TRADITIONALLY BUILT
EXECUTIVE FAMILY HOUSES

WH

WINCHESTER HOUSE

BH

BELVEDERE HOUSE

CROHAM VALLEY ROAD CR2 7JH

WINCHESTER HOUSE

BELVEDERE HOUSE

CROHAM VALLEY ROAD • CR2 7JH

Two newly constructed traditionally built executive family houses with accommodation layout arranged over three floors.

Superb Fully Fitted Kitchen/Diner

3 Double Bedrooms

Study

Two En-suite Bathrooms

High Specification

Low Maintenance Gardens

Parking Space

10 Year LABC Warranty

The houses have been designed with modern living in mind. Each house features a good sized fully fitted kitchen breakfast room with a separate lounge and a private garden. The bedrooms are spacious and well-proportioned, and houses come complete with a choice of flooring and high-quality finishes throughout. There is also off-street parking, providing residents with peace of mind and added convenience.

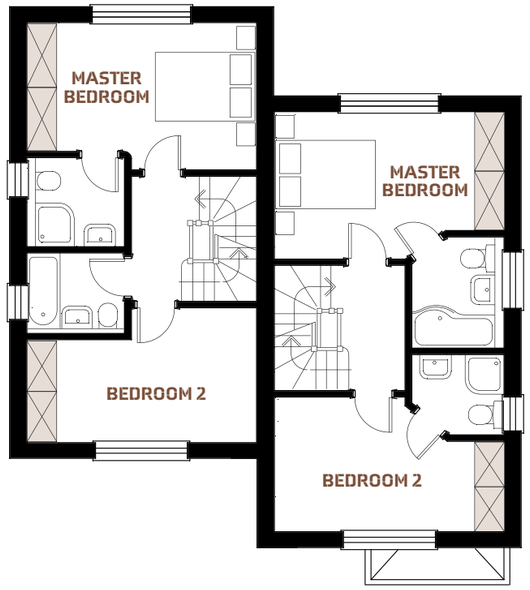
DEVELOPMENT OVERVIEW

CROHAM VALLEY ROAD

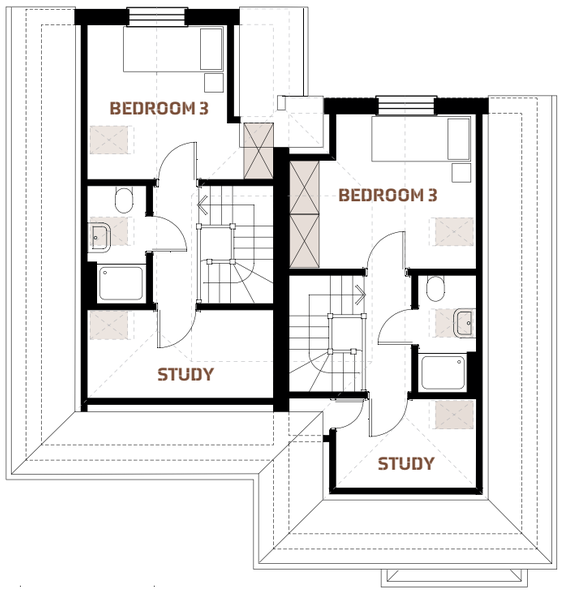
FLOOR PLANS

WINCHESTER HOUSE	BELVEDERE HOUSE
104.4SQM	105.2SQM
1123SQFT	1132SQFT

SITTING ROOM	KITCHEN/DINER
4.7m x 3.0m	5.5m x 2.6m
15'3" x 10'0"	17'9" x 8'6"



MASTER BEDROOM	BEDROOM 2
4.7m x 3.0m	4.7m x 2.7m
15'3" x 10'0"	15'3" x 8'9"



BEDROOM 3	STUDY
3.8m x 3.0m	3.8m x 1.9m
12'3" x 10'0"	12'3" x 6'0"

Floor plan measurements are approximate and are for illustrative purpose only and can be subject to change. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

THE LOCAL AREA

Croham Valley Road is set within a leafy area on the edge of Southern London where the city meets the Surrey location. The houses are set within an affluent area which is surrounded with open parkland, golf courses, shops and restaurants.

The houses are not far from South Croydon station with links into central London and out to Gatwick Airport and Brighton. The nearest tram stations to Croham Valley Road are Farley Road, a 2 minute walk or Lloyd Park which is a 21 minute walk. Local buses are the 403 and 412; their routes will take you to East and West Croydon with stops at both the Whitgift Shopping Centre and the Fairfield Halls at the heart of the Cultural Quarter.

M25 and M23 are within a short drive (junction 6) giving access to Gatwick airport.

South Croydon boasts a fine selection of local shops, restaurants and coffee shops, for the more serious shopping spree extensive facilities can be found in Croydon where all the major High Street names can be found. At the heart of Croydon's new Cultural and Educational Quarter is the famous Fairfield Halls, currently undergoing a refurbishment it will provide a world-class venue for entertainment.

Educational choices are exceptional including numerous 'Outstanding' and 'Good' Ofsted rated Primary and Secondary state schools which are a short car or bus journey away.

SOUTHERN

25 mins	Caterham
6 mins	Purley Oaks
START	**South Croydon**
3 mins	East Croydon
19 mins	London Bridge
38 mins	East Grinsted
19 mins	Oxted
START	**South Croydon**
14 mins	Clapham Junction
21 mins	London Victoria

TRAMS

5 mins	Addington Village
START	**Coombe Lane**
3 mins	Lloyd Park
11 mins	East Croydon
15 mins	Church Street

SPECIFICATIONS & FINISHES

- Bright and Spacious Living Room glazed doors to garden
- Large and Spacious Contemporary white fully fitted kitchen/ diner open plan with appliances including oven/hob/microwave/ dishwasher/washing machine and fridge freezer/chrome mixer taps quality work surface-silestone silver nube quartz or similar.
- 1st floor - 2 bedrooms one with en-suite shower suite
- 2nd floor - bedroom, bathroom and study
- Bathrooms/Cloakroom high quality sanitary ware range in white
- Thermostatically controlled shower valve in shower room
- Fully tiled bathrooms Kynance White matt
- Ten year LABC Structural Warranty
- Mains fed Smoke Alarms
- Low energy LED lighting
- Wall Colours-White
- High Energy Rating/EPC
- Electric car charger
- Ultra low efficiency space heating
- Heated towel rails in bathrooms/en-suite
- White satin painted joinery and brushed steel ironmongery
- Low maintenance external finishes
- Choice of 80% wool carpets throughout-choice
- Choice Karndean flooring to Kitchen/Diner/Bathroom/En-suite and Cloakroom and hallway if required
- Matwell in entrance porch area
- Own Parking Space at front
- *Landscaped front garden
- *Turfed rear garden laid to lawn with patio area

These items will be provided subject to availability in the event they are not available we will provide second choice items or similar.

* For guidance only and subject to change and availability of products at time of fitting

Barnfield Homes Limited

01737 392991

LABC