



Plot 45 | Lavendon Road, Olney

£650,000

3 Bedrooms

ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Living room
- Study
- Utility room
- Downstairs WC
- Bedrooms 1 & 2 with en suites
- 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

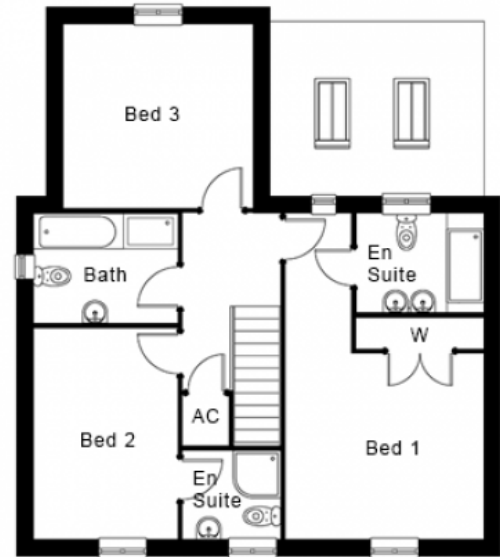
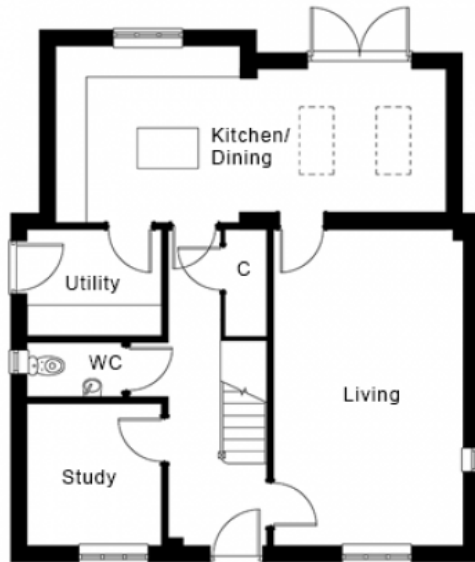
INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand*
- A-rated integrated Neff kitchen appliances (single oven, combination 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 suites*
- Choice of wall paint colours*
- Heated chrome towel rails to bathroom and en suites
- 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: 6.2m x 3.7m
- Kitchen/Dining: 7.6m x 3.4m* 2.8m**
- Study: 2.7m x 2.6m
- Utility: 2.6m x 2m
- WC: 1.8m x 1m

FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.2m x 3.8m (incl. wardrobe)
- En suite 1: 2.4m x 1.8m
- Bedroom 2: 4m x 2.7m
- En suite 2: 1.8m x 1.6m
- Bedroom 3: 3.6m x 3.5m
- Bathroom: 2.7m x 2m

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