



FISHERS WOOD GROVE

FISHERS WOOD GROVE, OFF OAKLEY ROAD, BROMLEY

Fishers Wood Grove

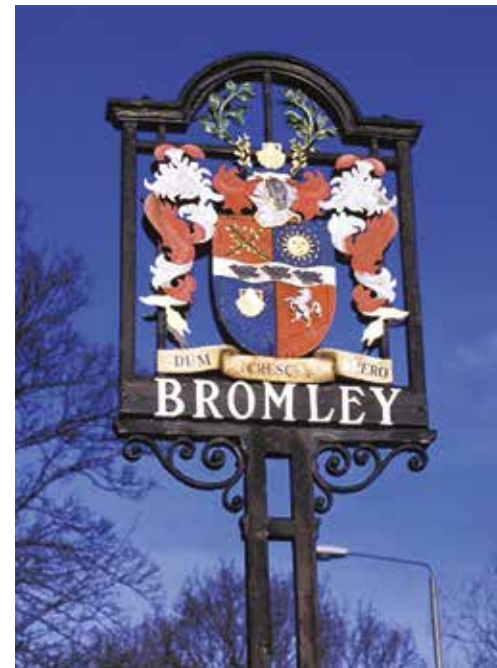
Set in a beautiful environment with a semi-rural feel, Fishers Wood Grove is a new gated development of nine impressively presented new build homes. This hidden and surprising enclave is located within fields near stables, yet moments from Bromley Common and Oakley Road.

Designed around a central courtyard are five detached houses ranging between 2,226 sq ft - 2,614 sq ft (inc garage) with 4 or 5 bedrooms and four semi-detached houses of 1,637 sq ft each (plus garage) with 3 bedrooms. Reception space is well provided for and all accommodation is set over just two floors.

Fishers Wood Grove is situated in a great spot for local schools including Bromley College, Bishop Justus, Ravensbourne, Ravenswood, Bromley High and the Hayes schools. Transport is very convenient with the station at Bromley South for trains into London Victoria and London Blackfriars along with various bus routes from Bromley Common.

Locally lifestyle and leisure are well catered for with golf courses and various health & exercise clubs along with many other sports including tennis, cricket and horse riding plus parks, commons and woodlands. Locksbottom Village is nearby with an attractive selection of restaurants, pubs, tea and coffee shops, supermarkets and health & lifestyle facilities. Wider shopping is easy at the Glades shopping centre in Bromley town centre and there is further extensive shopping at Bluewater just a 16 mile drive away.

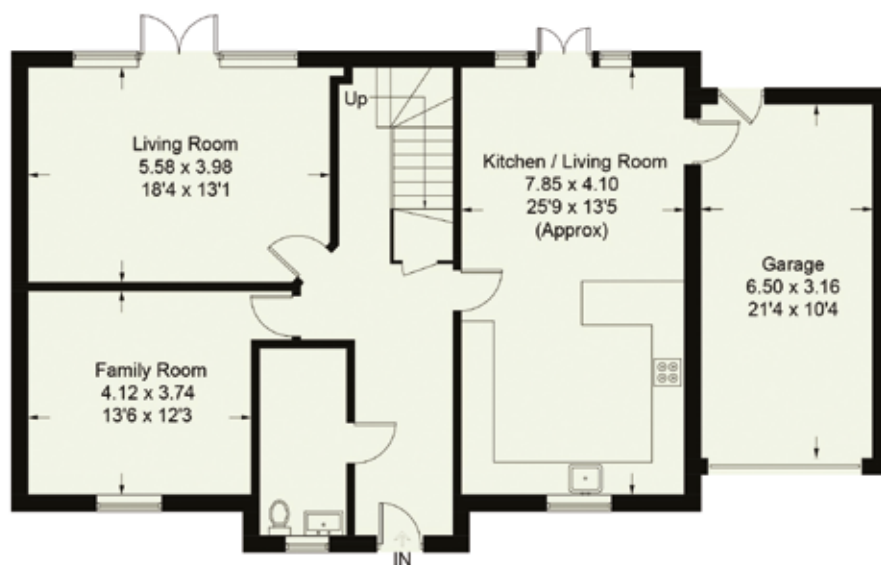
All in all these will make fine family homes.



