

The Vale

Burwood Road, Surrey. KT12 4AD







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AN INTRODUCTION TO THEVALE

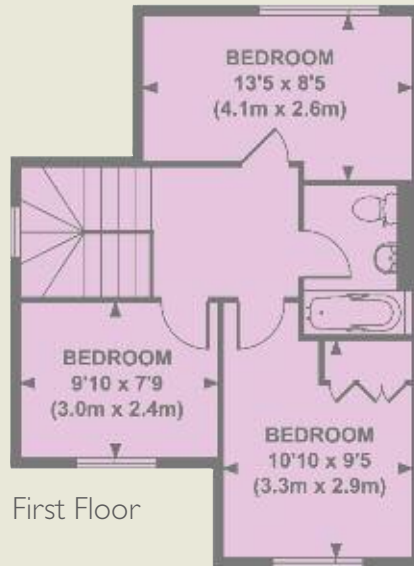
The Vale is a fine selection of brand new two and three bedroom houses and studio apartments, meticulously designed and intelligently styled for modern day living.

This small development of only eight properties occupies a corner position on Burwood Road and Burwood Close and is just a short stroll away from Hersham Riverside Park.

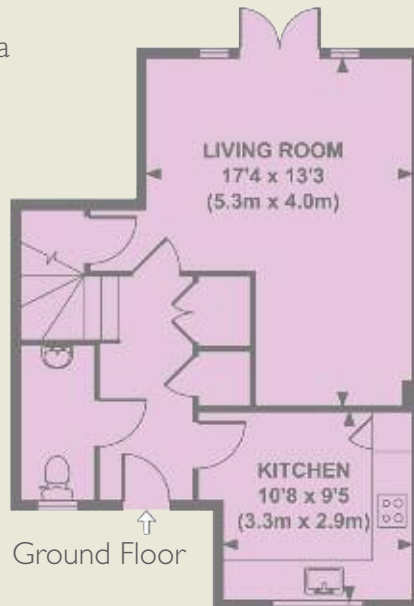


Plot 1

3 Bed Semi-Detached



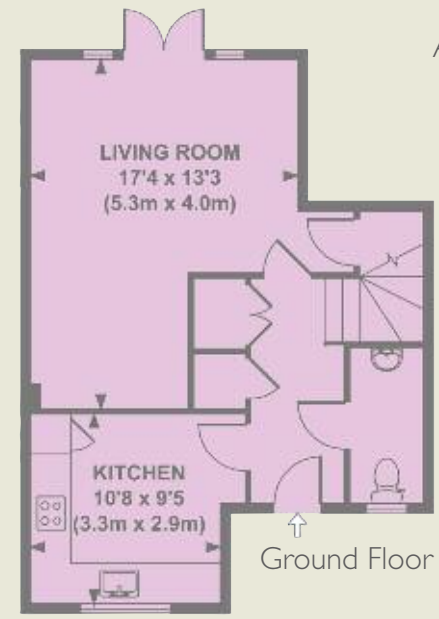
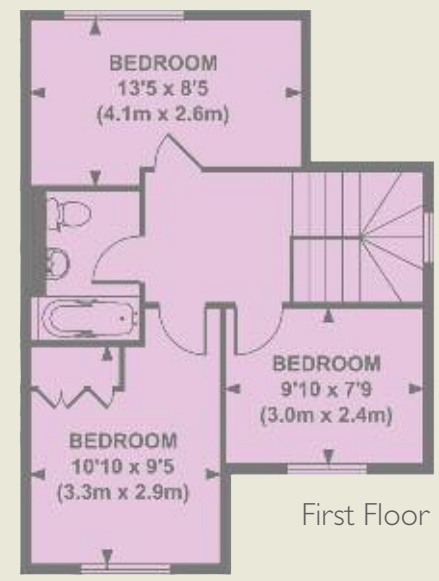
Approx. Gross Internal Floor Area
855 sq.ft / 80 sq.m.





