



**HIGHGATE
HOUSE**

Purley

HIGHGATE HOUSE SMITHS BOTTOM LANE PURLEY CR8 3DE SPECIFICATION

Kitchens

Contemporary Matt Finish Handleless Kitchens

Incorporating:-

- Four zone induction hob
- Built in oven
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Undermounted sink with chrome mixer tap
- Stone worktop with upstands

Bathroom/En Suites

Modern Villeroy & Boch sanitaryware

Wall hung vanity units to en suites

Fitted mirrors

Chrome taps

Thermostatic showers

Porcelanosa ceramic tiling to floors and shower areas - otherwise half height

Chrome heated towel rails

Internal Fixtures & Fittings

Fitted wardrobes to main bedrooms

Hallway storage cupboards

Double glazed windows and bi fold or patio doors (where applicable)

Options

Kitchen, vanity unit, bathroom, living area flooring, bedroom carpets and wall colour choice options are available off plan depending on the stage of construction.

Heating & Electrical

Underfloor heating

Gas Combi Boiler

Mains operated smoke detectors

Burgler alarms (ground floor plots only)

Telephone Entry System

Multi room TV with points to lounge and all bedrooms

Broadband capability

External Features

Private parking

Own private patio or balcony

Bi fold doors to ground floor plots

Patio doors to balconies

Outdoor lights to balconies / patio areas

External communal lighting

Secure communal bicycle storage

Bin store

Landscaped communal gardens

Multi point locking front door with spy hole

Additional Information

10 year warranty

Electric car charging point