



8 HIGH QUALITY, 3 BEDROOM HOMES IN WEST EWELL

PARK FARM COURT

Within walking distance of Ewell West station & regular train services to central London

8 HIGH QUALITY, 3 BEDROOM HOMES
IN WEST EWELL

PARK FARM COURT

Due for completion by the Spring of 2012 a development of 8 high quality, energy efficient 3-bedroom contemporary homes, all of which will benefit from master bedroom ensuite showers (wash-rooms only plots 1 and 2), fully fitted kitchens and a comprehensive specification.

The development is located in West Ewell, close to local facilities, public transport, a mainline train station with services to Waterloo and the centres of Surrey's sought-after locations of Ewell Village and Epsom.





These high quality homes offer accommodation comprising cloakroom, kitchen/breakfast room, a spacious living room with separate dining area, 2 double bedrooms with fitted wardrobes (master with ensuite shower room), a third large attic bedroom with storage (convertible to an ensuite) and a fully fitted family bathroom. Finished to a high and comprehensive specification, each home will have landscaped gardens including a patio area and allocated off-road parking space. All properties are sold freehold.

(please note plots 1 & 2 accommodation differs from this general description)



'Park Farm Court within walking distance of the Ewell West station, local schools and acclaimed village centre'



Plot 1

SPECIFICATION

- Joinery comprises of moulded skirting & architrave finished in gloss white with a contemporary oak-effect door and chrome ironmongery.
- Low energy lighting throughout with a comprehensive power layout combined with TV/FM/SkyPlus (or cable) and telephone points as standard distributing to all the bedrooms (subject to installation of the necessary routers & switches).
- Cove to ceiling and neutral colour scheme throughout.
- Ceramic tiling to all ground floors (except lounge) with stone-look tiles to the floors of all bathrooms.
- **NHBC warranty**
- Access from lounge through large doors to patio and garden laid to lawn.

ENVIRONMENTAL

- Highly efficient air source heat pumps providing both heat, through underfloor heating (controlled by individual programmers & thermostats in each room) and hot water.
- Thermally-efficient and draught-proof double glazed PVCU windows with composite entrance door give low maintenance and maximise natural light.
- Low energy lighting is provided by the use of light fittings incorporating LED and compact fluorescent lamps in the fittings installed as part of the specification.

