



HERONWOOD
GARDENS

Welcomes Road, Kenley

Welcome to



HERONWOOD
GARDENS

A brand new exclusive development by Castle Green Developments situated in one of Kenley's most sought after private roads.

The development comprises just eight luxury town houses, built to exacting standards, with meticulous attention to detail and a high level of fixtures and fittings throughout. Sympathetic landscaping softens the architectural features blending into this leafy Surrey road.

With a location to suit a range of buyers and amenities, transport links, recreation and education facilities all close by, it is not hard to see why this development is set to be highly sought after.



Welcomes Road, Kenley



Computer generated image showing a birds eye view of Heronwood Gardens



SPECIFICATION

KITCHENS

- Premium range shaker style kitchen units with quartz worktops.
- A range of integrated Bosch appliances including; multi-function oven, additional combination microwave oven, induction hob, fridge / freezer, washer / dryer and dishwasher.
- Decorative plinth, cornice and door beading detail.

BATHROOMS & ENSUITES

- Tiled bathroom walls.
- Floors finished with LVT flooring to match living areas.
- High quality sanitaryware and heated towel rails.
- Baths fitted with full height shower fittings and bath screens.
- LED recessed down lighters and shaver sockets fitted to all bathrooms.

HEATING AND ELECTRICAL

- Gas fired central heating system, with underfloor heating throughout ground floor & thermostatically controlled radiators to upper floors.
- Excess electrical sockets, some with additional USB sockets.
- LED recessed down lighters to kitchens and bathrooms; pendant fittings to living and bedrooms.
- Ethernet network system installed throughout each house, all linked to a central switch.
- Internet, phone and Sky Q ready.

INTERNAL FIXTURES AND FITTINGS

- Contemporary skirtings and architraves.
- Stairs carpeted with white chambered spindles and oak handrails / newel posts.
- Luxury 'Lasting Romance' carpet to all bedrooms.
- Double glazed windows throughout.
- Wood effect Luxury Vinyl Tile flooring to living areas and bathrooms.
- High quality veneered doors with chrome door furniture.

EXTERNAL FEATURES

- Secure 3 point front door locking system.
- Private allocated parking with electric vehicle charge point to each house.
- Attractive grounds with stunning landscaping and private gardens to the rear of each house.
- External lighting within parking areas.
- Properties finished in an imitation slate roof, above brickwork below.
- Attractive stonework features, together with extensive brick detailing throughout.
- Secure refuse and recycling storage to each dwelling.
- Secure cycle storage.

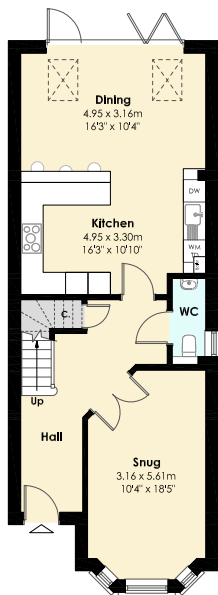
ADDITIONAL INFORMATION

- 24 month aftercare package.
- 10 year Build-zone building warranty.

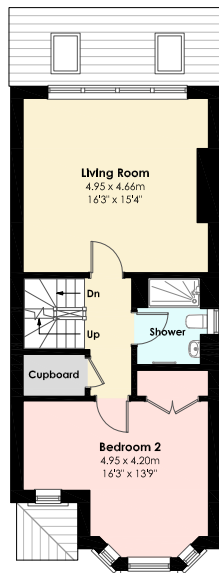
Disclosure: these particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.



