



## ALVERSTONE ROAD

Three Brand New, 3-Bedroom,  
3-Shower/Bathroom Family Houses

30, 32 & 34 ALVERSTONE ROAD, NEW MALDEN, SURREY KT3 4BA



# WELCOME TO ALVERSTONE ROAD - INVEST IN YOUR FUTURE



ALVERSTONE ROAD

This is a small development of only three, 3-bedroom family homes located at the end of a pleasant residential road in a non-estate suburban setting with private gardens and parking.

These homes have been thoughtfully designed to offer spacious accommodation, and amongst many other features each of the houses have three shower/bathrooms (two being ensuite) – ideal as a purchase for either a growing family or bought as an investment.



## FEATURES INCLUDE:

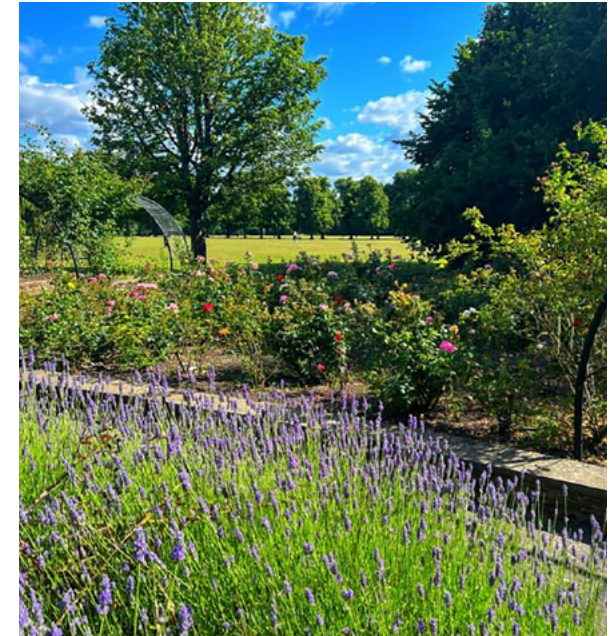
- Quartz work-tops and upstands
- Shaker style kitchen units
- BOSCH Appliances included; viz: hob, combined microwave/oven, dishwasher, washer dryer
- American style Fridge/Freezer
- Oak internal doors
- LED spot lights throughout
- Ceiling speaker Hi-Fi system with Bluetooth
- Carpets & flooring included throughout
- 10 year Structural warranty with Build Zone

# WELCOME TO NEW MALDEN



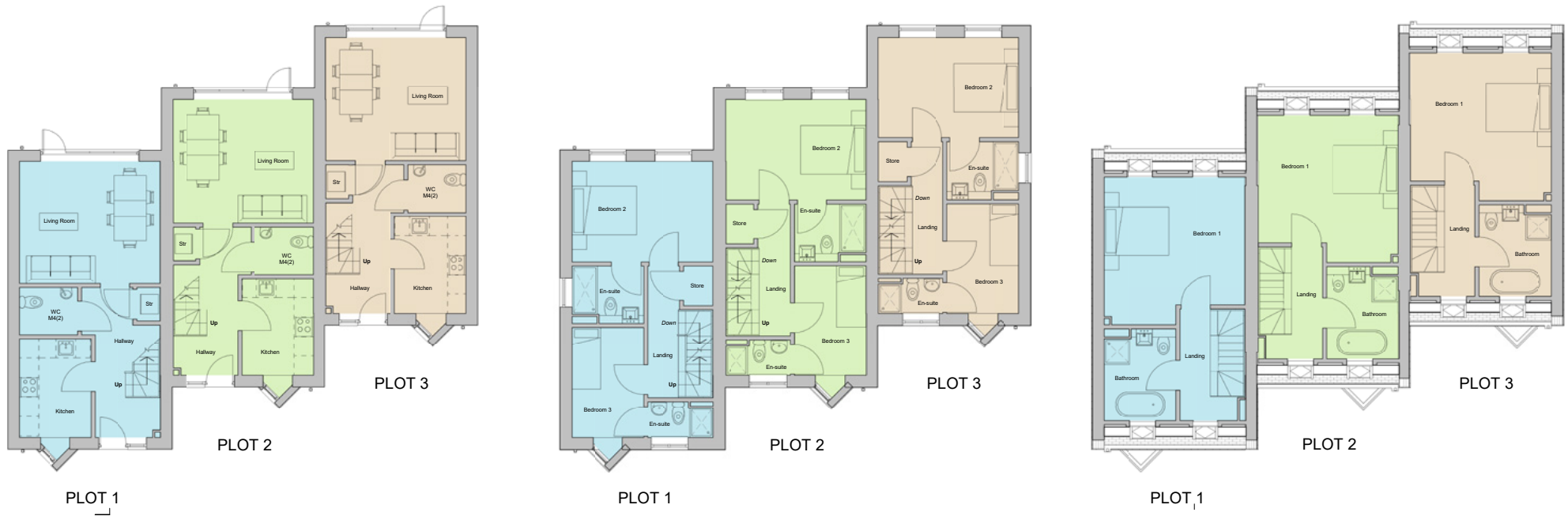
ALVERSTONE ROAD

New Malden is a vibrant and interesting town providing a wide range of local shopping, service, leisure, recreation, arts, culture and business. Located in SW London and within the Royal Borough of Kingston upon Thames & LB of Merton – 9.4 miles (15.1km from Charing Cross and only a 20 minute train journey from London Waterloo. These houses are less than a mile away from the mainline train station and for the road user the A3 is a short driving distance away which provides quick access to the M25 and beyond.





