



Plot 14 | Lavendon Road, Olney

£425,000



3 Bedrooms

#### ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Utility room
- Living room
- Downstairs WC
- Bedroom 1 with en suite
- Family bathroom
- Fibre broadband - Up to 1 Gbps
- Gas fitted central heating, underfloor heating to the ground floor and radiators to first floor
- Garage and additional parking

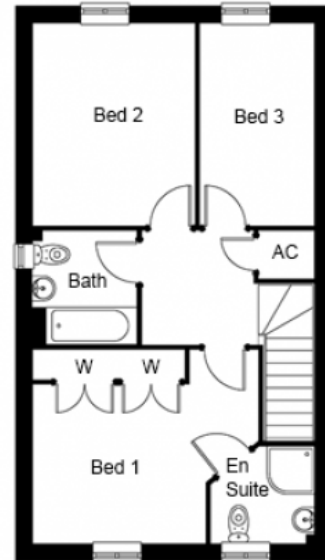
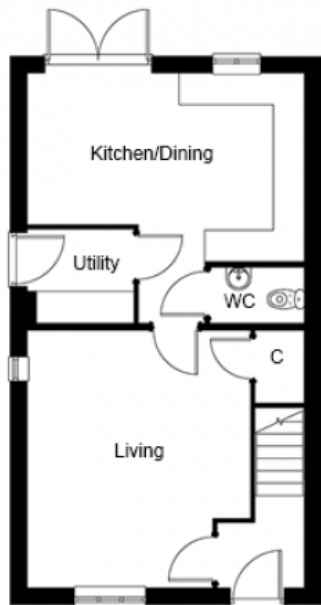
#### INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand\*
- A-rated integrated Neff kitchen appliances (double oven, fridge, freezer, induction hob, hood & dishwasher)
- Choice of laminate worktop with splash back tiling to the utility room\*
- Choice of sanitary ware from Ideal Standard\*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathroom & en suite\*
- Choice of wall paint colours\*
- Heated chrome towel rails to bathroom and en suite
- Fibre broadband connection
- Alarm to house and garage
- Turf to front and rear gardens
- Outside tap

\* subject to stage of construction

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Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.



#### GROUND FLOOR DIMENSIONS

- Living room: 4.9m x 4.2m\* 3.3m\*\*
- Kitchen/dining: 4.9m x 4.2m\* 3.3m\*\*
- Utility: 2m x 1.7m
- WC: 1.8m x 1m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 3.6m\* 2.6m\*\* x 3m (incl. wardrobes)
- En suite 1: 1.9m x 1.8m
- Bedroom 2: 3.8m x 3m
- Bedroom 3: 3.8m x 2.1m
- Bathroom: 2.1m x 1.9m

