Brambles Avenue, Harlington, LU5 6LN £600,000 Freehold



\*LAST THREE BED PLOT AVAILABLE\* 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 \* TWO FURTHER GOOD-SIZED BEDROOMS \* FAMILY BATHROOM \* ENCLOSED REAR GARDEN \* DETACHED GARAGE WITH OFF-ROAD PARKING AND EV CHARGING STATION \*

### **ENTRANCE HALL**

Providing access to all ground floor accommodation.

#### STUDY

9'9" x 6'5" (2.99m x 1.97m)

#### LOUNGE

14'2" x 13'10" (4.33m x 4.22m)

# KITCHEN / DINING ROOM

20'10" x 12'8" (6.36m x 3.88m)

### KITCHEN AREA

**DINING AREA** 

**UTLITY ROOM** 

**CLOAKROOM** 

LANDING

### **MASTER BEDROOM**

13'11" x 12'9" (4.25m x 3.90m)

#### **EN SUITE SHOWER ROOM**

### **BEDROOM TWO**

12'6" x 12'4" (3.82m x 3.76m)

### **BEDROOM THREE**

12'6" x 8'3" (3.82m x 2.52m)

# **FAMILY BATHROOM**

### **DETACHED 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
- $\bullet$  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
- The state of the s

### 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**

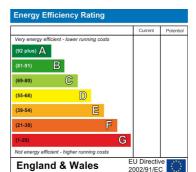
- Contemporary red brickwork
- Anthracite horizontal cladding\*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- · Landscaped garden with turf and patio

## **PHOTOGRAPHS**

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.

## **VIEWING**

By prior telephone appointment through Bradshaws only.



| Environmental Impact (CO <sub>2</sub> ) Rating      |                        |           |
|-----------------------------------------------------|------------------------|-----------|
|                                                     | Current                | Potential |
| Very environmentally friendly - lower CO2 emissions |                        |           |
| (92 plus) 🔼                                         |                        |           |
| (81-91)                                             |                        |           |
| (69-80) C                                           |                        |           |
| (55-68)                                             |                        |           |
| (39-54)                                             |                        |           |
| (21-38)                                             |                        |           |
| (1-20) G                                            |                        |           |
| Not environmentally friendly - higher CO2 emissions |                        |           |
|                                                     | U Directiv<br>002/91/E |           |







<sup>\*</sup> Dependent on house type