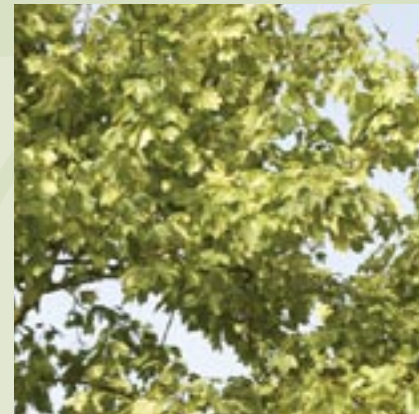




 *Bridgelands*
BECKENHAM



Bridgelands is a select development of six traditional 3 bedroom semi detached houses and four 3 / 4 bedroom townhouses in a magnificent leafy location in the heart of Beckenham.



Beckenham is a charming town offering a good choice of local shops and favourite high street stores such as Waitrose and Marks & Spencer. There is also a local cinema, a variety of restaurants and a superb leisure centre The Spa.

Few towns in the county have more open space than Beckenham. One of the most beautiful is Kelsey Park, famous for its woodland and lake, an ideal place for relaxing.

Beckenham boasts excellent transport links by train into London (Victoria, Charing Cross, London Bridge and Cannon Street) and is also a terminus for the Tramlink network into Croydon and Wimbledon. Bridgelands is located within walking distance of New Beckenham Station.





Specification

Luxury Kitchens

- Individually designed kitchen
- Integrated fan assisted oven
- Gas hob
- Stainless steel feature extractor canopy with built in light
- Fully integrated fridge/freezer
- Fully integrated dishwasher
- Fully integrated washer/dryer
- One and a half bowl stainless steel sink and chrome monobloc tap
- Ceramic tiled floor to kitchen
- Low voltage down-lighters
- Pelmet lighting

Quality Bathrooms

- 'Villeroy & Boch' sanitary ware with quality chrome mixer taps
- Double ended bath in main bathroom with central taps
- Thermostatically controlled 'Hansgrohe' shower to en-suite
- Bathrooms fully tiled with ceramic tiled floors.
- Downstairs cloakroom to have splashback and ceramic tiled floor
- Shaver points and extractor fans fitted.

Heating, Insulation & Water Services

- Gas fired central heating
- Pressurised water system giving high powered showers
- Radiators with individual thermostatic controls to all rooms except hall
- Bathroom towel rails on domestic water heating system for year round use
- Independent immersion heater
- Loft insulation to NHBC standards
- Insulated ground floor
- High quality white UPVC double glazed windows

Entertainment & Communication

- Wiring for TV aerial points in living room, kitchen and all bedrooms
- Telephone points in hallway, kitchen and all bedrooms

Doors & Internal Joinery

- Wood veneer internal doors
- Deep moulded skirting and architraves
- French casement UPVC double glazed external doors to patio
- Contemporary style staircases with Ash newel posts and hand rails

Electrical Lighting

- Low voltage down-lighters to kitchen
- Pelmet lighting and canopy light to kitchen
- Power and light to garages

Finishing Touches

- Cornice to all rooms except bathrooms
- Ceilings painted white throughout
- Built-in wardrobes with hanging rail and shelf in bedroom 1
- All internal woodwork painted white
- Gated entrance to development

Security & Peace of Mind

- 10 year cover under NHBC Buildmark Scheme
- Multi point locking security UPVC front entrance door
- Three point locking to French doors
- Security alarm system with movement sensors and panic button

External Features

- Block paved driveways
- Front gardens planted with low level shrubs
- Gardens turfed
- Outside tap

The above specification is subject to change without prior notification.

Site Plan



 The Burnham

 The Langdale

 The Ashdown & The Sherwood

This is not a legal plan. It is intended only to give an indication of proposed layout.



