



\*READY SUMMER 2024 AND AVAILABLE TO RESERVE NOW \* EXCLUSIVE SMALL DEVELOPMENT OF JUST 13 HIGH-END HOMES \* HIGH SPECIFICATION AND FINISHES THROUGHOUT \* OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM \* SEPARATE LOUNGE, DINING ROOM AND STUDY \* UTILITY ROOM AND CLOAKROOM \* MASTER SUITE WITH EN-SUITE SHOWER ROOM \* BEDROOM TWO WITH EN-SUITE SHOWER ROOM \* THREE FURTHER GOOD-SIZED BEDROOMS \* FAMILY BATHROOM \* ENCLOSED REAR GARDEN \* DETACHED DOUBLE WIDTH GARAGE WITH OFF-ROAD PARKING AND EV CHARGING STATION\*

Bradshaws are delighted to be the partnering agent selected to work with Brampton Valley Homes on the sale of their exclusive small development located on the edge of Harlington village. Each home is constructed to the highest possible standard to encapsulate Brampton Valley Homes signature superior style, featuring underfloor heating, tiled floors and carpets, Quartz worktops, appliances from a leading manufacturer, a patio and turfed garden and much more. All of this is included as standard in their Platinum+ specification.

The Eaton (plot numbers 1 and 2) is a five bedroom detached family home offering an open plan kitchen / breakfast / family room with a separate utility room, lounge, dining room, study, and cloakroom on the ground floor. On the first floor, there is a master suite with en suite shower room, bedroom two with en suite shower room, a further three bedrooms and a family bathroom. Externally, you will find contemporary brickwork with anthracite windows, a rear garden and a detached double garage with off road parking and EV charging station.

Early reservation is available to avoid disappointment.

Please note, the photographs are for illustrative purposes to showcase the finish offered by Brampton Valley Homes and they are from a similar property by the house builder.

### Entrance Hall

Providing access to all ground floor accommodation.

### Study

10'2" x 8'4" (3.10m x 2.55m)

### Lounge

17'5" x 14'1" (5.31m x 4.31m)



### Dining Room

12'10" x 12'7" (3.92m x 3.85m)

### Kitchen / Breakfast / Family Room

30'3" x 15'8" (9.24m x 4.78m)



### Kitchen Area



### Breakfast Area



### Family Area



**Utility Room**

**Cloakroom**

**Landing**



**Master Bedroom**

17'1" x 15'9" (5.21m x 4.81m)



**En Suite Shower Room**



**Bedroom Two**

12'7" x 11'8" (3.85m x 3.57m)

**En Suite Shower Room**

**Bedroom Three**

14'0" x 13'10" (4.27m x 4.24m)

**Bedroom Four**

14'0" x 11'10" (4.27m x 3.61m)

**Bedroom Five**

11'9" x 7'8" (3.59m x 2.36m)

**Family Bathroom**



**Detached Double Width Garage**

**Specification**

**Kitchens**

- German engineered Häcker kitchen with a choice of colours and finishes (subject to build stage)
- Quartz worktops and downstands to Islands\*
- Quooker hot tap
- Integrated NEFF appliances including; Slide&Hide® oven, combi microwave, induction hob, extractor, wine cooler, fridge freezer, dishwasher, porcelain floor tiles.

#### Bathrooms and En-Suites

- Ceramic sanitary ware
- Double panel bath screens
- Chrome taps and showers
- Full height porcelain wall tiles
- Concealed toilet cisterns
- LED mirrors
- Shaver sockets
- Vanity units
- Bathroom accessories

#### Environmental Details

- Gas heating and hot water
- Worcester Bosch boiler
- HIVE thermostat to first floor
- Underfloor heating to ground floor
- Midfloor insulation

#### Finishes and Features

- Bifold / patio doors\*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- Television points in every bedroom
- Chrome sockets and switches
- Fitted wardrobe to master bedroom

#### External Details

- Contemporary red brickwork
- Anthracite horizontal cladding\*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- Landscaped garden with turf and patio

