



**PORTFOLIO**  
from



barnard marcus

Ash Villas, Bradmore Way, CR5

## Ash Villas, Bradmore Way. Coulsdon

*Discover Ash Villas, a collection of stunning new-build homes located in the heart of Old Coulsdon. Designed with contemporary lifestyles in mind, this exceptional development offers a mix of 2, 3 and 4 bedroom properties, crafted to the highest standards of design, comfort, and sustainability.*



Each home boasts thoughtfully designed interiors with high-quality finishes, open-plan living spaces, and abundant natural light. Fully fitted Nordic kitchens featuring premium Hotpoint appliances and 'antique bronze' countertops. Nordic Bathrooms with white sanitaryware combined with matte black fixtures and Boydens tiles. Built with sustainability at the forefront, these homes include energy-efficient systems, ensuring lower utility costs. Enjoy private gardens, balconies, or terraces - perfect for relaxing and entertaining. Ideally situated near Coulsdon South Station and Coulsdon Town Station which provides fantastic links into London within 30 minutes, there are an array of top performing schools/colleges nearby to choose from. The development is surrounded by greenery and offers stunning downland views of Farthing Downs. Coulsdon provides an array of convenience stores, supermarkets such as Waitrose and Aldi, restaurants with a variety of cuisines and coffee shops.





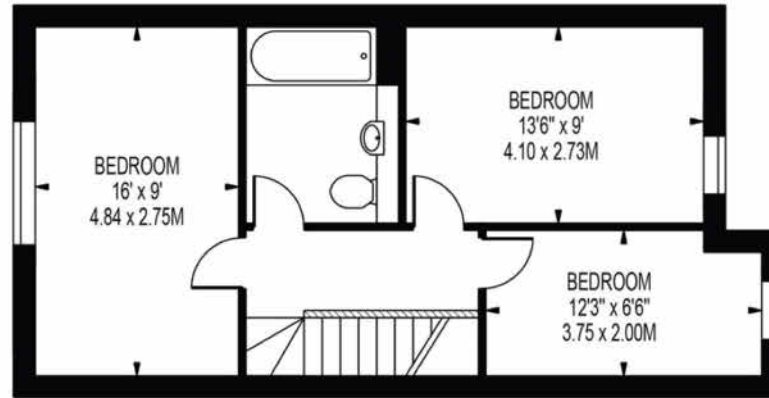
Ash Villas offers more than just a home; it's a lifestyle. With thoughtfully designed communal spaces and a vibrant community atmosphere, this is the perfect place to put down roots. This sought-after development offers stylish, modern living in the heart of Old Coulsdon.

Enjoy open plan interiors filled with natural light, a sleek Nordic Kitchen with Hotpoint Appliances and contemporary bathrooms.

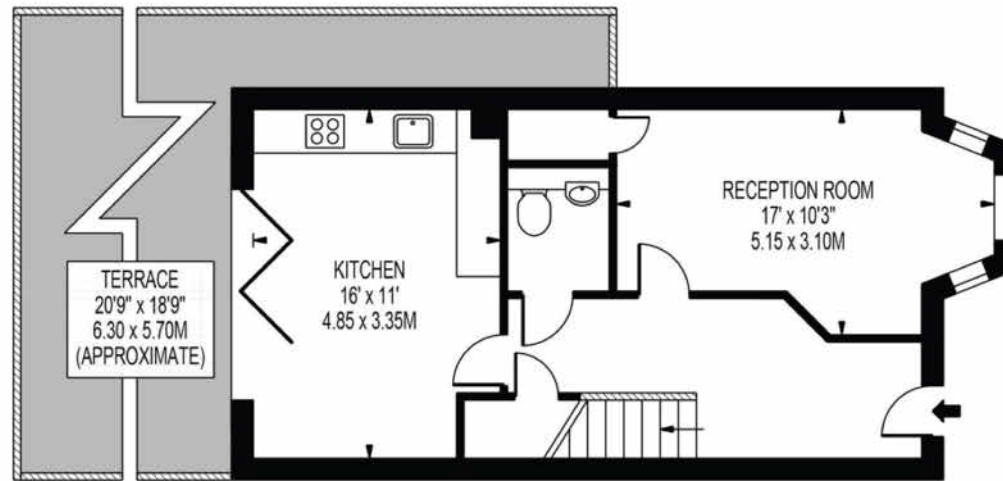


# ASH VILLAS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 984 SQ FT - 91.38 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# welcome to Ash Villas, Bradmore Way, CR5

\*\*\*DISCLAIMER\*\*\*

Please be aware that the images in this brochure are of our show home. The floor plan in this brochure is of our Three Bedroom End of Terraced House.

All apartments in this development are leasehold properties. The terraced houses are freehold properties.

PRICES FROM

## £375,000

- 2, 3 & 4 Exceptional New Build Homes
- Stunning Nordic Kitchens
- Stunning Nordic Bathrooms
- Amazing Views Over Farthing Downs

Tenure: Leasehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

## 020 8651 6363

or email [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL

[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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