The Ashdown & The Sherwood

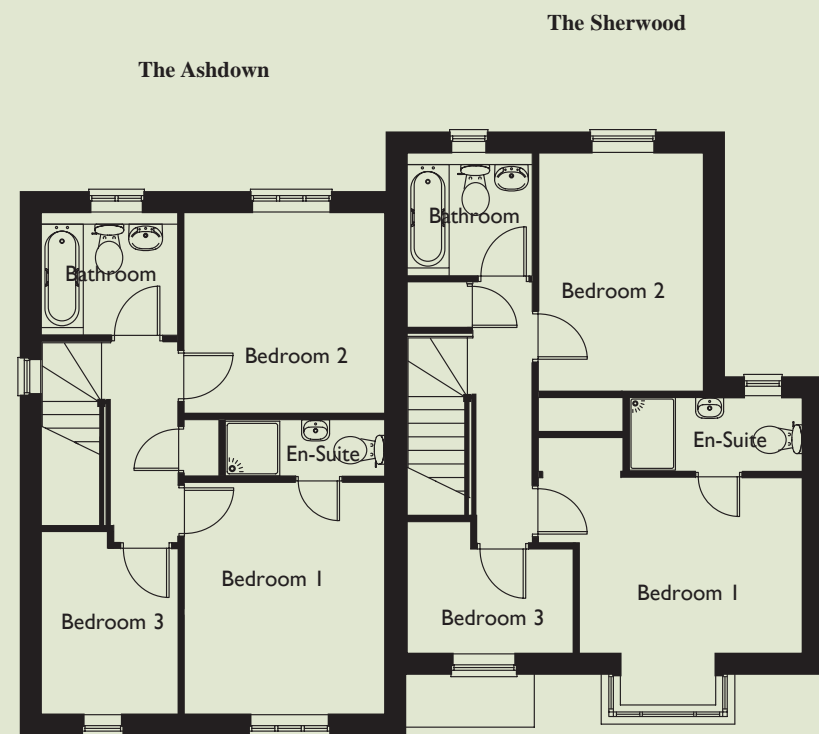
Plots 1 & 2



Illustration indicative only



Ground Floor



First Floor

The Sherwood

Ground Floor

Kitchen Area	3.760m x 2.378m	12' 4" x 7' 9"
Dining Area	3.875m x 2.512m	12' 9" x 8' 3"
Living Room	4.220m x 4.138m*	13' 11" x 13' 9"*

The Ashdown

Ground Floor

Kitchen Area	3.050m x 2.400m	10' 0" x 7' 11"
Dining Area	3.475m x 3.265m	11' 5" x 10' 9"
Living Room	4.640m x 3.265m*	15' 3" x 10' 9"*

The Sherwood

First Floor

Bedroom 1	4.350m x 2.895m	14' 3" x 9' 6"
Bedroom 2	3.925m x 2.725m	12' 11" x 8' 11"
Bedroom 3	2.740m x 2.173m	9' 0" x 7' 2"

The Ashdown

First Floor

Bedroom 1	3.825m x 3.310m	12' 7" x 10' 10"
Bedroom 2	3.315m x 3.310m	10' 11" x 10' 10"
Bedroom 3	3.018m x 2.255m	9' 11" x 7' 5"

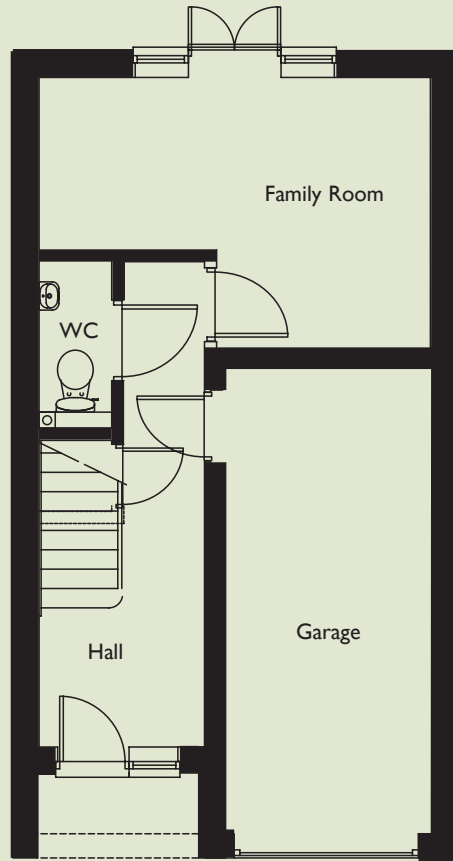
*(Excluding Bay Window)