ROOM SIZES

Living Room

13'4 (4.03) × 14'7 (4.46)*

Kitchen / Diner

13'4 (4.03) × 10'8 (3.25)*

Bedroom 1 with built in wardrobe

13'4 (4.03) × 14'6 (4.43)*

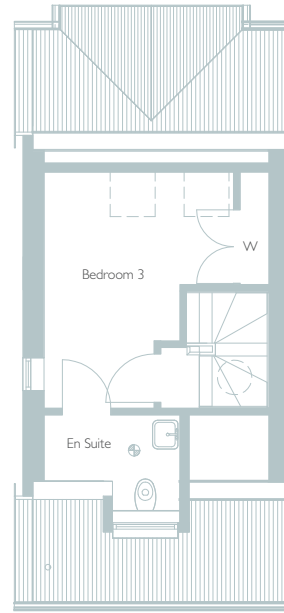
Bedroom 2

7'4 (2.23) × 9'2 (2.80) 6.24

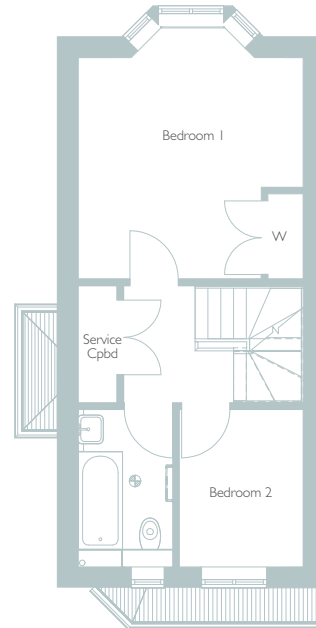
Bedroom 3 with built in wardrobe

13'4 (4.03) × 13'5 (4.10)*

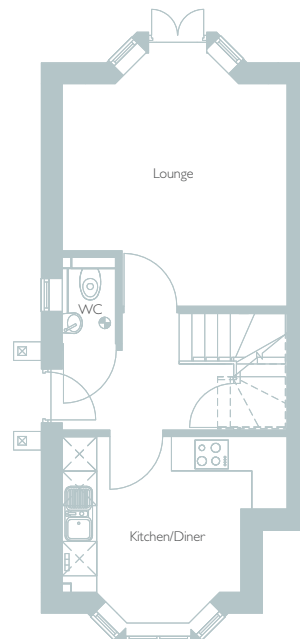
* All dimensions are approximate, taken at their maximum point and subject to change without prior notice.



**PLOT 1
Second Floor**

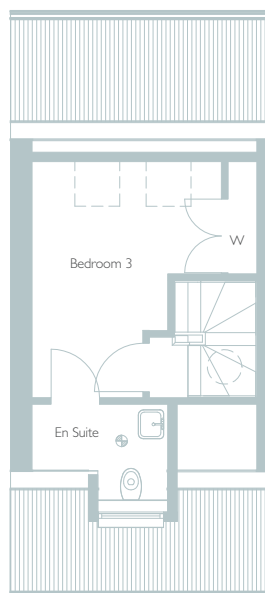


**PLOT 1
First Floor**

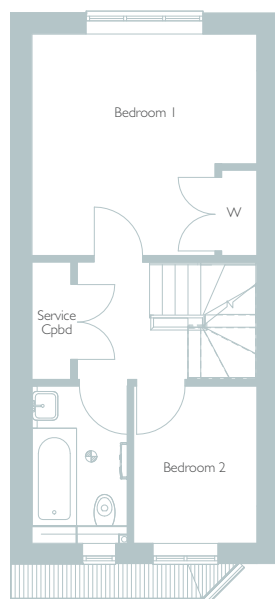


**PLOT 1
Ground Floor**

PLOT 2
Second Floor



PLOT 2
First Floor



PLOT 2
Ground Floor



Plot 2

KITCHENS

- A fully fitted kitchen featuring soft close fully opening drawers and doors finished with the latest in square edge contemporary work tops.
- Fully integrated A rated appliances including built-in oven, induction hob, extract fan and splash back, microwave, fridge freezer and dishwasher (washer dryer an option).
- Low energy task lighting by ceiling downlighters and under cabinet lighting.

HEATING AND BATHROOMS

- Energy efficient underfloor heating is installed throughout.
- Thermostatic towel rails are provided in family bathrooms.
- All houses have a ground floor cloakroom family bathroom and an ensuite.
- Carefully chosen white Roca sanitaryware including matching wall hung vanity units with Vado Chrome taps and thermostatic mixers to baths and showers are used in each of the bathrooms.
- Bathrooms are finished with a selection of contemporary neutral ceramic tiles to walls with a contemporary stone effect floor finish.
- The specification for the bathrooms is comprehensive including mirrors and lights (or energy efficient illuminated mirror cabinets), towel rings (except where rails are provided) and toilet roll holders.

ROOM SIZES

Living Room

13'4 (4.03) × 12'11 (3.95)

Kitchen / Diner

9'6 (2.90) × 10'10 (3.30)*

Bedroom 1 with built in wardrobe

13'4 (4.03) × 12'8 (3.85)

Bedroom 2

7'4 (2.23) × 9'2 (2.80)

Bedroom 3 with built in wardrobe

13'4 (4.03) × 13' 5 (4.10)*

* All dimensions are approximate, taken at their maximum point and subject to change without prior notice.

