



Bradshaws are delighted to be the partnering agent selected to work with Brampton Valley Homes on the sale of their executive small development located on the edge of Harlington village. Each home is constructed to the highest possible standard to encapsulate Brampton Valley Homes signature superior style, featuring underfloor heating, tiled floors and carpets, a patio and turfed garden, Quartz worktops, appliances from a leading manufacturer and much more, all included as standard in our Platinum+ specification, there are no hidden extras.

The Franklin is a luxury five bedroom detached family home offering an open plan kitchen / breakfast / family room with a separate utility room, lounge, study, and cloakroom on the ground floor. On the first floor, there is a master suite with dressing room and en suite shower room, bedroom two with en suite shower room, a further three bedrooms and a family bathroom. Externally, you will find contemporary brickwork, coordinating windows, a rear garden and a detached double garage with off road parking to the front.

Entrance Hall

Study

15'11" x 10'8" (4.86 x 3.27)

Lounge

17'11" x 16'9" (5.47 x 5.13)

Kitchen / Dining / Family Room

31'10" x 23'1" (9.71 x 7.06)

Utility Room

Cloakroom

Landing

Master Bedroom

14'1" x 9'11" (4.30 x 3.03)

Dressing Room

13'10" x 10'0" (4.22 x 3.07)

En-Suite Shower Room

Bedroom Two

16'9" x 10'4" (5.13 x 3.17)

En-Suite Shower Room

Bedroom Three

11'10" x 10'8" (3.63 x 3.27)

Bedroom Four

11'1" x 9'10" (3.40 x 3.01)

Bedroom Five

11'5" x 8'9" (3.50 x 2.67)

Family Bathroom

Detached Double Width Garage

Specification

Kitchens

- German engineered Häcker kitchen with a choice of colours and finishes (subject to build stage)
- Quartz worktops and downstands to Islands*
- Quooker hot tap
- Integrated NEFF appliances including; Slide&Hide® oven, combi microwave, induction hob, extractor, wine cooler, fridge freezer, dishwasher, porcelain floor tiles.

Bathrooms and En-Suites

- Ceramic sanitary ware
- Double panel bath screens
- Chrome taps and showers
- Full height porcelain wall tiles
- Concealed toilet cisterns
- LED mirrors

- Shaver sockets
- Vanity units
- Bathroom accessories

Environmental Details

- Gas heating and hot water
- Worcester Bosch boiler
- HIVE thermostat to first floor
- Underfloor heating to ground floor
- Midfloor insulation

Finishes and Features

- Bifold / patio doors*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- Television points in every bedroom
- Chrome sockets and switches
- Fitted wardrobe to master bedroom

External Details

- Contemporary red brickwork
- Anthracite horizontal cladding*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- Landscaped garden with turf and patio

* Dependent on house type

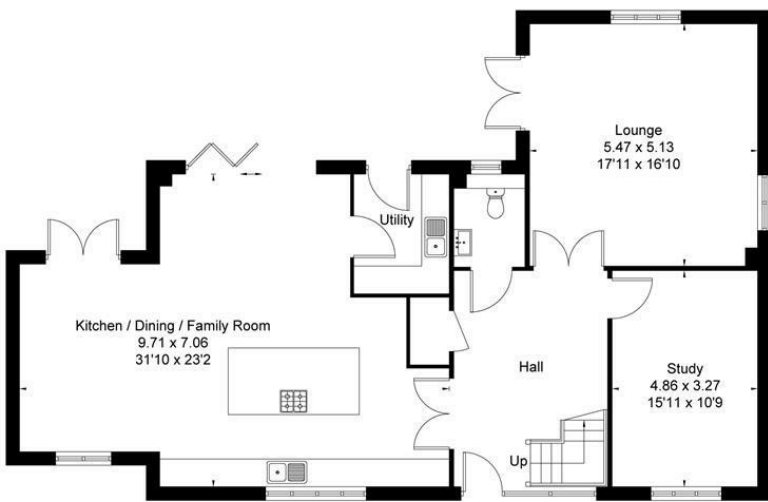
Photography

Please note, the photographs are for illustrative purposes to showcase the finish offered by Brampton Valley Homes and they are from a similar property by the house builder.

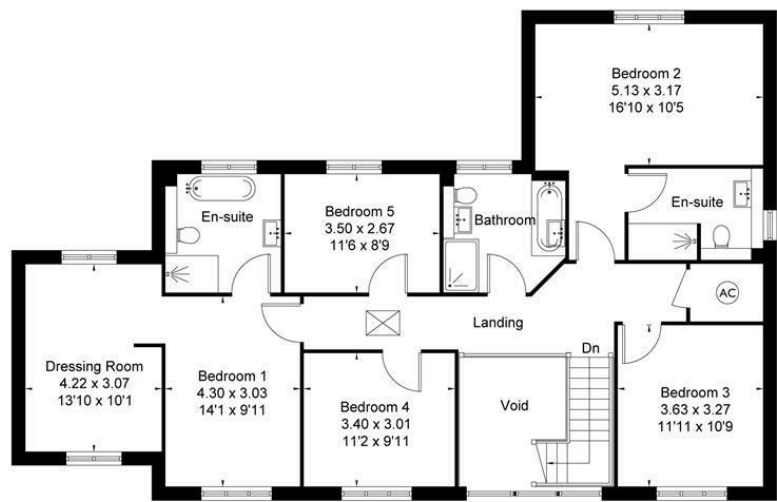
Viewing

By prior telephone appointment through Bradshaws only.

Approximate Floor Area = 243.2 sq m / 2618 sq ft
(Excluding Void)



Proposed Ground Floor



Proposed First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 319299

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		