Plot 2

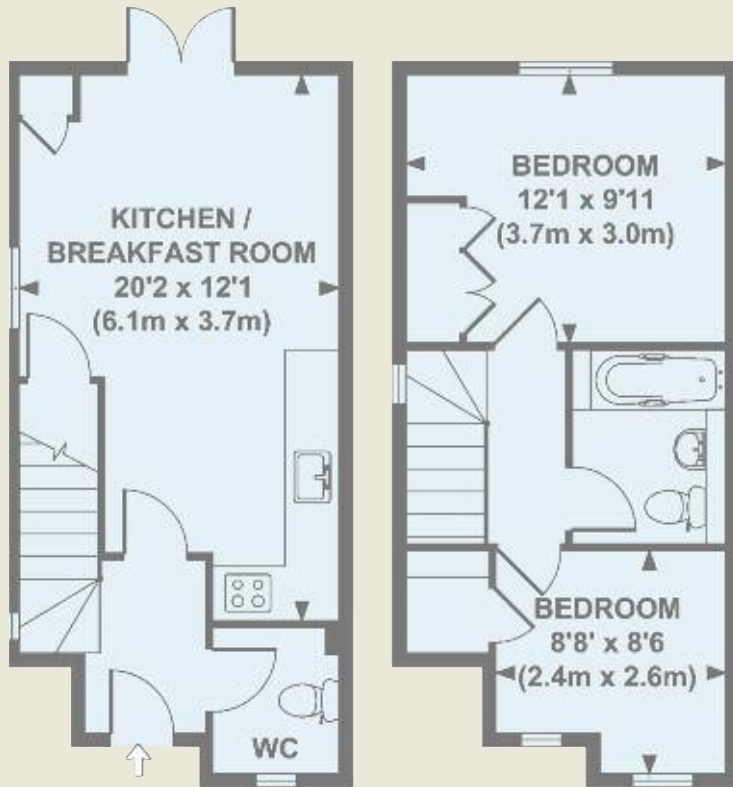
3 Bed Semi-Detached



Approx. Gross Internal Floor Area
855 sq.ft / 80 sq.m.

Plot 3

2 Bed End Terrace



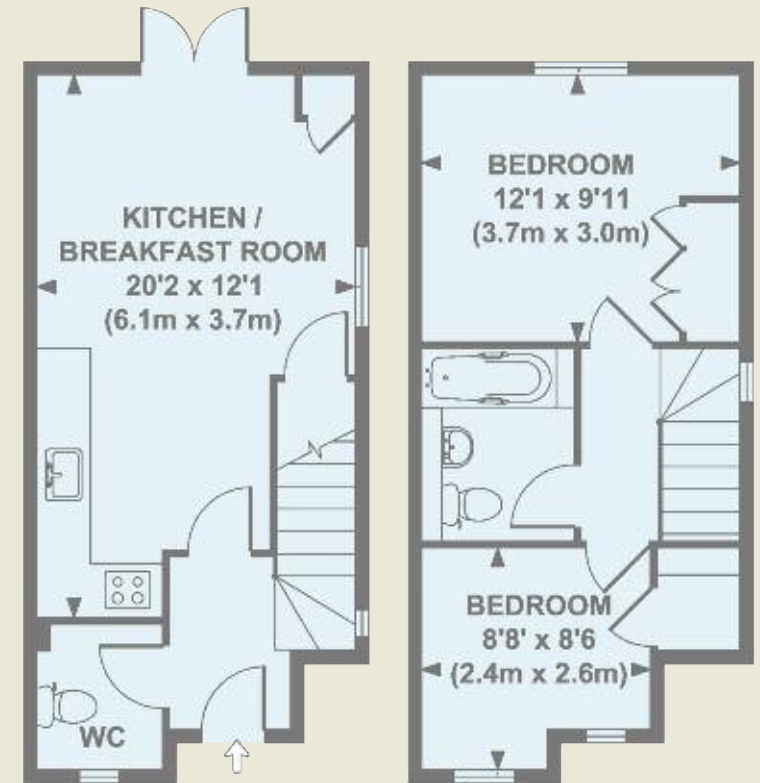
Ground Floor

First Floor

Approx. Gross Internal Floor Area
572 sq.ft / 53 sq.m.