The Langdale

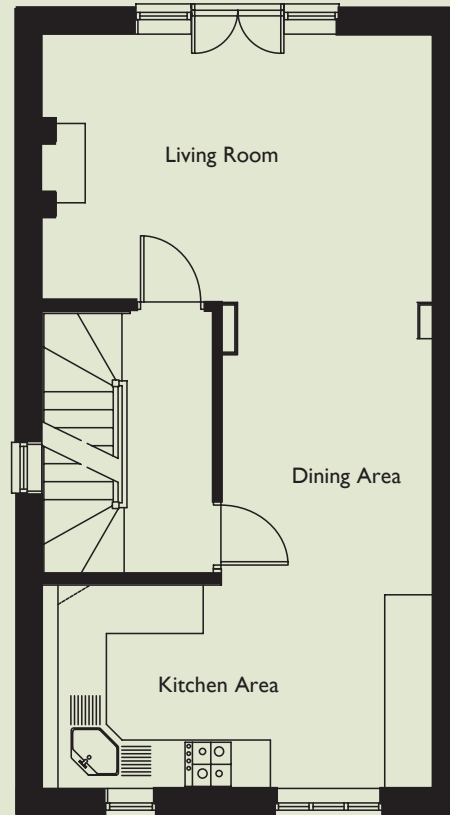
Plots 3, 4, 5 & 6



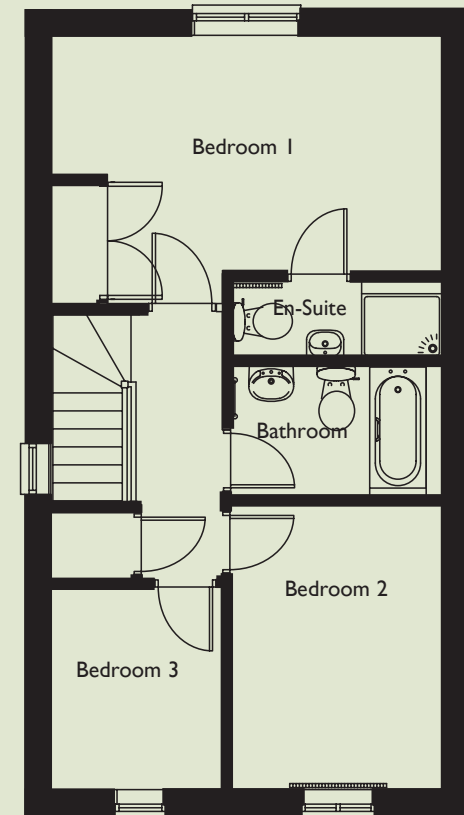
Illustration indicative only



Ground Floor



First Floor



Second Floor

The Langdale

Ground Floor

Garage	6.100m x 2.600m	20' 0" x 8' 6"
Family Room	4.860m x 3.360m	15' 11" x 11' 0"

First Floor

Kitchen Area	4.860m x 2.520m	15' 11" x 8' 3"
Dining Area	3.506m x 2.625m	11' 6" x 8' 7"
Living Room	4.860m x 3.325m	15' 11" x 10' 11"

Second Floor

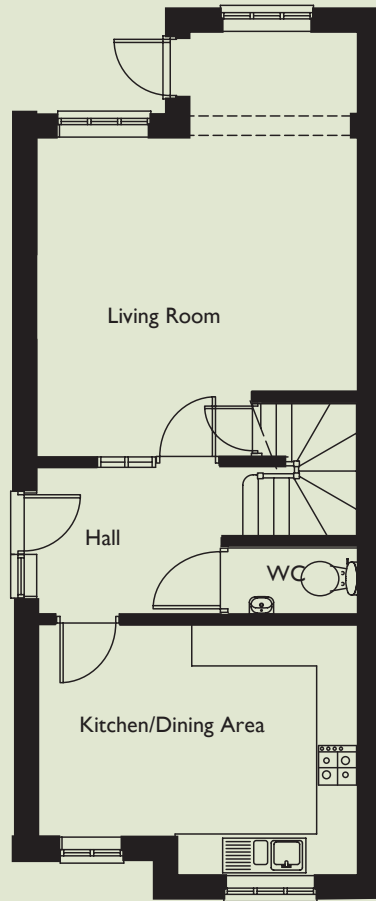
Bedroom 1	4.860m x 3.325m	15' 11" x 10' 11"
Bedroom 2	3.622m x 2.625m	11' 7" x 8' 7"
Bedroom 3	2.508m x 2.125m	8' 3" x 7' 0"

The Burnham

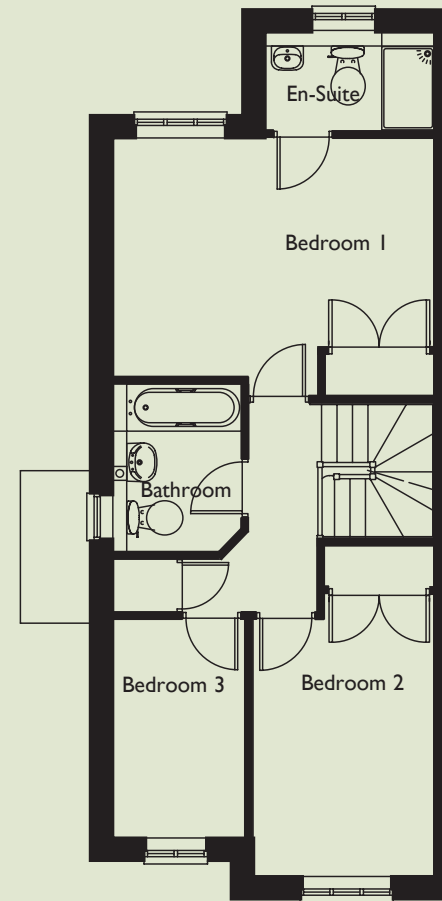
Plots 7, 8, 9 & 10



Illustration indicative only



Ground Floor



First Floor

The Burnham

Ground Floor

Kitchen/Dining Area	4.635m x 3.623m	15' 2" x 11' 11"
Living Room	4.635m x 4.610m*	15' 2" x 15' 1"*

First Floor

Bedroom I	4.635m x 3.718m	15' 2" x 12' 2"
Bedroom 2	4.073m x 2.615m	13' 5" x 8' 7"
Bedroom 3	3.155m x 1.920m	10' 4" x 6' 4"

*(Excluding Bay Window)



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Incorporating

**LANGFORD
RUSSELL**
The Partnership

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