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# FLOOR PLANS

## GROSS INTERNAL AREA (GIA – m<sup>2</sup>)

Plot 1  
Plot 2  
Plot 3

## GROUND

36.8  
36.8  
36.8

## 1ST

36.8  
36.8  
36.8

## 2ND

33.3  
33.3  
33.3

## TOTAL

106.9  
106.9  
106.9

# CONTEMPORARY INTERIOR LAYOUT



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# SPECIFICATION



ALVERSTONE ROAD

## KITCHEN / FAMILY ROOM / HALLWAY (GROUND FLOOR)

Flooring - Oak and Gray Herringbone Timeless Oak Luxury Rigid Vinyl Flooring - Howdens or equivalent

Kitchen Cabinet Finish – Shaker Style, Fairford Dove Grey & Fairford Slate grey or any other colour in the same range from Howdens

Worktop - Carrara Quartz with 20mm Carrara Quartz Full Splashback

- Carrara Quartz Worktop

Cooker Hood - Bosch Serie 2 90cm Angled Glass Hood Touch Control black DWK095G60B

- Bosch Series 2 90cm Angled Glass Hood

Gas Hob - Bosch S6 75cm Gas on Glass Hob with Cast Iron Supports Black PPQ7A6B90

- Bosch Gas Hob S6 PPQ7A6B90

Oven & Microwave -

- Bosch Serie 4 integrated compacted oven & Microwave Stainless steel CMA583MS0B

Bosch Serie 4 integrated Compacted Oven & Microwave

Kitchen sink- Abberton Square Single Bowl Reversible Inset Stainless-Steel Compact.

- Square single bowl Kitchen Sink

Fridge Freezer: LG GSLV71PZTF\_MSI American Fridge Freezer

- LG American Fridge and freezer

Dishwasher - Bosch Serie 2 60cm Integrated Dishwasher SMV2ITX18G

- Bosch Serie 2 60M SMV2ITX18G Integrated Dishwasher

Washing Machine - Bosch Serie 4 Integrated Washer Dryer - WKD28352GB

- Bosch Series 4 Integrated washer-dryer







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## BATHROOM

Flooring – Big Format 800mmx800mm Blanco Bonito Tiles to Floor

Walls – Nublado Onyx

Wall Mounted Shower with 300mmx300mm Shower Head

Bath – Fairford Dunsford Straight Bath

Square Freeflow Bath Filler

With Shower Bath Screen – Artesan Hapió Chrome

4-Fold Bath screen-800mm

Wall Hung Vanity – Fairford carnation 800mm Gloss white  
wall Hung 1 Drawer Vanity Unit

With Una Mono Basin Mixer Tap -

Fairford Una Basin Mixer with Push Button Waste

Wall Hung Rak WC – Pure<https://www.tradebase.com/fairford-grove-pure-wall-hung-toilet-with-soft-close-seat/>

Wall Hung Towel Radiator

## ENSUITE

Flooring – Big Format 800mmx800mm Blanco Bonito Tiles to Floor

Walls - Grey SkyWall Hung Vanity - Fairford Carnation 800mm Earth green

Wall Hung 2 Drawer vanity unity

Shower - Fairford Una Exposed square shower Kit,

Chrome Quadrant Shower Enclosure + Tray -

Fairford Pro 6mm Quadrant Shower Enclosure

Wall Hung Rak WC – RAK Series 600 Wall Hung Rimless Pan  
+ Slim Soft Close Seat





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## INTERNAL JOINERY & DOORS

All internal doors Holdenby Oak Fire doors  
Satin finish skirting & architrave – V Groove  
Satin finish rebated MDF window board.

## ELECTRICAL

LED White Spotlights  
LED Perimeter Scene Lighting  
Bathroom Mirror LED strip lighting  
Surface mounted Kitchen cabinet lighting  
Q Acoustics E120 Ceiling Speaker system HiFi System with Bluetooth

## EXTERNAL DOORS / WINDOWS

External door is Composite and RAL 6019 in colour  
All External Windows are Euro cell's UPVC Double Glazed White

## BEDROOM & HALLWAY FLOORING (ON REMAINING FLOORS)

Carpet – First Impression – Day Dreamer -  
Victoria First Impressions Day Dreamer -  
Carpet Factory Outlets ([cfoflooring.co.uk](http://cfoflooring.co.uk))

## HEATING & HOTWATER

Valliant Ecotec Plus 637 System Boiler  
Gledhill Stainless lite Plus Indirect 259L Unvented  
Under floor heating (Hetta systems)

## PAINT

All Wood - Satin Wood Brilliant White by Johnstones  
Walls - Acrylic Durable Matt (L Base)  
All Ceilings - Acrylic Brilliant White

## WALLPAPER

Living Room - Casamance - Acajou Wallpaper Calathea  
Bedroom 2 - Casamance- Argile Mouvements  
Bedroom 3 - Arte - Facet Focus  
Ensuite - Casamance - Hector Square Jasmin

These details are for general guidance only and do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plans without prior notice. Interiors and images of the development are computer generated and precise details may vary. Dimensions are approximate and calculated at the widest point. Floor plans are with a tolerance of 3%. Journey times and distances are approximate.

ANOTHER DEVELOPMENT BY



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