



Sheerwater Avenue
West Byfleet

Brand New Sheerwater Avenue



The property extends to approximately 3,885 sq ft, one of its most impressive features is the high-end German kitchen, living and dining area that enjoys direct access to the gardens.



The grand entrance hall has been cleverly designed combining a combination of high ceilings, doors and stunning Crittall style internal openings that ensure a flood of natural light .

The master bedroom with the luxurious ensuite and dressing room will impress any discerning buyer. There are 2 further spacious bedrooms on the first floor that both have en-suite showers, the bathroom on the top floor is shared by bedrooms 4 and 5.



KITCHENS AND APPLIANCES:

Fully fitted Warendorf kitchen with combination lacquered brass effect doors and grey wood grain
Miele appliances inc induction hob and gas wok burner
Downdraft Extractor
Quooker tap
Separate tall fridge and freezer plumbed in with ice maker

UTILITY ROOM:

Fitted units with white stone worktop
Franke undermounted sink and flexible tap
Stacked washing machine and tumble dryer

PLANT ROOM

Housing Worcester Bosch Boiler
Megaflow, Reko/Control 4 smart automation
CCTV system
Underfloor heating throughout property with individual stat control

DOWNSTAIRS CLOAKROOM

Built in coat closet with glass doors
Lusso stone sink and counter
Crosswater taps.

FORMAL LOUNGE

Crittall wall and doors
American walnut flooring
Contemporary gas fired log burning remote control fireplace

MASTER BEDROOM

Walk in dressing room
En-suite bathroom includes rainhead shower
Ashton and Bentley xinia bath
Liso 160cm vanity unit with half moon floating mirror and LED backlights
Giebrit Aquaclean toilet

EN SUITE BATHROOMS

Walk in showers with Vado mixer valves and shower heads
Villeroy and Boch wall hung toilets and vanity units

EXTERIOR

Large double electric garage door
Electric Car Charge
Solar panels generating supply and feeding back to the house
External lighting and CCTV cameras
Indian Sandstone pathway with 1200x600 porcelain tiled terrace
Newly laid lawn
Electric sliding gate with video entry system



GENERAL

10 YEAR NEW BUILD WARRANTY

SMART HOME SYSTEM

Aspen House has been pre-wired with Smart Home Cabling, with every TV point have

1x cat7

2x cat6

2x coax

This combination of wiring can be used in a multiple of different ways

- cat7 - 10gb Data or 4k HD Video Distribution
- cat6 - 1gb data, WiFi, Audio Return or Control
- SkyQ, SkyHD, Virginia, Freeview, Digital Audio Return.

Cat6 cables have been installed throughout the house to provide additional WiFi points, including to various locations on the exterior of the property for CCTV cameras.

The developer has also installed a Control4 smart home system which provides music to kitchen, Dining, Reception, Master Bedroom & Ensuite

Rako Lighting has been installed which provides advanced dimming features and scene control over the properties Lighting, via keypads, App & Control4 Touchscreens, all of which can be programmed to suit the new home owners requirements etc

An intercom system via Control4 has been installed to provide communication to the gate to allow occupants to see and speak to visitors at the gate, and if required open the gates

