



Complete and ready to move into with incentives available. The stunning Edlesborough at The Brambles, by Brampton Valley Homes is an executive five bedroom detached home. Located in a highly sought-after private development on Sundon Road, Harlington. The property features high specification and finishes throughout. Downstairs features a spacious hallway, open plan kitchen/dining and living space, utility room, separate lounge, separate study, additional reception room and spacious WC. Upstairs features a large master suite with a spacious en-suite bathroom. An additional bedroom with en-suite, three further good-sized bedrooms and family bathroom. Externally this executive home features a detached double garage with ample parking to the front, EV charging station and spacious rear garden. Must be viewed to fully appreciate this superb family home.

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

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.

