

WOODS

Land and Estate Agents

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**PLOT 3, HIGHFIELD PARK, OFF SEARCHWOOD ROAD,
WARLINGHAM CR6 9GE**



PLOT 3 IS ILLUSTRATED ON THE RIGHT HAND SIDE OF THIS IMAGE

PRICE: £394,950 FREEHOLD

Ready for immediate occupation.

Part exchange considered.

**A BRAND NEW THREE BEDROOM SEMI-DETACHED HOUSE
BY ASPREY HOMES IN AN EXCLUSIVE GATED DEVELOPMENT OF
JUST TEN DISTINCTIVE HOUSES IN AN EXCELLENT RESIDENTIAL LOCATION**

Situation: Accessed via a gated entrance off Searchwood Road, **Highfield Park** offers a variety of distinctive house styles, all of which have been designed and finished to the high quality and standards associated with Asprey Homes.

PLOT 3, with approximate dimensions comprises;

KITCHEN: 10'11 x 7'10: Designer fitted kitchen with appliances to include stainless steel integrated double electric oven, gas hob, extractor hood, integrated microwave, dishwasher and fridge freezer. Integrated washer dryer in a separate utility area. Ceramic tiled floor. Polished chrome sockets. Ceiling downlighters.

LIVING ROOM 15'10 x 11'9: With glazed double doors to:

DINING ROOM 9'6 x 8'0:

HALLWAY: With **CLOAKS/UTILITY CUPBOARD:** Housing the washer dryer. Staircase rising to **First Floor Landing.**

MASTER BEDROOM - 11'5 x 7'10 (excluding wardrobe): Fitted Wardrobe by specialist company in Pippy Oak.

EN-SUITE SHOWER ROOM: With 1200 x 800 shower tray and remote controlled shower operation.

BEDROOM 2 - 10'10 x 7'11:

BEDROOM 3 - 10'11 x 7'10:

BATHROOM: Twyford sanitary ware in white with chrome taps and fittings. Panelled bath. Separate shower with remote controlled shower operation. Ceramic wall and floor tiles. Chrome heated towel rail. Ceiling downlighters.

ADDITIONAL FEATURES:

Double glazed UPVC windows
Vicaima oak veneered internal doors with chrome furniture
Coving to all rooms except bathrooms
Cabled for Sky Plus to living room and master bedroom
TV aerial and Satellite dish fitted
Security alarm with panic button
Smoke alarms
Gas central heating to radiators

OUTSIDE: Turfed Rear Garden. External Power Point. External Tap.

Garage with electrically operated door. Light and power to garage. Parking space.

**A DETAILED BROCHURE IS AVAILABLE FROM OUR SHOW HOME
WHICH IS OPEN FROM THURSDAY TO MONDAY 10 am - 4 pm**

CURRENT COUNCIL TAX BAND () Tandridge District Council **To be ascertained**

FIND US ON THE INTERNET - www.woodsproperty.co.uk

E-MAIL: enquiries@woodsproperty.co.uk

VIEWING *Show Home open Thursday to Monday 10.00 to 4.00 or by appointment with Vendor's Agent*

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars.

PLOT 3, HIGHFIELD PARK, OFF SEARCHWOOD ROAD, WARLINGHAM, SURREY

FLOOR PLAN



Total Square Footage 986

PLOT 3 - HIGHFIELD PARK, OFF SEARCHWOOD ROAD, WARLINGHAM

PREDICATED ENERGY PERFORMANCE CERTIFICATE

Predicted Energy Assessment

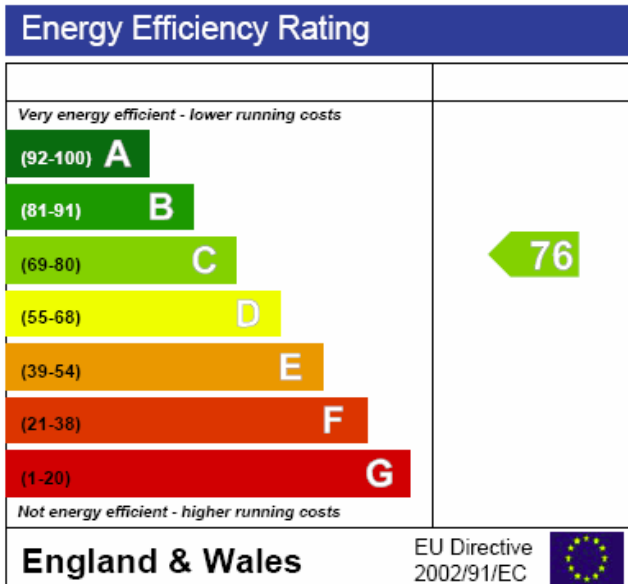
Plot 3
26 - 36 Searchwood Road,
Warlingham,
Surrey

Dwelling type:
Date of assessment:
Produced by
Total floor area:

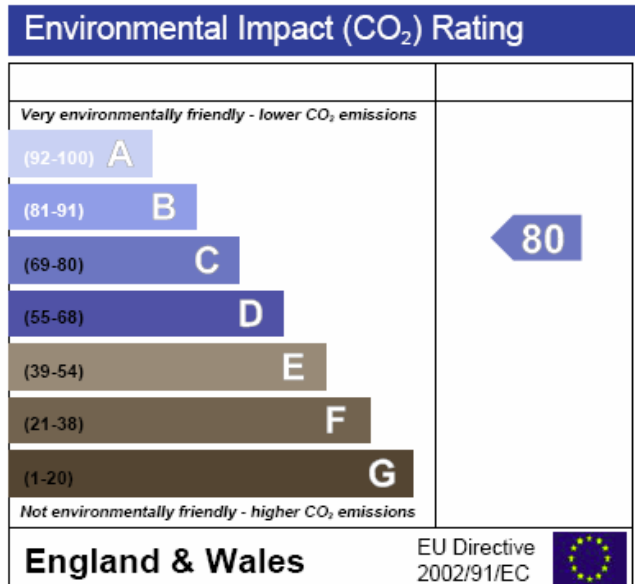
Semi-detached house
9 June 2008
Thermal Solutions
95 m²

This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.