

No.26
PEMBERTON ROAD

EAST MOLESEY • SURREY



For all enquiries please call
01344 987 501 SEVEN DAYS A WEEK
langham-homes.com


Langham Homes
INDIVIDUAL • INNOVATIVE • EXCLUSIVE

No.26 PEMBERTON ROAD

These two attractive houses have been designed and built to reflect the local surroundings and offer an internal layout full of character and flexibility. They combine traditional construction techniques with a high quality specification. Higher than average ceilings give a spacious and open feel whilst the large kitchen, dining, family area with its folding patio doors and roof lantern is a bright and airy space. The living room is located to the front of the house and takes full advantage of the feature bay window. Four bedrooms across two further storeys completes the accommodation.

GROUND FLOOR

Kitchen/Dining/Family 8410mm x 3548mm
27'6" x 11'6"

Living Room 5066mm x 3548mm
16'5" x 11'6"

FIRST FLOOR

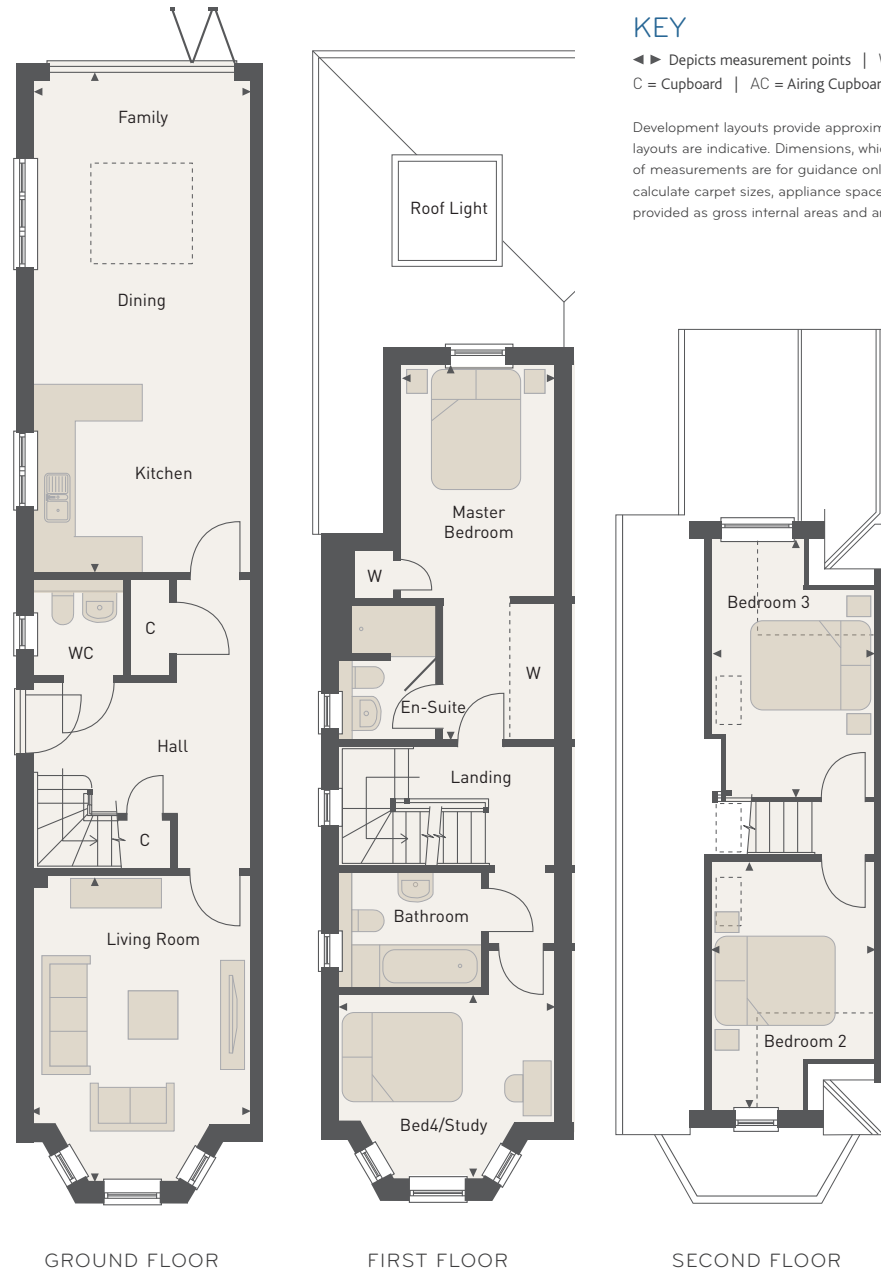
Master Bedroom 3834mm x 2536mm
12'6" x 8'3"

Bedroom 4/Study 3548mm x 3036mm
11'6" x 9'10"

SECOND FLOOR

Bedroom 2 4100mm x 2874mm
13'4" x 9'4"

Bedroom 3 4070mm x 2874mm
13'3" x 9'4"



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



NO DETAIL OVERLOOKED

Every Langham Homes property is completed to an exceptionally high standard. Attention to detail and practical consideration ensures fittings, finishes and technology combine for the ultimate in contemporary family life.



