



SHOW HOME OPENS, 11th OCTOBER BR1
Prices from £1,455,000

Description:

The Eton (Picture 1), The Bromsgrove (Picture 2) and The Warwick (Picture 3) are luxury 5 bedroom houses of c.3409 sq ft, offering an impressive exterior, generous living accommodation and a high specification. We highly recommend you call jdm for full details and to discuss this limited collection of substantial family homes. Hampton Grange is a new development on the edge of the attractive Sundridge Park, amongst extensive mature grounds offering a limited collection of beautiful detached houses, period cottages, stylish new-build apartments and stunning conversion apartments, all presented with a specification that epitomises the elegant character of this desirable neighbourhood. The listed school conversion apartments will be a stunning feature of the development and will be released for sale at a later date. On the ground floor, residents will find a professionally designed kitchen, with bespoke Quartz work surfaces and a range of integrated AEG appliances, with an orangery/breakfast area offering views and access onto a landscaped rear garden. The spacious living room offers double doors that open out onto the rear garden, while the separate dining room features a large bay window. Residents will find a study, convenient utility room and w/c at this level. The first floor is home to a master bedroom, which benefits from a dressing area with fitted wardrobes and an en suite with freestanding bath. The second and fifth bedrooms are also located at this level, each with their own en suite, featuring sleek Roca sanitary ware and chrome fixtures. On the second floor, residents will find the third and fourth bedrooms, also both served by their own en suite. Please note pictures are computer generated images and are indicative of Hampton Grange and the house styles. Timings, sizes and distances given are approximate.



Directions: Hampton Grange is on the former Holy Trinity College grounds on Plaistow Lane. Coming out of Sundridge Park station turn right and proceed approx. 0.4 miles along Plaistow Lane and Hampton Grange will be found on the left hand side.

Tenure: Freehold

Council Tax Band: TBC

Local Authority: London Borough of Bromley



Room Dimensions:**GROUND FLOOR**

Kitchen/Orangery/Breakfast **9.255m max x 5.305m max**

Living Room **6.105m x 5.360m**

Dining Room **3.540m max x 3.135m**

Study **2.875m x 2.305m**

FIRST FLOOR

Master Bedroom **5.405m x 5.360m**

Bedroom 2 **4.915 x 3.505m**

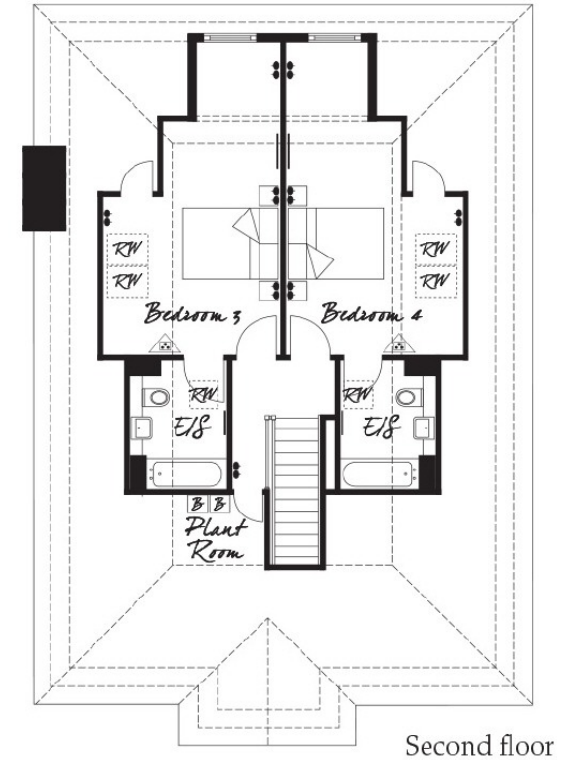
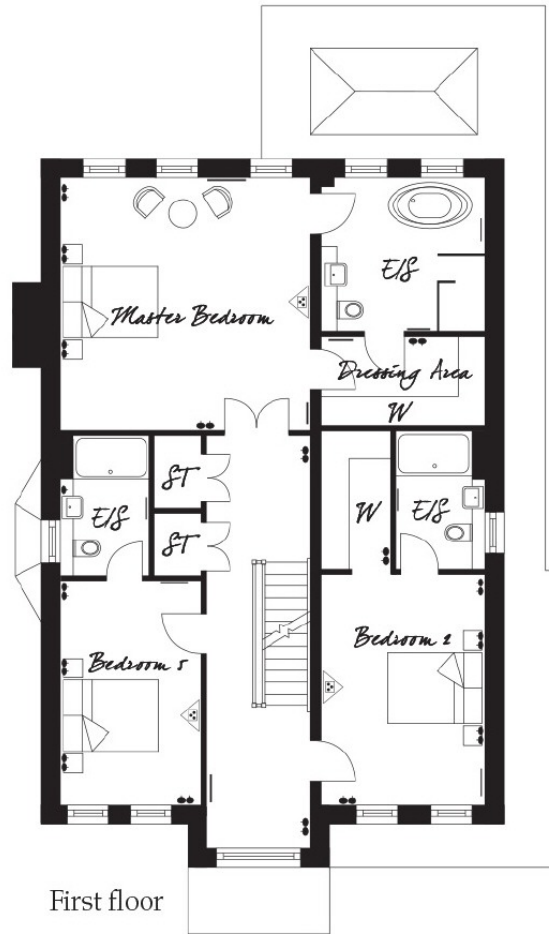
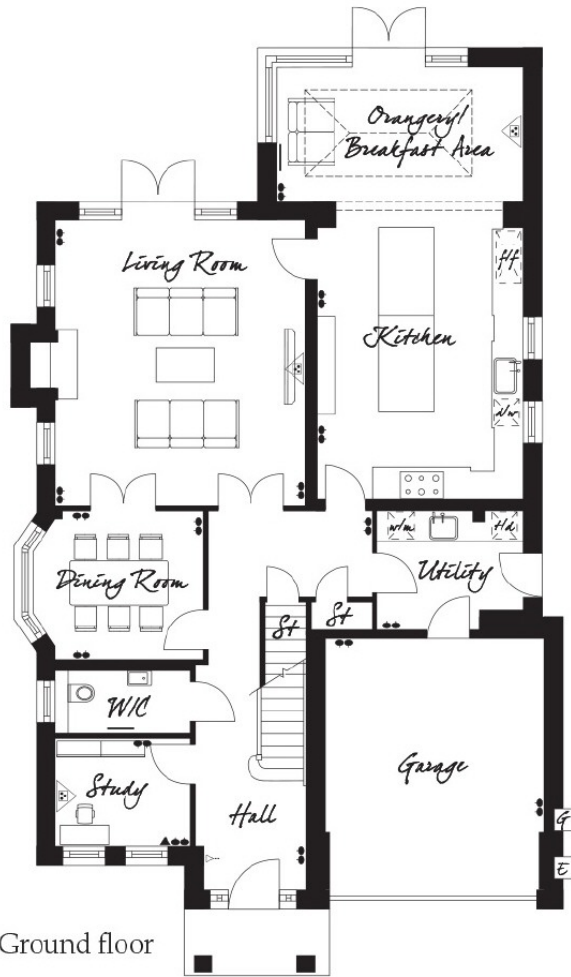
Bedroom 5 **4.775m x 3.000m**

SECOND FLOOR

Bedroom 3 **6.705m max x 3.800m max**

Bedroom 4 **6.705m max x 3.800m max**





IMPORTANT NOTICE

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 agents 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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