\* Dependent on house type

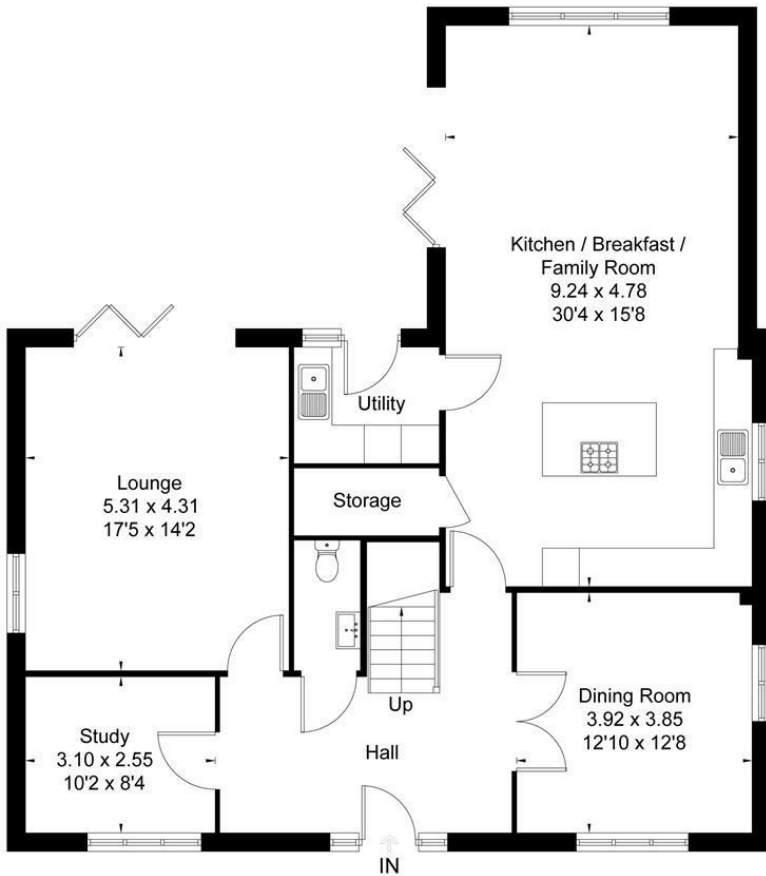
### **Photographs**

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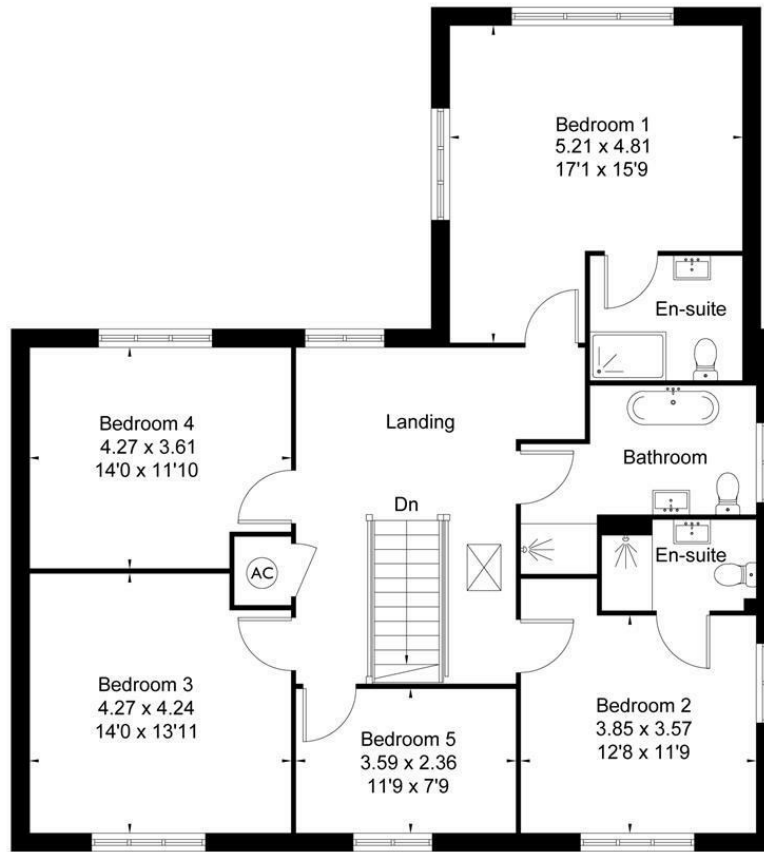
### **Viewing**

By prior telephone appointment through Bradshaws only.

Approximate Floor Area = 241.5 sq m / 2599 sq ft



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 319299

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	