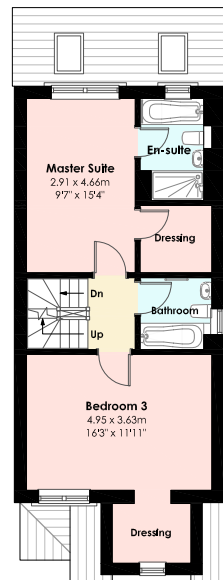




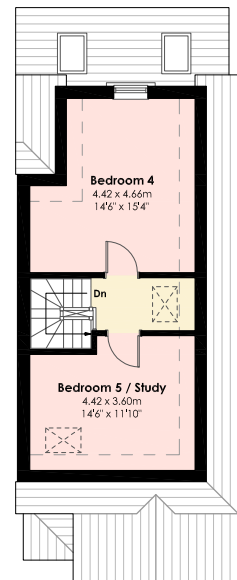
Ground Floor



First Floor



Second Floor



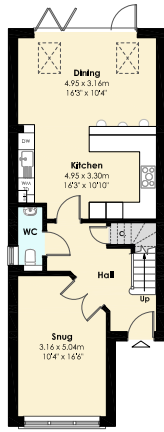
Third Floor

1 Heronwood Gardens, Kenley

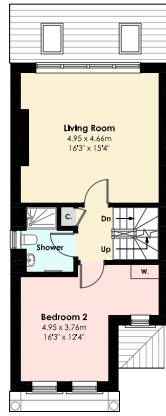
Total Area: 221 sqm / 2379 sqft

For illustrative purposes only, not to scale

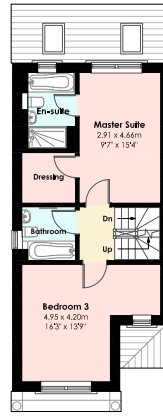




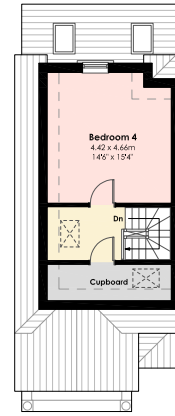
Ground Floor



First Floor



Second Floor

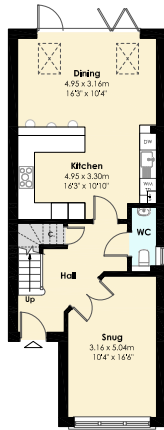


Third Floor

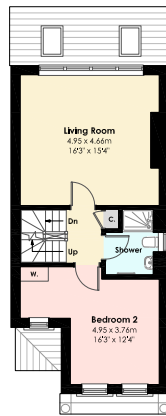
2 Heronwood Gardens, Kenley

Total Area: 198 sqm / 2135 sqft

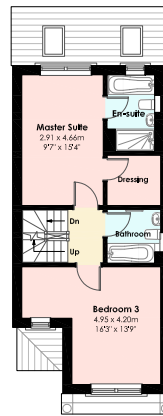
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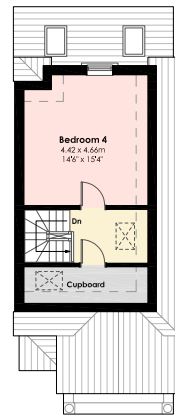
Ground Floor



First Floor



Second Floor

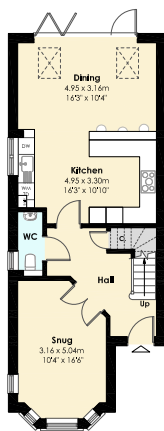


Third Floor

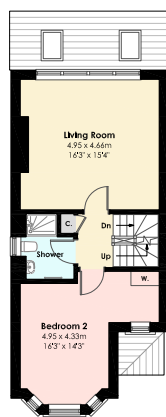
3 Heronwood Gardens, Kenley

Total Area: 198 sqm / 2135 sqft

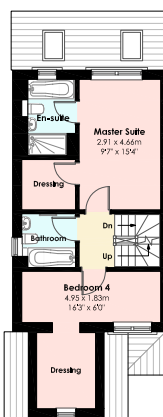
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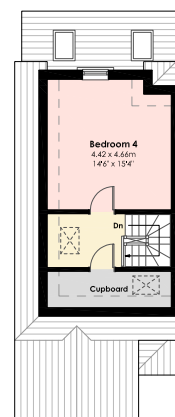
Ground Floor



First Floor



Second Floor



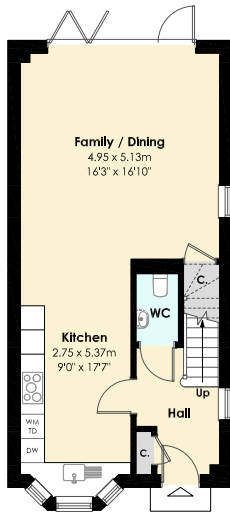
Third Floor

4 Heronwood Gardens, Kenley

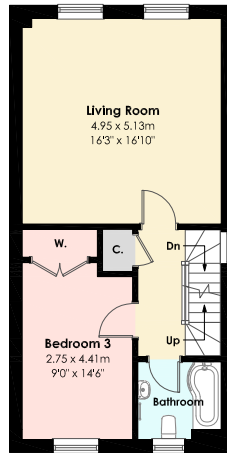
Total Area: 198 sqm / 2127 sqft

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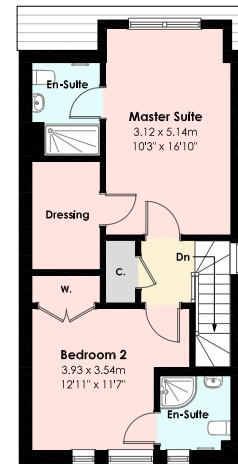




