpose-built play park provides the perfect place for the kids to let off steam.



## FIVE STAR FACILITIES

## HOW TO FIND US





CAVENDISH GROVE RAYNES PARK

Meadowview Road, Raynes Park SW20 9AN 02045 713 172



