

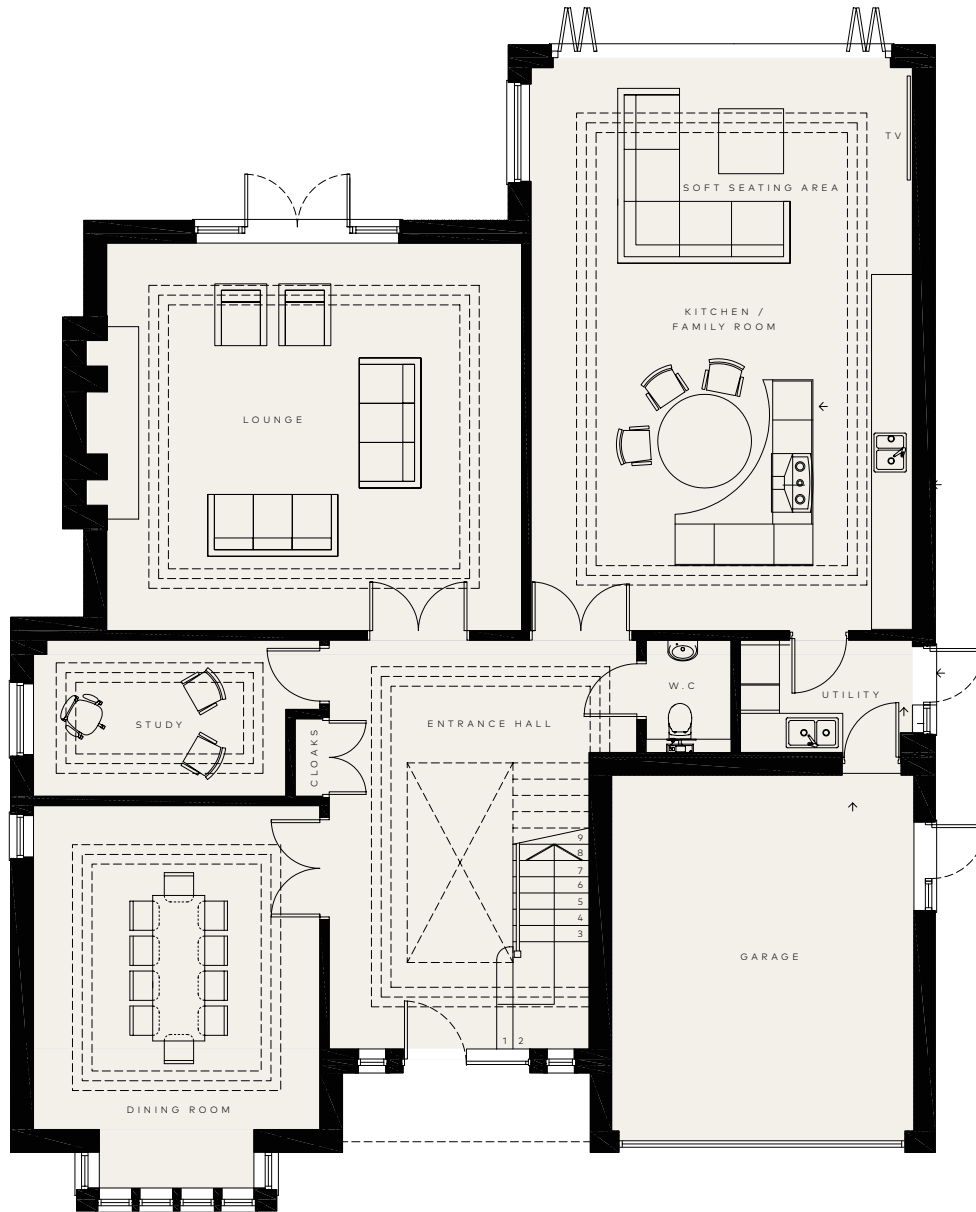
THE AVENUE

# BURFORD HOUSE

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502.3 SQ M / 5406.9 SQ F

Floorplans



GROUND FLOOR

Dining Room	5.81m x 4.39m	19'1" x 14'5"
Kitchen/Family Room	8.60m x 5.80m	28'3" x 19'0"
Lounge	5.90m x 6.30m	19'4" x 20'8"
Study	2.30m x 4.39m	7'7" x 14'5"
Garage	5.64m x 4.60m	18'6" x 15'1"