Ground Floor



First Floor



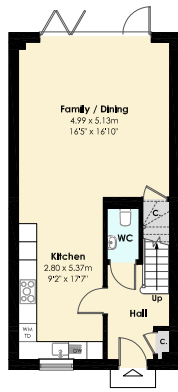
Second Floor

5 Heronwood Gardens, Kenley

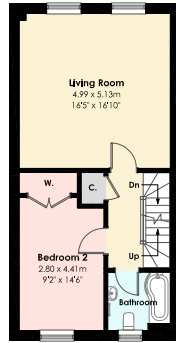
Total Area: 156 sqm / 1677 sqft

For illustrative purposes only, not to scale

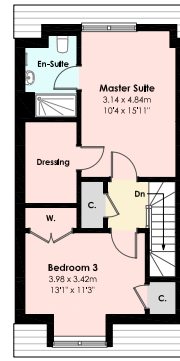




Ground Floor



First Floor

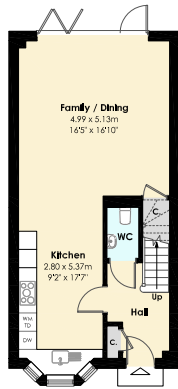


Second Floor

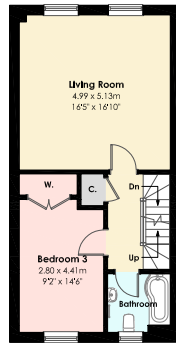
6 Heronwood Gardens, Kenley

Total Area: 153 sqm / 1645 sqft

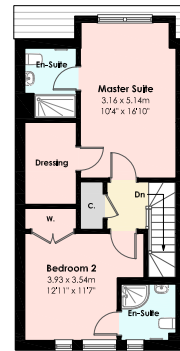
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Ground Floor



First Floor

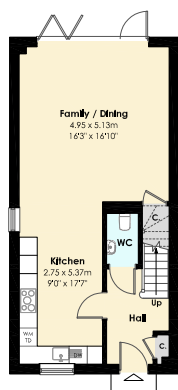


Second Floor

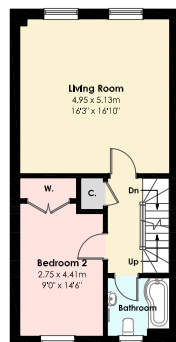
7 Heronwood Gardens, Kenley

Total Area: 157 sqm / 1688 sqft

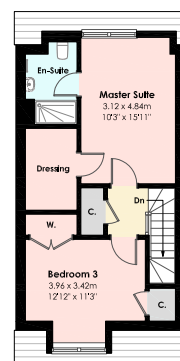
For illustrative purposes only, not to scale



Ground Floor



First Floor



Second Floor

8 Heronwood Gardens, Kenley

Total Area: 152 sqm / 1633 sqft

For illustrative purposes only, not to scale



Site Layout



NORTHPOINT

Kenley Railway Station



Kenley Common



Kenley Aerodrome



LOCATION

Heronwood Gardens is situated in Welcomes Road, a private and highly sought after leafy road in this Surrey location within walking distance of Kenley mainline Railway station and local amenities.

TRANSPORT LINKS

Popular with commuters, Kenley has excellent transport links, being less than 8 miles from the M25/M23, it offers easy access to Gatwick and Heathrow airports plus the wider motorway network.

Kenley Railway Station is a short walk away and provides links to London Mainline Stations Victoria and London Bridge in around 35 minutes.

LEISURE AND RECREATION

One of Kenley's charms is its close proximity to beautiful open countryside, yet being well located for a wide range of amenities and good road and rail links. The surrounding bustling communities of Caterham and Purley each offer a comprehensive range of shops, cafes and restaurants.

There are many delightful country pubs to enjoy nearby along with a range of recreational facilities such as De Stafford Sports Centre, Kenley Sports and Cricket Ground.

Kenley Common and the renowned open space of the aerodrome are both close by, providing great walks and cycle routes widely enjoyed by families.

EDUCATION

Kenley is within the catchment of several highly regarded local schools for all ages Hayes Primary School and Harris Academy are in demand locally and both situated nearby.



HERONWOOD GARDENS

Designed and Built by



**CASTLE GREEN
DEVELOPMENTS**

Castle Green Developments Ltd

To find out more about previous developments visit

www.castlegreendevelopments.co.uk

Exclusively marketed by

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Local Authority

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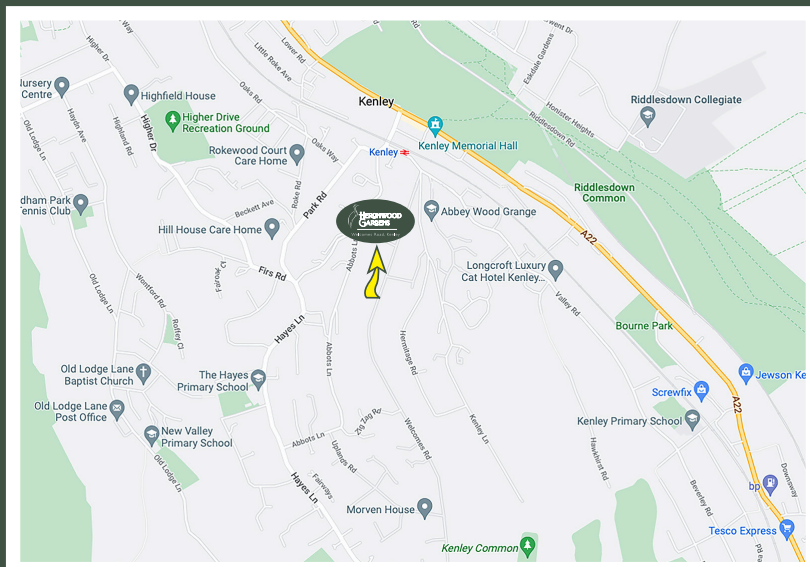
*To be confirmed please
ask for details*

EPC Rating

Predicted (B)

Tenure

Freehold



Heronwood Gardens, Welcomes Road, Kenley CR8 5GY