Plot 4

2 Bed Mid Terrace



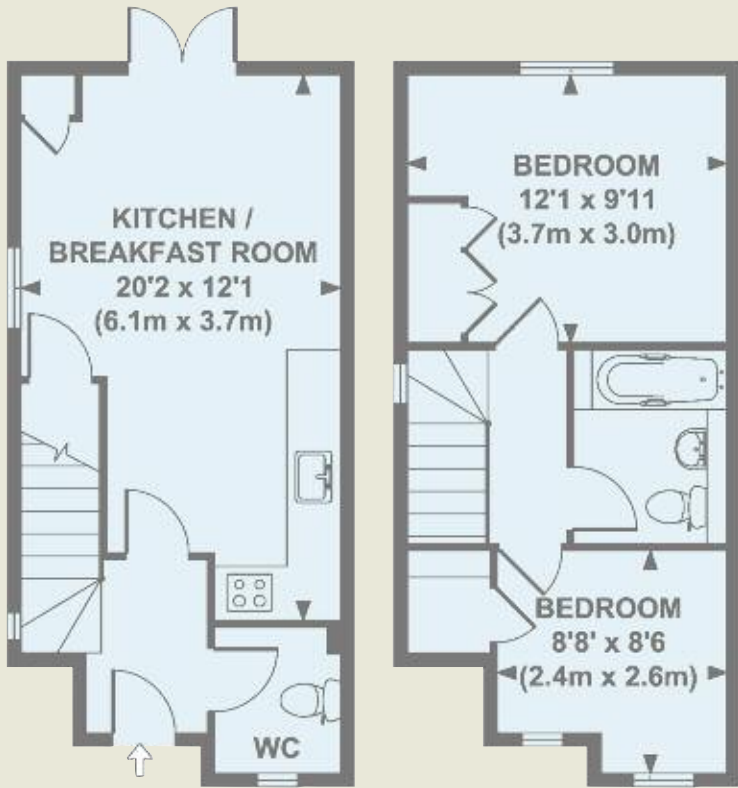
Ground Floor

First Floor

Approx. Gross Internal Floor Area
572 sq.ft / 53 sq.m.

Plot 5

2 Bed Mid Terrace



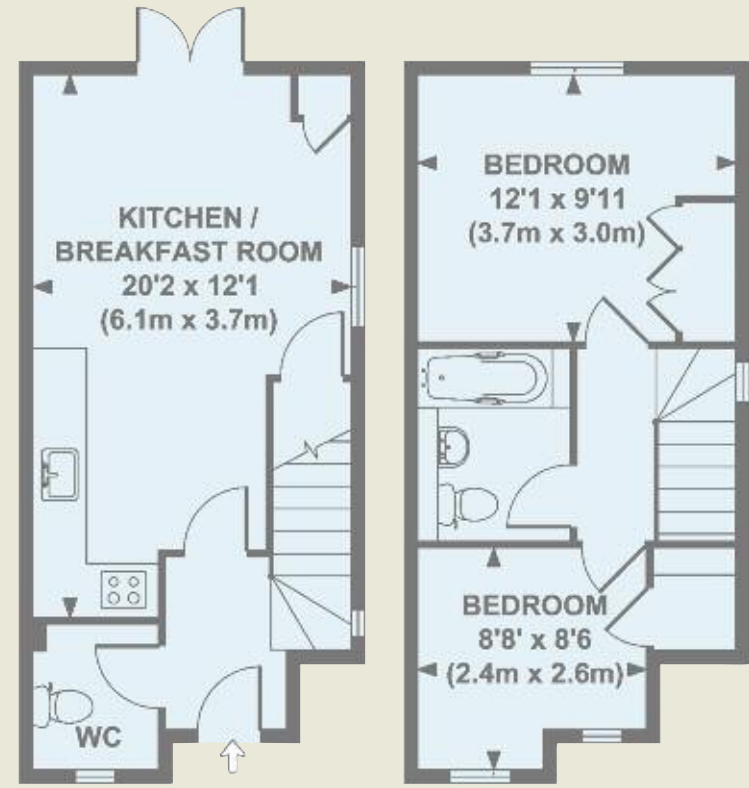
Ground Floor

First Floor

Approx. Gross Internal Floor Area
572 sq.ft / 53 sq.m.

Plot 6

2 Bed Mid Terrace



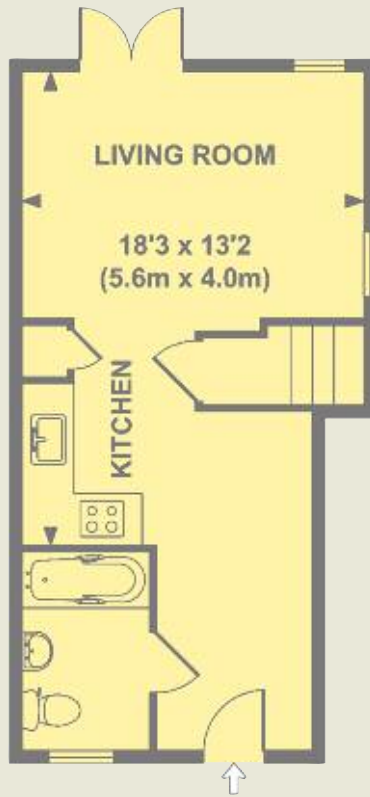
Ground Floor

First Floor

Approx. Gross Internal Floor Area
572 sq.ft / 53 sq.m.