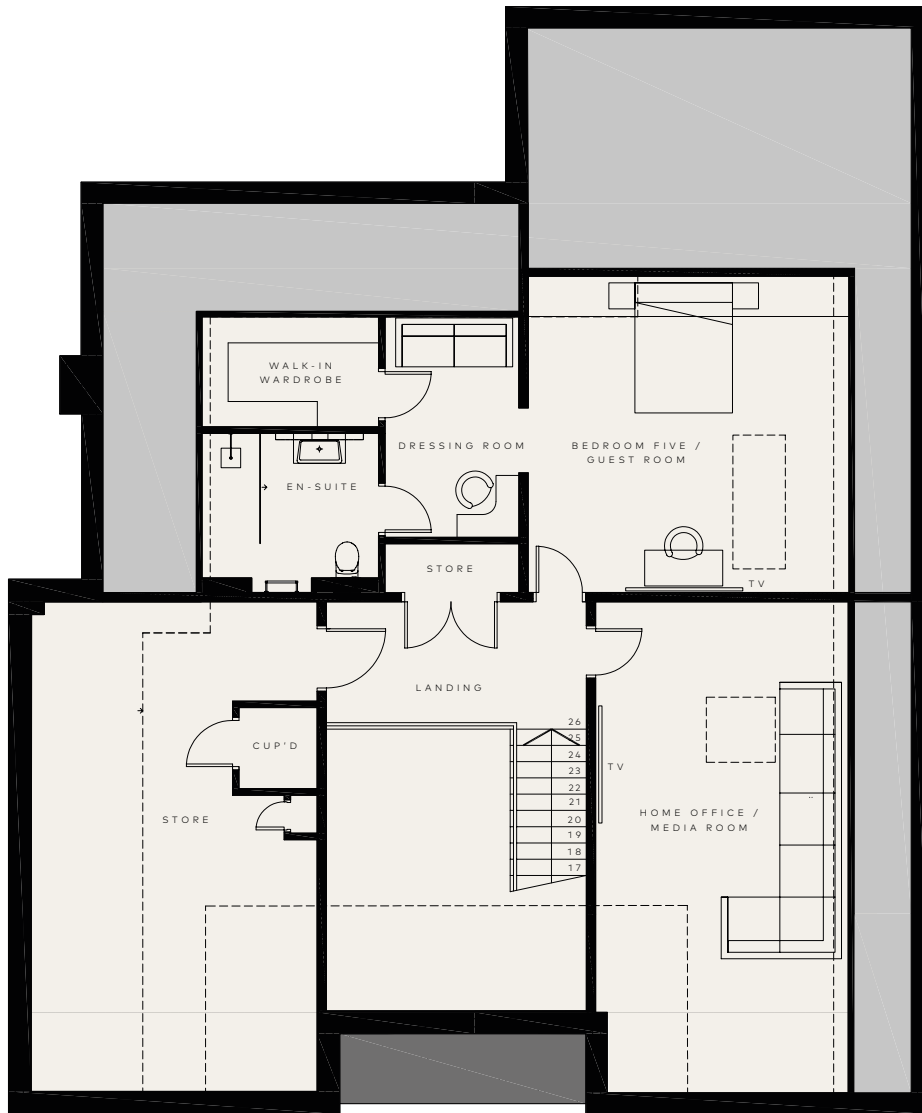
Floorplans are not to scale and are for indicative purposes



FIRST FLOOR

Master Bedroom	8.58m x 5.80m	28'2" x 19'0"
Bedroom Two	5.65m x 4.82m	18'6" x 15'10"
Bedroom Three	5.46m x 4.38m	17'11" x 14'4"
Bedroom Four	5.93m x 4.70m	19'5" x 15'5"

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SECOND FLOOR

Bedroom Five/Guest Room	4.85m x 5.01m	15'11" x 16'5"
Dressing Room	4.14m x 2.05m	13'7" x 6'9"
Home Office/Media Room	7.44m x 4.00m	24'5" x 13'1"
Store	7.51m x 3.56m	24'8" x 11'8"

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# A superior specification

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## KITCHEN, BREAKFAST/ FAMILY ROOM

- Siematic fully fitted designer kitchen
- A range of Gaggenau cooking appliances, including:  
Ovens, Steam ovens, Microwave/Oven
- Integrated fridge
- Integrated freezer
- Integrated dishwasher
- Integrated full height wine climate cabinet

## UTILITY ROOM

- Siematic fully fitted designer units
- Siemens washing machine
- Siemens tumble dryer
- Fitted quartz worktop and upstands
- Franke sink
- Hansgrohe taps

## BATHROOMS, EN-SUITES & CLOAKROOMS

- Duravit sanitary ware
- Hansgrohe brassware
- Grespania wall & floor tiles
- Duravit bathroom furniture
- Shaver socket to bathroom and en-suites
- Polished chrome towel radiators
- Freestanding baths

## MEDIA & COMMUNICATIONS

- Rako lighting controls
- USB sockets in all rooms
- TV points to all bedrooms, kitchen & lounge
- Sky ready throughout
- Telephone points to selected rooms
- Cat 5
- Hardwired internet points

## INTERIOR

- Collaboration with award-winning interior designer
- Underfloor heating throughout
- Heatmiser smart control system
- Worcester boiler
- Mains operated interconnected smoke detectors
- Contemporary chrome door furniture
- Staircase with glass balustrade
- Luxury bespoke fitted wardrobes
- Inglenook fireplace
- UPVC double glazing
- Bose integrated sound system

## EXTERIOR

- Electrically operated garage doors
- Fully landscaped gardens and driveway by  
landscape designer
- Multipoint locking system on all external doors
- External lights to front and rear

# Legal terms

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## RESERVATION

To reserve a property we require a reservation fee of £10,000, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. The balance of the purchase price is payable on legal completion.

## NHBC

Each property is surveyed independently during construction by NHBC who will issue their 10 year warranty certificate on completion.

## MAINTENANCE

Avon Homes will inspect the property and undertake any remedial work that is deemed necessary.

## SUBJECT TO CONTRACT

All particulars in this brochure are for guidance purposes. As a result, this brochure cannot, therefore, form any part of the contract, or be taken as an indication of warranty or guarantee.

## DISCLAIMER

The information set out in the brochure does not constitute any part of an offer or contract.

Intending purchasers must satisfy themselves, by inspection, measurement or otherwise, as to the correctness and accuracy of dimensions contained in these particulars.

Photos are for illustrative purposes only and have been taken from previous Avon Homes projects.