

Cambridge Road, London, SE20 7XL



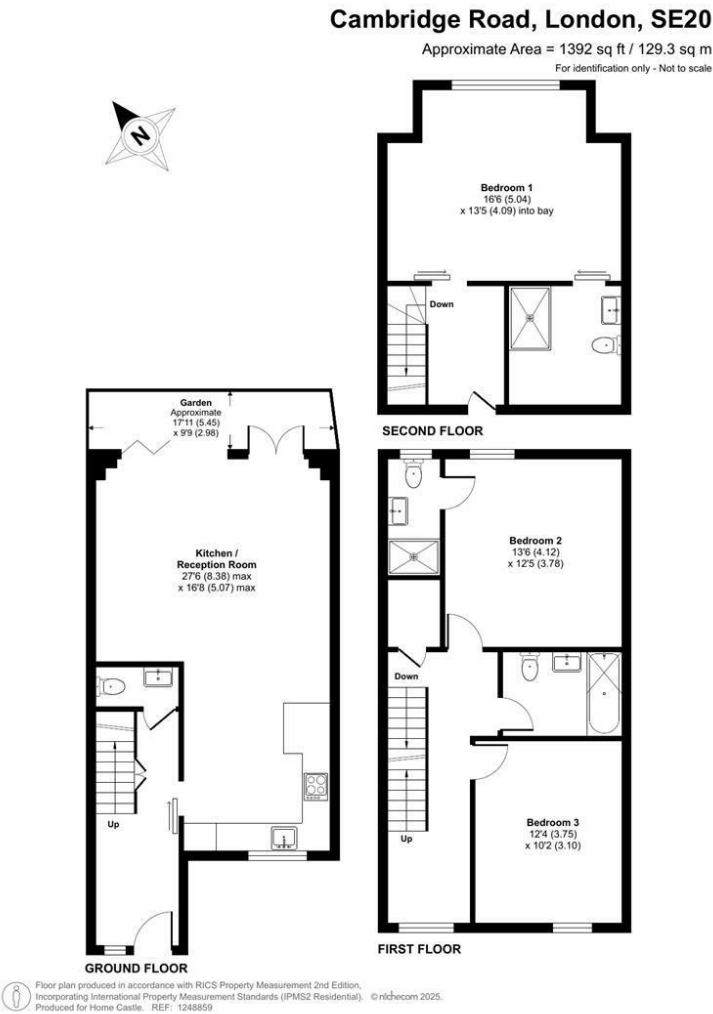
## House - End Town House

- Four New Build Architecturally Designed Homes
- Next Generation Advanced Air Heat Source Systems
- Three Bedrooms and Three Bathrooms
- Antique Style Brass Fittings Throughout
- Rear Garden with Patio and Artificial Grass Area for Low Maintenance
- Very High Specification - No expense Spared
- Melaminico Krieder Oak Wood Effect Kitchen with Calcutta Gold Quartz Worktop
- Herringbone LVT Flooring to Ground Floor
- Off Street Parking
- Birkbeck Stations with its links into London Serves the Area

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Cambridge Court is a distinctive collection of architecturally designed homes built to an exceptional standard. This exclusive development consists of four stunning three-bedroom houses, each crafted with next-generation energy efficiency in mind. Each home features off street parking, alarm systems and advanced air source heat pump systems monitored by Worcester, giving sustainable and cost-effective living. Upon entering, you are welcomed by a spacious hallway adorned with herringbone-style flooring, underfloor heating, and a stylish downstairs WC. The open-plan kitchen boast elegant oak-style cabinetry, luxurious Calcutta gold quartz countertops, and antique brass accents. A Bosch induction hob, built-in electric fan oven, and integrated BEKO appliances, including a dishwasher, washer/dryer, and fridge freezer, provide both functionality and sophistication. The living area is of a very good size again with herringbone style flooring, under floor heating and Bi-folding doors opening onto a private, low-maintenance garden with a patio and artificial grass. The first floor hosts two generously sized bedrooms, with newly laid carpets and fitted wardrobes. Bedroom two benefits from having a beautifully designer style en-suite shower room with walk-in shower and marble style tiles. The family bathrooms feature a Victorian Plumb white bath with overhead shower, wall-hung vanity units, and antique style brass fittings. The bathrooms and en-suites also benefit from underfloor heating, adding a touch of luxury and comfort. On the second floor there is another very good-sized bedroom with newly laid carpet and a further en-suite equipped with walk in shower. Betts Park is nearby for your leisurely walks and Birbeck Station serves the area with its links into London. With the impeccable design, high-end finishes, and cutting-edge energy efficiency, Cambridge Court offers an exceptional modern living experience.

Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.