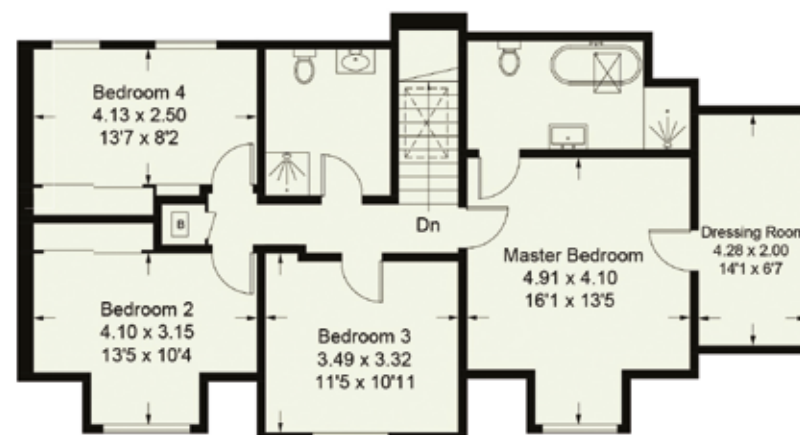
Floor Plan Houses 1, 2 & 3

Houses 1, 2 & 3 Detached

Approximate Gross Internal Area = 186.2 sq m / 2004 sq ft
Garage = 20.6 sq m / 222 sq ft
Total = 206.8 sq m / 2226 sq ft



Ground Floor



First Floor

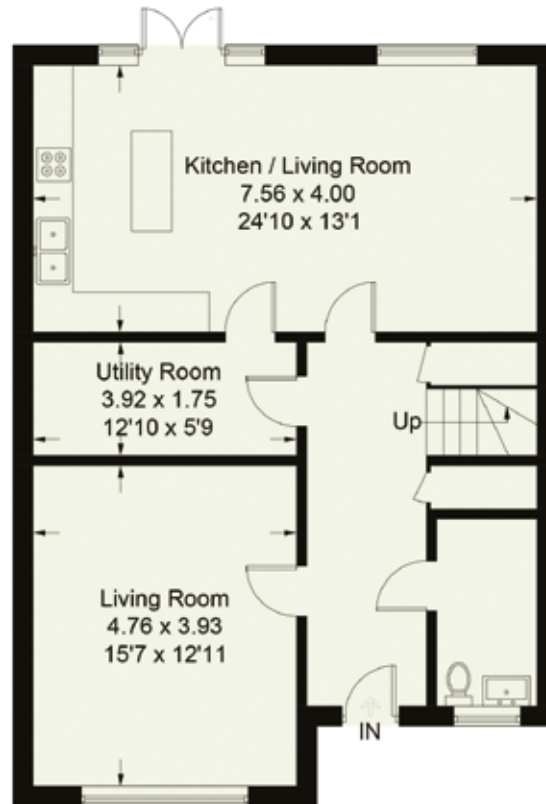
Please note the floor plan may be handed in some plots

Illustration for identification purposes only, measurements are approximate,
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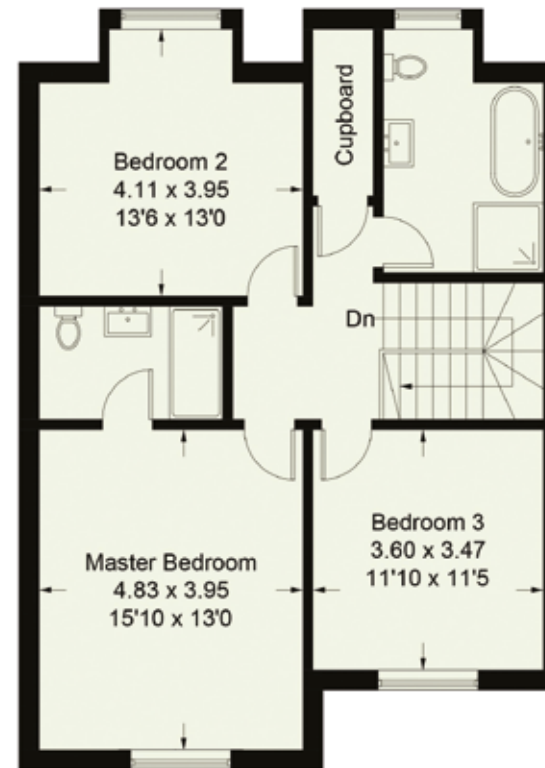
Floor Plan Houses 4, 5, 6 & 7

