

# HIGHWOOD

— HORSHAM —

## RIVER WALK



Computer generated image of The Langley, indicative only (and subject to planning).

# The Langley

## THREE BEDROOM HOME

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### *Plot 469*

A delightful three bedroom home, The Langley benefits from a bright, spacious open-plan living/dining area with double doors leading out to the garden and a contemporary kitchen/breakfast area. On the first floor you will find three well-proportioned bedrooms including a master with elegant en-suite and fitted wardrobe.

# THE FLOORPLANS

The Langley | Plot 469



Ground Floor

First Floor

## Dimensions

Kitchen/Breakfast	6.65m x 2.92m	21'10" x 9'7"
Living/Dining	5.97m x 5.13m	19'7" x 16'10"
Master Bedroom	4.04m x 3.10m	13'3" x 10'2"
Bedroom 2	3.07m x 3.00m	10'1" x 9'10"
Bedroom 3	3.63m x 1.96m	11'11" x 6'5"

WM = Washing Machine Location C = Cupboard B = Boiler ◀▶ Depicts where measurements have been taken from  
W = Fitted Wardrobe ☒ = Rooflight ☒ = Loft Access Hatch

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# THE SPECIFICATION



## INDIVIDUALLY DESIGNED KITCHENS

- Contemporary styled kitchen incorporating a choice of door and worktop finishes with complementary back panelling
- Multifunctional stainless steel fan assisted oven (Energy Rated A)
- Induction hob with touch controls and integrated extractor
- Integrated fridge/freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated A+)
- Provision for freestanding washer/dryer within utility cupboard
- Stainless steel sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

## QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Inset mirrored cabinet to en-suite
- Mirror to bathroom and cloaks
- Walk-in shower with fixed head and hand held shower to en-suite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Master light switch
- LED downlights to kitchen, hall/landing, all bathrooms and cloakroom
- Power and light to loft with ladder access

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast area and all bedrooms
- Satellite dish provided and wired for Sky Q to living room/area
- Digital TV aerial and distribution system provided
- Telephone points to living room/area and master bedroom
- Cat 6 pre-wired Home Network points to living room/area, breakfast area and all bedrooms

## INTERIOR FINISHES

- Flush American White Oak veneered internal doors with V groove detailing and chrome finish door furniture
- Painted staircases with oak handrail
- Full height wardrobe with sliding white glass doors to master bedroom
- Satin paint finish to all internal joinery
- Amtico flooring provided throughout the ground floor and all bathrooms
- Fitted carpets to the remainder of the property

## EXTERNAL

- Feature glazed entrance door set with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light
- Allocated parking
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External tap and water butt

## SECURITY & PEACE OF MIND

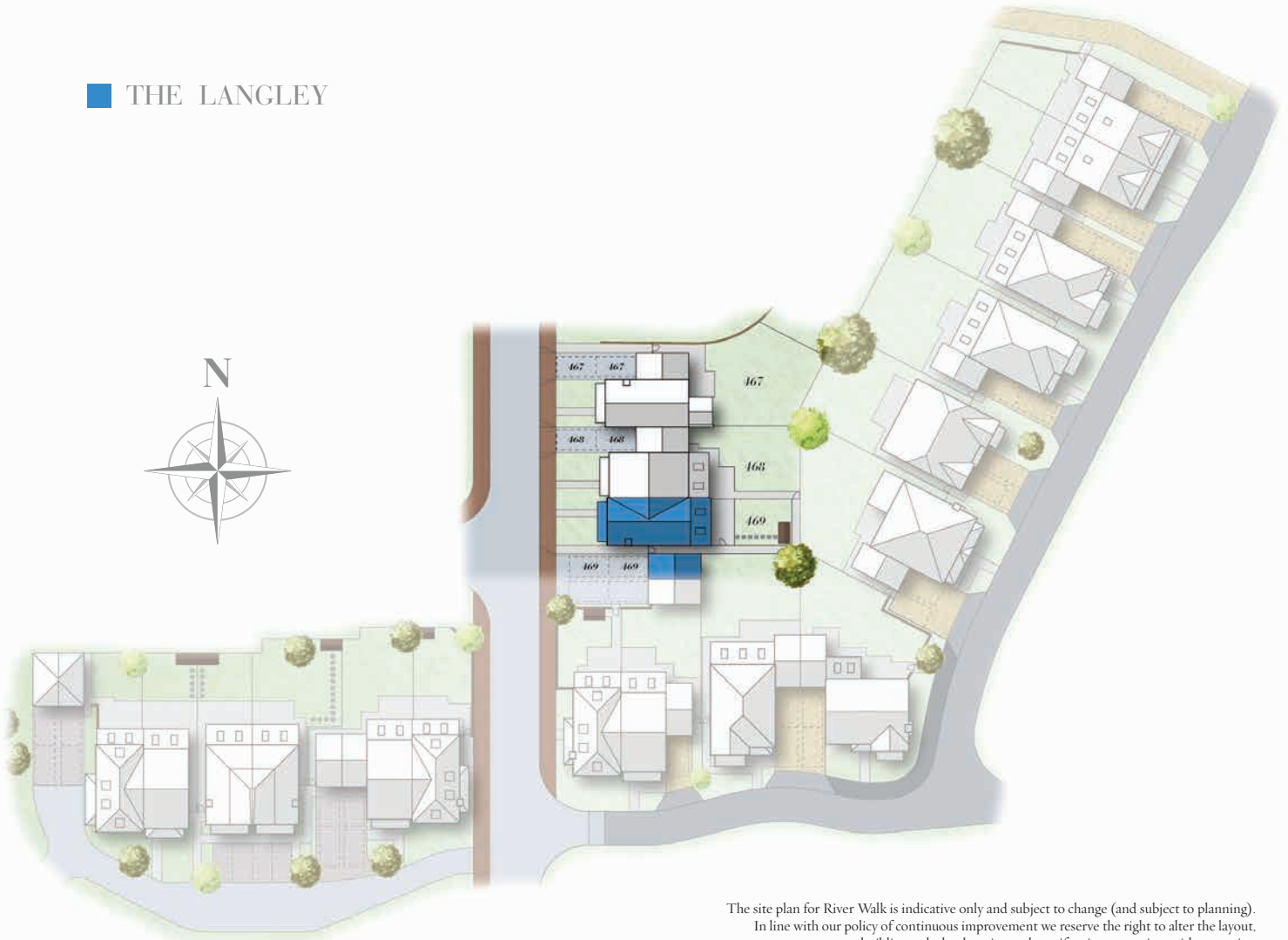
- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year NHBC Buildmark Scheme

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# THE PHASE PLAN

## AT RIVER WALK

■ THE LANGLEY



The site plan for River Walk is indicative only and subject to change (and subject to planning).  
In line with our policy of continuous improvement we reserve the right to alter the layout,  
building style, landscaping and specification at anytime without notice.

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