

**193-195 CHIPSTEAD VALLEY ROAD**  
**COULSDON, SURREY CR5 3BR**

**Kitchen**

- Commodore kitchen; Lumi Gloss white base & wall units [Gp3] with stone worktops
- *Neff* appliances (or similar) including
- Under worktop electric oven
- Ceramic hob
- Integrated fridge freezer
- Integrated washer/dryer
- Integrated dishwasher
- Integrated Microwave oven
- Glass splash back to hob

**Bathroom**

- Quality white suites with chrome fittings
- Thermostatically controlled shower
- Shower cubicles to ensuites (where applicable)
- Full height tiling.
- Heated towel rail
- Fitted mirror fronted cabinets
- Ceramic tiled floor

**Heating**

- Gas fired boiler with wet radiators

**Decoration**

- Emulsion finish to walls and ceilings
- White gloss to woodwork
- Pre finished Oak Vicaima Naturdor from the Exclusive Range of internal doors with chrome Carlisle handles
- Engineered Oak flooring to living room / kitchen and hallway
- Fitted 80/20 carpets to bedrooms

**Electrical & Lighting**

- White LED down lighters to hall, living room/kitchen and bathroom(s)
- Twin 5amp lighting points plus pendant light to bedrooms
- TV & BT points to living room and bedrooms
- Shaver point to bathroom(s)
- Wiring for TV/satellite loop

**Security**

- Private parking space
- Electric vehicle gates
- Video Entryphone (leased)
- Smoke detectors
- 5 lever mortice locks to front doors plus chrome night latch

**Communal**

- Carpeted stairs and landings
- Individual lockable post boxes
- Cycle storage space
- External refuse store

**Warranty**

- Premier Guarantee 10 years
- Individual manufacturers warranty on kitchen appliances *(to be registered by purchasers directly)*
- Annual maintenance contracts arranged through Management Company for –
  - Entryphone system
  - TV aerial system including satellite
  - Communal smoke vents where installed
  - Communal electric pumps for water / drains where applicable.

Buxton Homes must reserve the right to change / amend this specification as may be required subject to similar alternatives.