Houses 4, 5, 6 & 7 Semi - detached

Approximate Gross Internal Area = 152.1 sq m / 1637 sq ft + separate garage



Ground Floor



First Floor

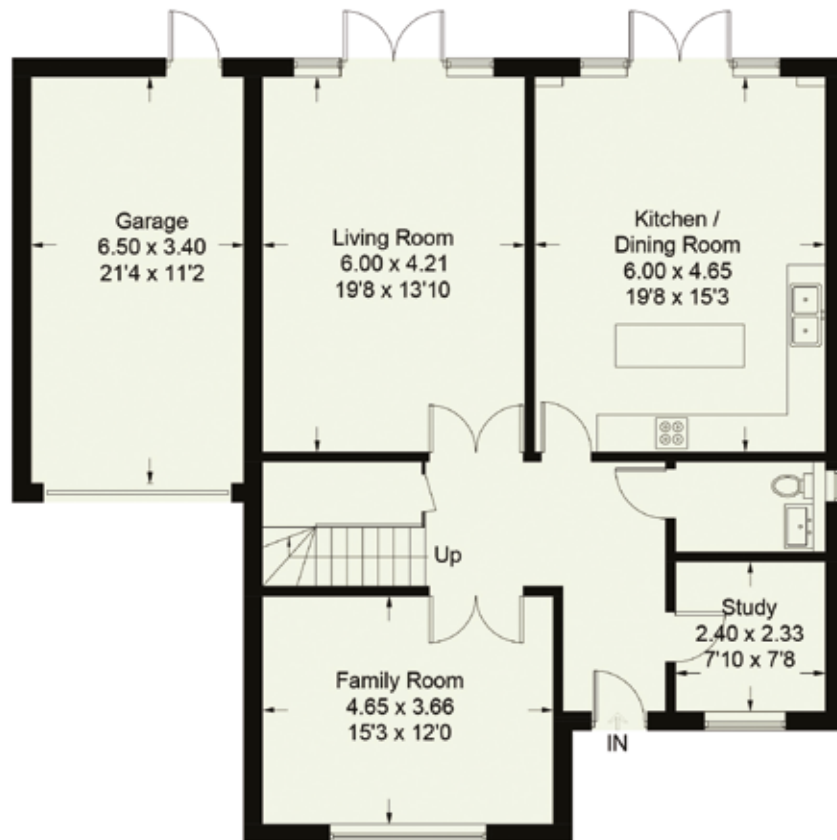
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Floor Plan House 8

House 8 Detached

Approximate Gross Internal Area = 208.2 sq m / 2241 sq ft
Garage = 22.1 sq m / 238 sq ft
Total = 230.3sq m / 2479 sq ft



