

SPECIFICATION

KITCHEN

- Bespoke kitchens, hand crafted by Traditional Bespoke Furniture to include granite work surfaces and central islands. One and half bowl built under stainless steel sink and chrome mixer tap with waste disposal.
- Two Neff single built in ovens
- Neff induction hob
- Neff extractor hood
- Neff built in microwave
- Neff Integrated Dishwasher
- Neff American Fridge/Freezer
- Built in wine cooler

LAUNDRY

- Stainless steel single bowl sink. Space for washing machine and tumble dryer.

BATHROOMS

- 'Villeroy & Boch' sanitary ware with quality chrome 'Hansgrohe' monoblock mixer taps.
- Thermostatically controlled 'Grohe' showers to main bathroom and all en-suites.
- Ceramic wall and floor tiling to all bathrooms and en-suites.
- Shaver points and extractor units fitted in all bathrooms.
- Mirrors with overhead light to all bathrooms and en-suites.

FIREPLACE

- Chesney's limestone fire surround, black slate hearth and slips with contemporary gas fire basket.

STAIRCASE

- White painted and oak staircase

HEATING, INSULATION AND WATER SERVICES

- Gas fired under floor central heating to ground and first floor. Individual thermostatic controls.

- Mains fed pressurised water system to enable high pressure showering and an abundance of hot water.
- Bathroom towel rails
- Independent immersion heater.
- Sealed unit double glazed PVCU windows.

ENTERTAINMENT AND COMMUNICATIONS

- Wiring for satellite at all TV aerial points in sitting room, dining room, kitchen/family room, and all bedrooms.
- BT outlets also at all of these points and additional BT outlet in hall and study (house 1 only).

DOORS AND INTERNAL JOINERY

- Contemporary style chrome finish door furniture.
- Deep moulded skirting and architraves.
- French casement PVCU double glazed doors to patios.
- High quality, high security front and rear external doors.
- Electric garage doors.

ELECTRICAL LIGHTING

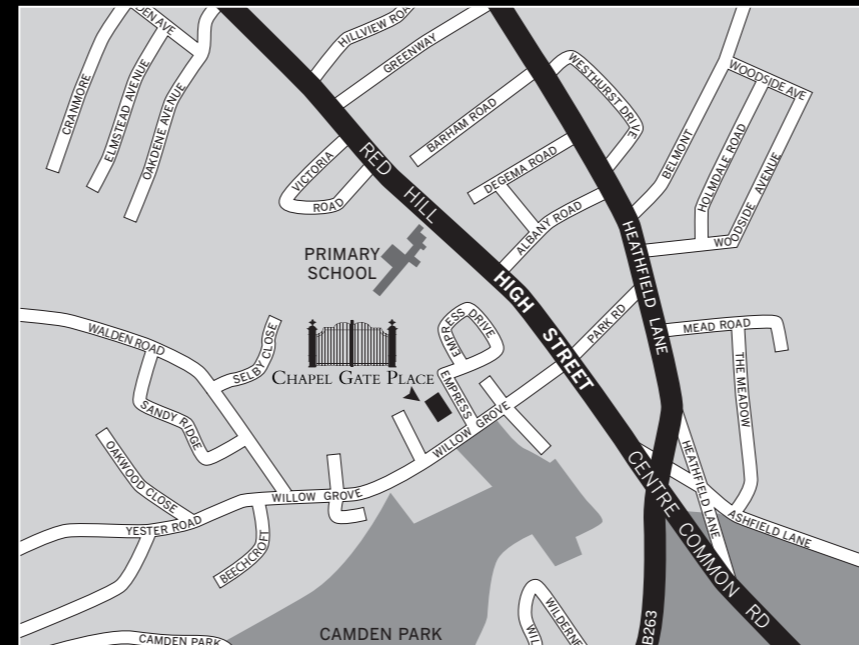
- Contemporary chrome effect light switches to all rooms.
- Power and light to garage.
- 5 amp lighting circuit to sitting room and master bedroom
- Extractor systems to cloakroom and bathrooms

SECURITY AND PEACE OF MIND

- Mains fed smoke detector with battery back-up fitted to hall and landings.
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors.
- Windows fitted with security locks to conform with building control requirements.
- Category 3 security alarm system with movement sensors and panic buttons.
- 10 year LHBC warranty



CHAPEL GATE PLACE



CHAPEL GATE PLACE, CHISLEHURST, KENT BR7 5FB



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An Exclusive Development of just two Premier Detached Homes by Chapelwood Homes



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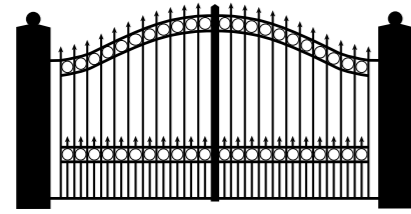
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CHAPEL GATE PLACE

ABOUT THE DEVELOPMENT

Superbly located, just moments away from "Village life" in the fashionable and vibrant High Street of Chislehurst, Kent, "Chapel Gate Place" is an exclusive development of just two premier detached homes quietly positioned along a private drive and behind secure electronic gates. Both houses have a lovely outlook across Whytes Park.