Plot 3-8*

OVERVIEW

- Park Farm Court is located in an enviable position within walking distance of Ewell West mainline station with local bus services and shops almost on the doorstep.
- Ewell Village Centre is within easy reach with a selection of shops including Tesco Local, Co-Op & Marks & Spencer Food. There is also a wide range of pubs and restaurants catering for a variety of tastes.
- More comprehensive facilities can be found in the town centre at Epsom including House of Fraser and Waitrose plus other high street brands in the Ashley Centre with more independent stores and boutiques located in Spread Eagle Walk. There is also a multi-screen Odeon Cinema in Upper High Street and many restaurants positioned around Derby Square with access to the public library and a health centre.

ROOM SIZES

Living & Dining Room

15'4 (4.70) × 18'4 (5.6)**

Kitchen / Breakfast Room

8'9 (2.70) × 15.4' (4.70)**

Master Bedroom 1 with built in wardrobe

11'2 (3.40) × 12'8 (3.85)**

Bedroom 2 with built in wardrobe

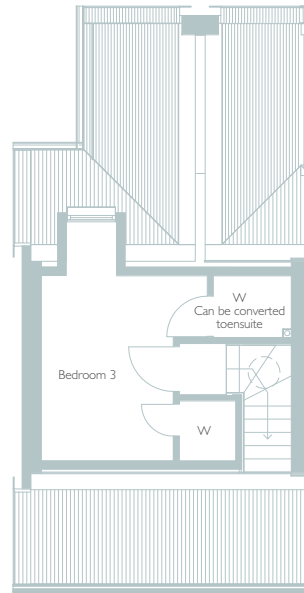
9'0 (2.75) × 10'0 (3.05)

Bedroom 3 with built in wardrobe and store room

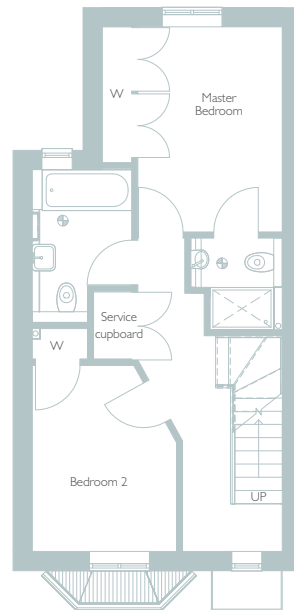
10'5 (3.20) × 14'9 (4.50)

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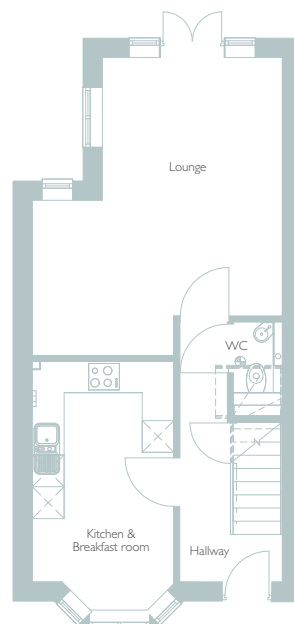
* Plots 4,6 & 8 are the opposite hand