KITCHEN AND UTILITY

- An individually designed kitchen with stylish high gloss kitchen units and complementing Silestone worktops together with an extensive range of premier appliances ensures the perfect environment for entertaining

APPLIANCES

Full Siemens appliance range:

- Single oven
- Large stainless steel five burner gas hob
- Built-in microwave
- Extractor hood
- Fully integrated dishwasher
- Integrated fridge/freezer
- Combined washer/dryer

BATHROOMS AND EN-SUITES

- Villeroy & Boch sanitary ware throughout
- Chrome Hansgrohe taps and fittings
- Showers to En-suite
- High quality ceramic floor and wall tiles - full height in shower areas

INTERNAL FINISHES

- White three-panel doors, with glazed panels to living room and dining room
- All woodwork is finished in matt eggshell and complemented by chrome door furniture
- Clear roof lantern over family area to make the most of natural light
- Built-in wardrobes to Master Bedroom

ELECTRICAL FITTINGS

- Polished chrome fittings to all rooms
- LED down lighters throughout in white trim
- Engraved multi switch grid system to control the kitchen appliances
- Extractor fans and isolators to bathrooms
- Shaver sockets and demister pads to all bathroom mirrors
- Power socket to the rear exterior of the property
- High level security light to rear elevation

HEATING

- Fully zoned underfloor heating to ground floor
- Towel radiators in all bathrooms
- Radiators to first & second floors

HOME ENTERTAINMENT/TELEVISION

- Multi-room Sound Entertainment to facilitate a choice of multi-room audio systems. This pre-wiring extends to principal areas: kitchen/family, living, master bedroom and en-suite
- Pre-wired for multi-point high definition video distribution such as Sky+HD, allowing multi room viewing of different channels
- Internet network in all rooms ready for broadband and smart TV connection
- Star-wired BT structure for telecoms connectivity from any landline phone to multiple lines, as well as features such as intercom and room-to-room paging

EXTERNAL FINISHES

- White uPVC traditional style sash windows
- Fully landscaped garden with Indian Sandstone paving to paths and patios

SECURITY AND PEACE OF MIND

- The property will be protected by a full Audible NSI certified Intruder Alarm System
- For your added personal protection, a personal attack push button will be located in the hallway and master bedroom
- An external warning device will be mounted on the front elevation at high level
- Carbon monoxide detectors are fitted to each floor

No.24
PEMBERTON ROAD

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No.24 PEMBERTON ROAD

This four bedroom detached house is built combining traditional construction techniques with a high quality specification. Concrete floors and solid blockwork internal walls give excellent sound insulation, whilst the higher than average ceilings give a spacious and open feel. The home benefits from a large living room at the front and an impressive family, kitchen and dining area to the rear, with folding doors that open up the whole area on to the rear garden, perfect for those warm summer days.

GROUND FLOOR

Family/Kitchen/Dining	6349mm x 5712mm 20'8" x 18'7"
Living Room	5570mm x 3740mm 18'3" x 12'3"

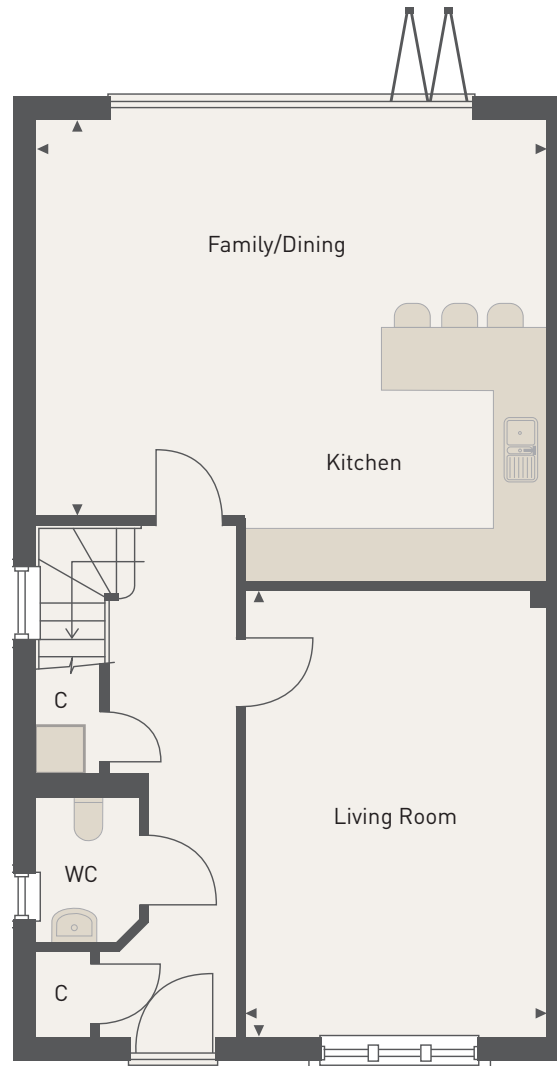
FIRST FLOOR

Master Bedroom	4662mm x 3519mm 15'3" x 11'5"
Bedroom 2	4352mm x 3770mm 14'3" x 12'4"
Bedroom 3	3430mm x 2700mm 11'2" x 8'8"
Bedroom 4	3170mm x 2449mm 10'4" x 8'0"