Built by local Developers, Chapelwood Homes, the houses are luxuriously appointed and offer beautifully proportioned accommodation with the emphasis on family living and entertaining. Both homes offer five double bedrooms on the first floor; three of which offer en suite bath or shower facilities and built-in wardrobes. The ground floors are especially spacious and feature superbly equipped bespoke kitchen/breakfast rooms hand crafted by Traditional Bespoke Furniture and separate utility rooms.

Both houses occupy generous plots with south facing rear gardens and benefit from double garaging and parking.

LOCATION

Chislehurst as a location is just 14 miles from Central London and provides a fast train service into London Bridge in around 20 minutes, operating every 10 minutes at peak times.

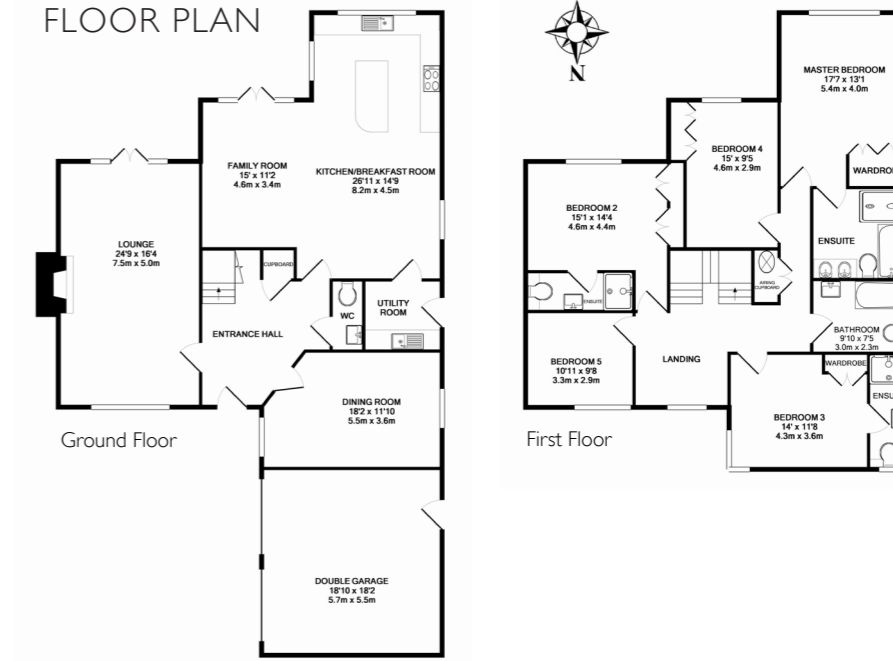
Famous for its historic Caves and picturesque ponds in the centre of the village, the area has a lot to offer. The High St is a popular choice for cafes, charming restaurants and good old fashioned pubs along with a mix of boutiques and individual retailers to visit. Nearby Royal Parade has a charm of its own and is home to stylish antique and art collectors.



2 CHAPEL GATE PLACE

2 Chapel Gate Place offers in excess of 3100 sqft of accommodation when you include the integral double garage. It also features an imposing lounge with limestone fireplace and french doors to the garden, a formal dining or family room and a stylish kitchen which is comprehensively fitted with a range of wall and base units and central island.

FLOOR PLAN



The kitchen is fitted with a range of predominantly NEFF integrated appliances and is open plan to a breakfast/family room, which in turn open onto the gardens. In addition there is a utility room that can be accessed from both the kitchen and side access, plus a cloakroom.

The first floor accommodation is equally well designed with the master bedroom suite enjoying fitted wardrobes and an ensuite bathroom with shower enclosure, fitted by Villeroy & Boch. There are fitted wardrobes to bedrooms two, three and four with ensuite facilities to bedrooms two and three. The remaining bedrooms are served by the luxurious family bathroom.

The large south facing rear garden measures approximately 80' x 45' and enjoys a paved patio and side garden of approximately 95' x 35'. The integral double garage has two electrically operated up and over doors, power, light and pedestrian access.



1 CHAPEL GATE PLACE

1 Chapel Gate Place offers in excess of 3300sqft of accommodation when you include the detached double garage. Off the main entrance hall there is a spacious lounge with limestone fireplace and french doors to the garden, a formal dining room, separate study or family room and a stylish kitchen which is comprehensively fitted with a range of wall and base units and central island. The kitchen is fitted with a range of predominantly NEFF integrated appliances and is open plan to a breakfast room, which in turn open onto the gardens. In addition there is a utility room that can be accessed from both the kitchen and side access, plus a cloakroom.

The first floor accommodation is equally well designed with the master bedroom suite benefitting from a walk in dressing room with fitted wardrobes and an ensuite bathroom with shower enclosure, fitted by Villeroy & Boch. Bedrooms two and three also have ensuite facilities and fitted wardrobes, with remaining bedrooms being served by the luxurious family bathroom.

The south facing garden measures approximately 70' x 56' and enjoys a paved patio and side access. The detached double garage has two electrically operated up and over doors, power, light and pedestrian access.

FLOOR PLAN