Plot 7 & 8

Studio Apartments



Ground Floor

Approx. Gross Internal Floor Area
318 sq.ft / 30 sq.m.



Ground Floor First Floor

Approx. Gross Internal Floor Area
373 sq.ft / 35 sq.m.

SPECIFICATION

Careful planning and an enviable specification set these new properties apart from the competition. From the inspiring kitchens with Silestone worktops to the sumptuous Roca bathroom suites, the attention to detail is clearly visible throughout each home.

General

- Oak front door with double locking mechanism
- Double glazed uPVC windows and rear doors with a 10yr manufacturers guarantee
- Fitted wardrobe to the master bedroom in high gloss white
- Contemporary architrave and skirting boards
- Brushed stainless steel light switches and sockets
- Recessed directional down lighters throughout
- Gas fired central heating from an A rated combination boiler
- TV/Sky+ and telephone points to reception rooms and master bedrooms
- Hardwired smoke detectors with battery backup



Kitchens

- High gloss contemporary white kitchens with recessed lighting
- Silestone worktops
- Neff™ integrated fan assisted oven
- Neff™ flush fitting ceramic hob
- Neff™ Integrated fridge/freezer
- Neff™ Integrated dishwasher
- Slate grey porcelain floor tiles
- Stainless steel 1 ½ bowl sink with chrome mono-lever mixer tap

Bathrooms & En-Suites

- White sanitaryware from 'The Gap Series' by Roca™
- Fitted with Tabistock™ chrome taps
- Porcelain tiles to shower areas and half height on selected walls
- Porcelain floor tiles
- Heated towel rail
- Electric shaver socket
- Extractor fan

Exterior

- Allocated off street parking to plots 1 – 6 and plot 8
- Turfed rear gardens to plots 1 – 7
- External lighting
- Bin and cycle store

Burwood Road



- Plot 1
- Plot 2
- Plot 3
- Plot 4
- Plot 5
- Plot 6
- Plot 7 - Studio Flats
- Plot 8 - Studio Flats

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POWERSCOURT
DEVELOPMENTS LTD.



POWERSCOURT
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THE DEVELOPER

Powerscourt Developments Limited is a highly regarded local property development company, who specialise in building and developing properties using timber frames, traditional building methods and high quality materials. Attention to detail and customer service values are at the heart of the business and the team endeavour to fulfil and exceed expectations in every aspect of their developments.



A GREAT LOCATION TO BASE YOURSELF...

... For work, rest or play. The Vale is conveniently located close to the centre of Hersham village, which has a wide range of excellent local facilities, is within easy reach of the mainline railway station and a short distance from the motorway network.

There is a conveniently positioned 'Waitrose' and shopping mall on Hersham Green in the centre of the village, along with a great selection of restaurants and independent shops. More extensive shopping facilities including boutique shops, bars and restaurants are within easy reach of the development in the neighbouring towns of Weybridge, Walton-on-Thames & Esher.

There are also a plethora of parks and golf clubs nearby offering a wide range of activities to enjoy. Within a short stroll of the village centre, there are open fields where local residents spend their time sitting or walking beside the River Mole which forms a boundary between Hersham, Esher and Cobham.

The Vale lies between both Hersham and Walton-on-Thames rail stations which have regular direct services to London Waterloo in as little as 26 minutes. The Southwest rail network also affords convenient access to other popular destinations.

The A3 is approximately 3.2 miles away and the M25 just 1.5 miles further, giving convenient road access to Central London and the wider motorway network. Heathrow airport is approximately 20 miles away.

Directions

From the A3, take the slip road exit signposted towards Cobham A245, Walton B365 and Esher A307. Follow the A245 Byfleet Road for approximately 0.3 of a mile and turn right at the traffic lights onto the B365 Seven Hills Road towards Weybridge. After 1.5 miles turn right at the roundabout onto Burwood Road towards Hersham and Esher. The development can be found on the right hand side after approximately 1.3 miles on the corner of Burwood Close.



www.thevale.info

The Vale
39 Burwood Road
Hersham,
Surrey.
KT12 4AD

Sole agent



77 Queens Road
Weybridge, Surrey KT13 9UQ
Tel: +44 (0)1932 821160
weybridge@jackson-stops.co.uk
www.jackson-stops.co.uk

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.
September 2012