



*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 / DINING ROOM * SEPARATE LOUNGE AND STUDY * UTILITY ROOM AND CLOAKROOM * MASTER SUITE WITH EN-SUITE SHOWER ROOM * BEDROOM TWO WITH EN-SUITE SHOWER ROOM * TWO 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 Deacon (plot 3) is a four bedroom detached family home offering an open plan kitchen / dining room with a separate utility room, lounge, 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 two 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

12'8" x 6'0" (3.88m x 1.85m)

Lounge

18'11" x 12'0" (5.78m x 3.68m)



Kitchen / Dining Room

24'8" x 21'3" (7.52m x 6.49m)



Kitchen Area



Dining Area



Utility Room

Cloakroom

Landing



Master Bedroom

13'5" x 12'8" (4.09m x 3.88m)



En Suite Shower Room



Bedroom Two

12'8" x 12'4" (3.88m x 3.76m)

En Suite Shower Room

Bedroom Three

12'8" x 11'11" (3.88m x 3.64m)

Bedroom Four

10'11" x 8'11" (3.33m x 2.74m)

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

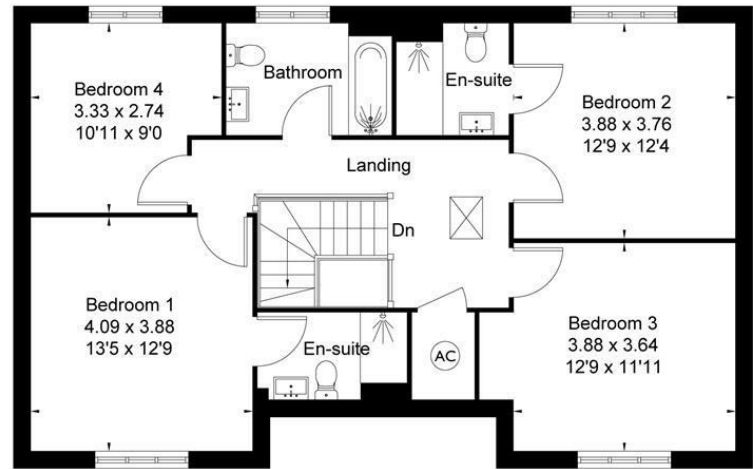
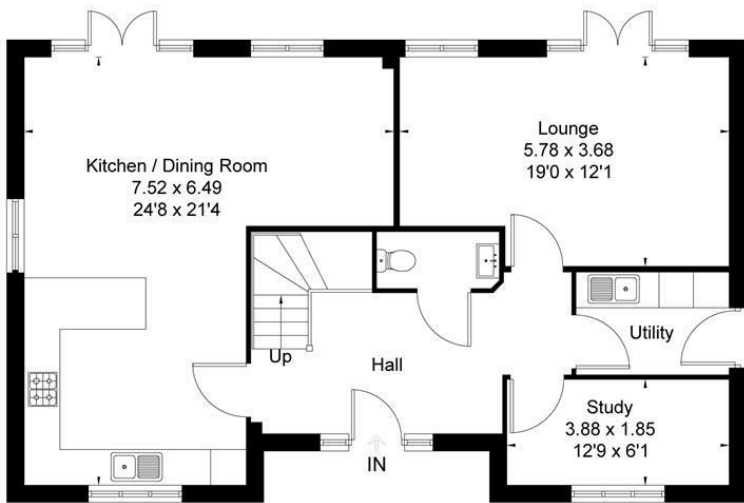
Photographs

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Viewing

By prior telephone appointment through Bradshaws only.

Approximate Floor Area = 178.9 sq m / 1926 sq ft



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