PLOT 3-8
Second Floor



PLOT 3-8
First Floor



PLOT 3-8
Ground Floor



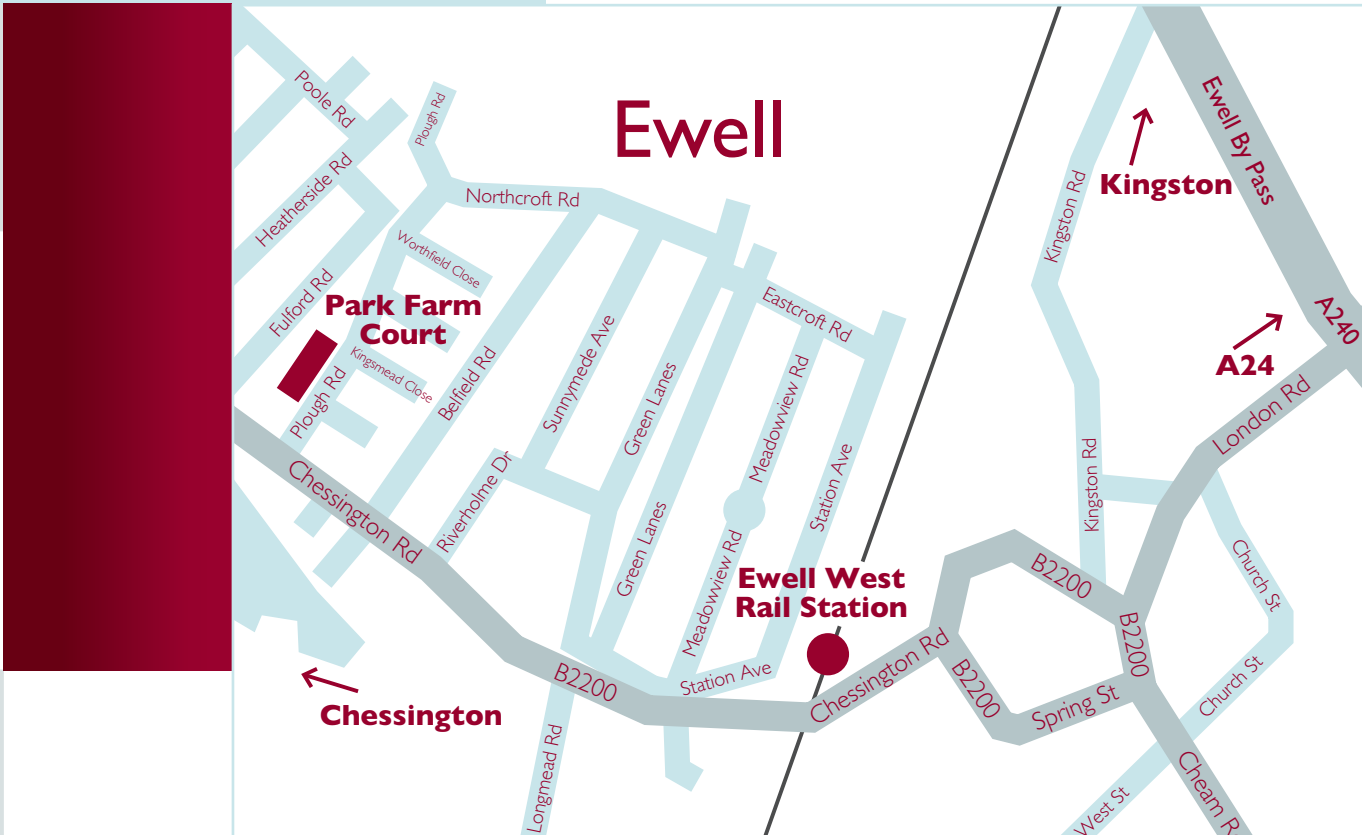
OVERVIEW

- Ewell West station offers convenient and quick access into Central London with travelling times of 32 minutes to Waterloo and 38 minutes to Victoria. [Raynes Park (11 mins), Earlsfield (19 mins), Clapham Junction (22 mins), Surbiton (26 mins) and Vauxhall (27 mins) are all accessible].
- The E5 local bus route covers the vicinity of Ewell & Epsom with the 418 & 467 extending to Kingston and Chessington respectively.
- For car users, both junction 9 & 10 of the M25 are within easy reach as are the A3 & A24 that link to London and the coast as well as Heathrow and Gatwick airports.
- Epsom is famous for its stunning views, the world renowned racecourse and the abundance of leisure and entertainment facilities, all of which are a short journey from Park Farm Court.
- Added to that is the easy access by either public transport or car to Kingston, Guildford, Wimbledon and central London.
- On a local level and of importance to young families are the number of primary and secondary schools within walking distances as well as a short drive. This is combined with some excellent faith schools, further education colleges and independent schools.

Please call us for more details



FOR FURTHER INFORMATION AND RESERVATION DETAILS
CONTACT SELLING AGENTS:-



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