Ground Floor



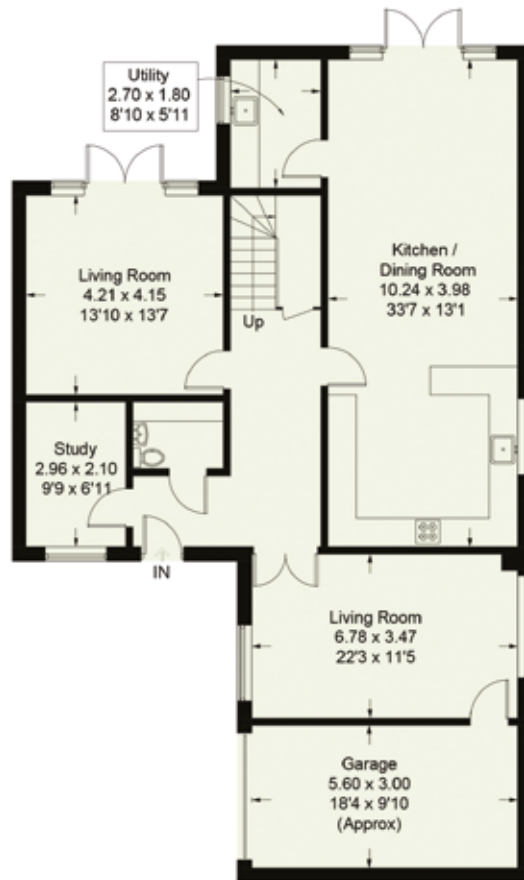
First Floor

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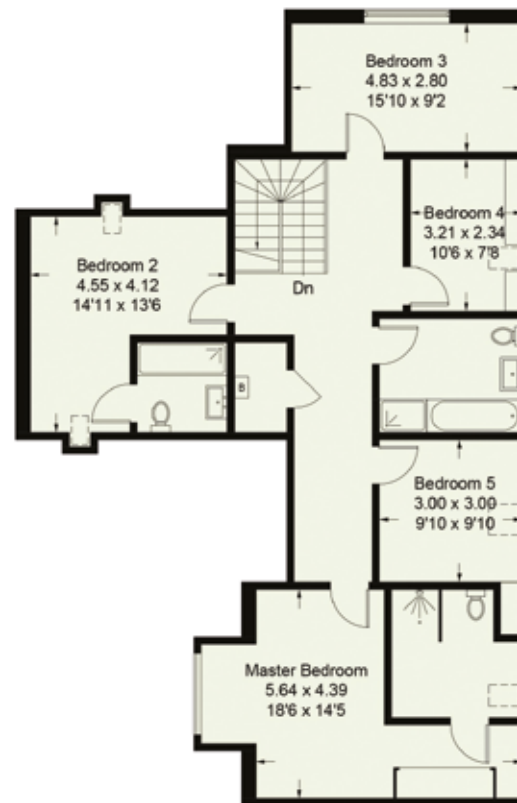
Floor Plan House 9

House 9 Detached

Approximate Gross Internal Area = 226 sq m / 2433 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 242.8 sq m / 2614 sq ft



Ground Floor



First Floor

Specification

External Features

- Gated development
- Landscaped front gardens and central courtyard
- Column lighting to approach drive
- Rear gardens with Indian Sandstone patio and new lawn
- Fencing a mixture of ranch style and close boarded
- Main driveway in block paving
- External tap at rear

Construction and Internal Features

- Traditional build with solid internal walls to ground floor
- Beam and block flooring with concrete screed and insulation to ground floor, timber to upper floor
- Oak internal doors with polished chrome door furniture to plots 1,2, 8 & 9; white painted internal doors to other houses
- French doors to patios
- High performance double glazed uPVC windows with lockable white furniture, oak finish external, white finish internal
- Internal walls dry lined with dry lined finish
- Emulsion to walls, white emulsion to ceilings and white satin paint to woodwork
- Staircase with oak newels, spindles and handrail
- Fitted dressing room to master bedroom and fitted wardrobes to bedroom 2 in plots 1 & 2
- Porcelain floor tiling to kitchen and bathrooms
- Porcelain floor tiling to hall and dining room to plots 5 & 7
- Oak flooring to living room to plots 5 & 7
- Oak flooring to hall and reception rooms plots 1, 2, 4, 6, 8 & 9
- Luxury carpet to stairs, landing and bedrooms

Kitchens

- Each house type with individual finish Gardiners kitchen
- Bosch electric oven with 3D hot air distribution
- Bosch brushed steel gas hob, some with wok style central burner
- Bosch canopy extractor hood
- Integrated dishwasher
- Integrated 70:30 split fridge/freezer

- Integrated washer/dryer to plots 1,2,3 & 8; separate washing machine and dryer to plots 4 – 7 & 9
- Granite worktops with granite upstand

Bathrooms and Cloakrooms

- Contemporary white bathroom suites by Duravit & Alveus
- Hansgrohe chrome mixer taps and thermostatic showers
- Mains pressure water
- Chrome heated towel rail to each bathroom
- Fitted mirror
- Shaver point and extractor fan
- Feature wall tiling by Zeus Limestone Ltd
- Mains drainage

Central Heating and Insulation

- Gas central heating
- High performance A+ energy rated uPVC windows with argon gas filled glazing units to improve thermal efficiency
- Automatic programmable Ideal boiler
- Unvented mains pressurised hot water system with back-up electric immersion heater

Lighting, Electrical & Security

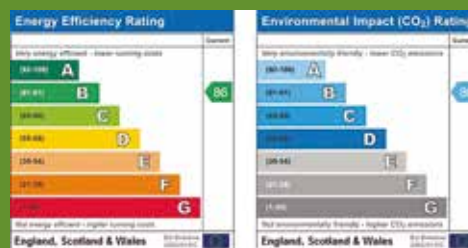
- A mixture of low energy down lights and central light pendants
- Smoke detector to each floor
- Hardwired Cat6 cabling throughout
- Data/telephone points to main rooms
- Wired for Virgin Media
- NACOSS approved grade 2 alarm system fitted (future owner upgrade options available if desired)
- External security sensor lights
- 10 year build warranty



FISHERS WOOD GROVE, OFF OAKLEY ROAD, BROMLEY - SAT NAV POSTCODE BR2 8HA

Please note:

Images are of a selection of houses at Fishers Wood Grove. The floor plans are for guidance only, not to scale and must not be relied upon as a statement of fact. Any distances and journey times given are approximate. jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agent or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser. jdm recommends independent mortgage advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.



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