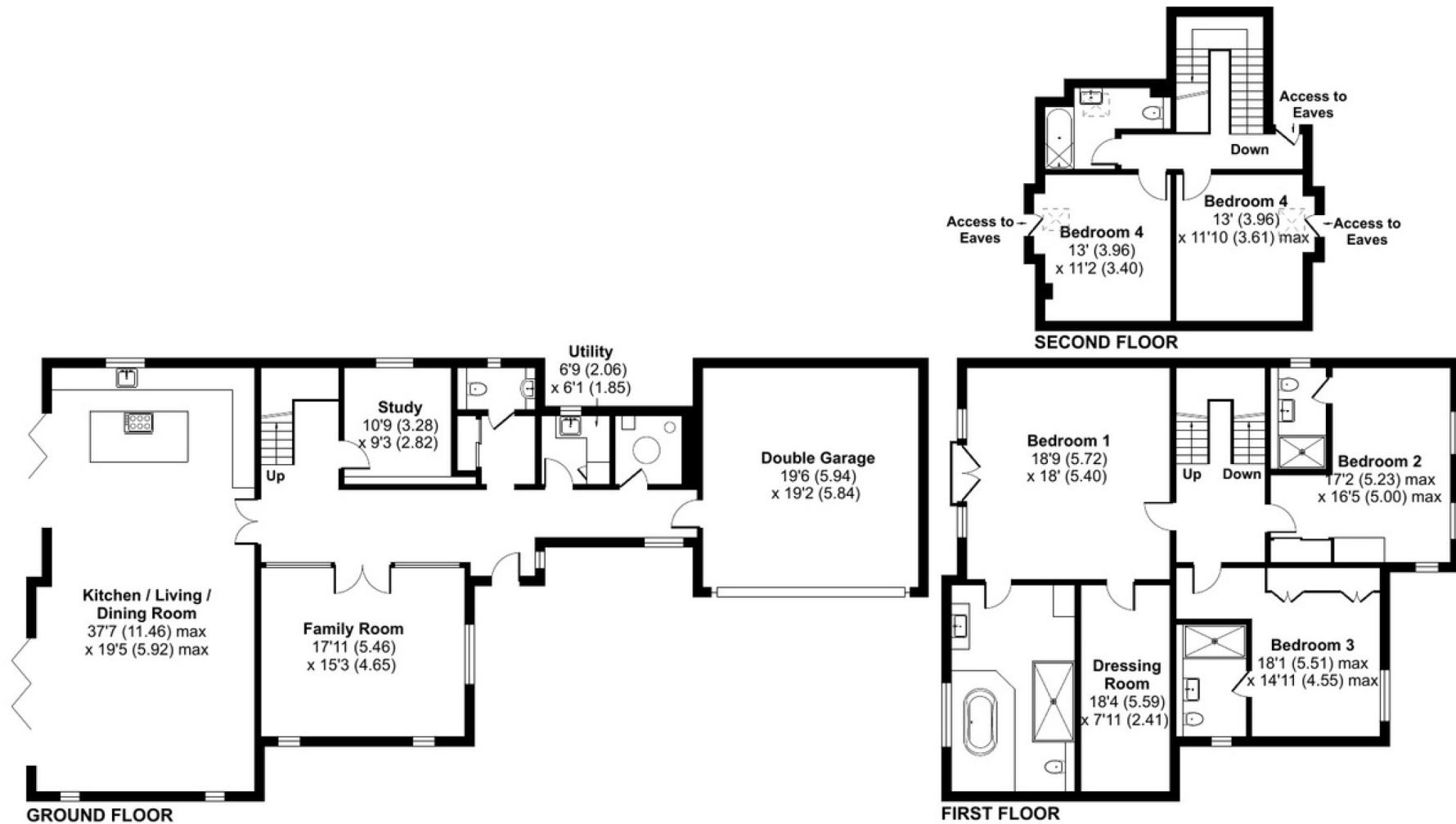
A licence can be purchased to allow your smart phone to answer calls from the gates no matter where you are in the world (Internet required)

2x 8" Control4 Touchscreens have been installed to provide control over the music, lighting and intercom system, however much more can be added to control4 if home owners wish to have a full smart home



Approximate Area = 3885 sq ft / 361 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2021.

West Byfleet mainline station and village is situated within walking distance, therefore shops like Waitrose and other major chains are easily reached, as are 2 of the area's best golf courses, New Zealand and West Byfleet. The A3 and M25 (Junction 10) are about 3 miles away providing fast access to London, the south as well as Heathrow and Gatwick airports. The area in general is served well with an excellent selection of schools both in the private and state sectors.



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