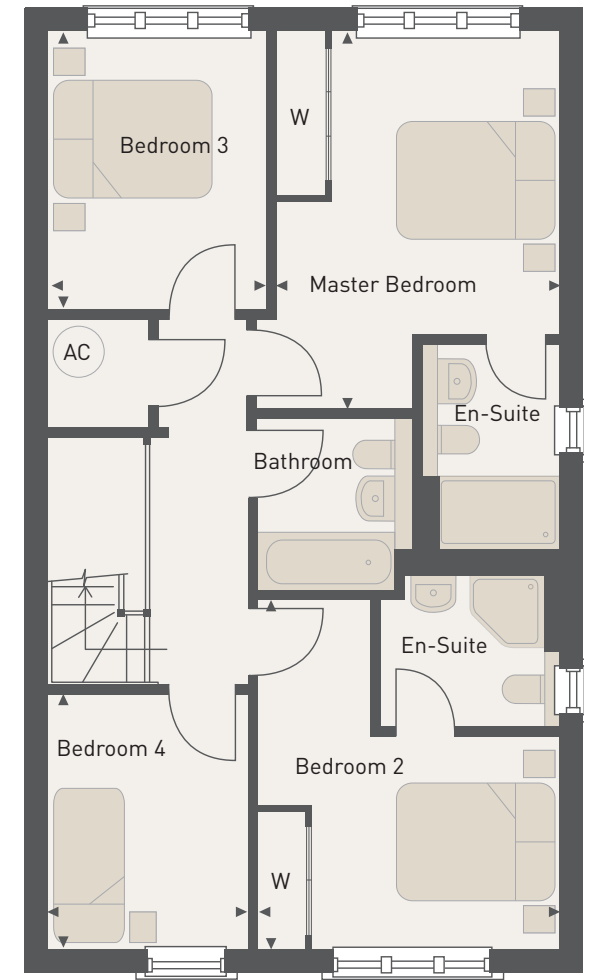
KEY

◄► Depicts measurement points | W = Wardrobe
C = Cupboard | AC = Airing Cupboard

Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.



GROUND FLOOR



FIRST FLOOR



NO DETAIL TO SMALL

Both of the properties are completed to the exceptionally high standard you would expect from a Langham home. Our attention to detail ensures that all of the fittings, finishes and technology combine to create the ideal environment for contemporary family life.



KITCHEN AND UTILITY

- An individually designed kitchen. Stylish high gloss units and complementing Silestone worktops together with an extensive range of premier appliances ensures the perfect environment for entertaining

APPLIANCES

Full Siemens appliance range:

- Single oven
- Large stainless steel five burner gas hob
- Built-in microwave
- Extractor hood
- Fully integrated dishwasher
- Integrated fridge/freezer
- Combined washer/dryer

BATHROOMS AND EN-SUITES

- Villeroy & Boch sanitary ware throughout
- Chrome Hansgrohe taps and fittings
- Showers to en-suites
- High quality ceramic floor and wall tiles - full height in shower areas

INTERNAL FINISHES

- White three-panel doors, with glazed panels to living room and kitchen/dining room
- All woodwork is finished in matt eggshell and complemented by chrome door furniture
- Solid concrete floors to ground and first floor
- Solid construction internal walls
- Built-in wardrobes to Master Bedroom and Bedroom 2

ELECTRICAL FITTINGS

- Polished chrome fittings to all rooms
- LED down lighters throughout in white trim
- Engraved multi switch grid system to control the kitchen appliances
- Extractor fans and isolators to bathrooms
- Shaver sockets and demister pads to all bathroom mirrors
- Power socket to the rear exterior of the property

HEATING

- Fully zoned underfloor heating throughout
- Towel radiators in all bathrooms

HOME ENTERTAINMENT/TELEVISION

- Multi-room Sound Entertainment to facilitate a choice of multi-room audio systems. This pre-wiring extends to principal areas: kitchen/family, living, master bedroom and en-suite
- Pre-wired for multi-point high definition video distribution such as Sky+HD, allowing multi room viewing of different channels
- Internet network in all rooms ready for broadband and smart TV connection
- Star-wired BT structure for telecoms connectivity from any landline phone to multiple lines, as well as features such as intercom and room-to-room paging

EXTERNAL FINISHES

- White uPVC traditional style sash windows
- Fully landscaped garden with Indian Sandstone paving to paths and patios

SECURITY AND PEACE OF MIND

- The property will be protected by a full Audible NSI certified Intruder Alarm System
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