



HURNFORD CLOSE  
SANDERSTEAD

11 BEAUTIFUL HOMES SET IN  
SANDERSTEAD BY  
RIVERDALE DEVELOPMENTS.





KENLEY COMMON



THE WHITE BEAR, WARLINGHAM



CROYDON TOWN CENTRE



WAITROSE, SANDERSTEAD



CRICKET AT WHITGIFT SCHOOL

# A HOME TO SUIT YOUR EVERY NEED

A two-phase development of just 11 substantial detached houses, Hurnford Close perfectly represents the Riverdale Developments ethos of building quality, luxury and refined homes for the discerning buyer, and from the moment one catches a glimpse of the first house the development does not disappoint.

Each of the 4 & 5 bedroom houses will boast a contemporary and timeless specification that will provide the owners with enjoyment for many years to come. Bespoke luxury fitted kitchens feature to include all the conveniences that modern day living dictates, along with bathrooms and en-suites which will be striking in appearance with crisp white sanitary ware and bright chrome fittings. Externally, the well stocked front and rear gardens enhance the already pretty detail that these magnificent homes offer.

Hurnford Close is perfect for those seeking privacy as well as having a need to be close-by to mainline rail links and excellent local schooling. Phase 1 is available now with plots 1 – 6, & phase two will launch early spring 2012.



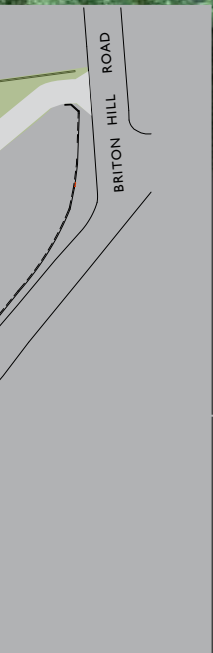
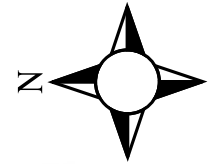
LIME

# PHASE 1 - PLOTS 1-6

HAWTHORN

SYCAMORE

HORNBEAM



## SITE PLAN

Showing phase 1 & 2. A more detailed site plan is shown as an insert at the back of the brochure.



Image depicts similar Riverdale Developments

# AN EYE FOR DETAIL...



## LUXURY KITCHEN / UTILITY ROOM

Designer fitted kitchens with a choice of doors and granite worktops \*

Appliances to include: Stainless steel double oven; Stainless steel five burner and gas hob; Extractor hood; Integrated microwave  
Integrated fridge freezer; Integrated dishwasher;  
Integrated washing machine; Integrated tumble dryer

Polished chrome sockets

Ceiling down lighters

Choice of ceramic floor tiles from Worlds End Tiles \*

## HEATING AND WATER SERVICE

Choice of feature fire surround to lounge \*

Gas fired central heating: -

Zone under floor heating to ground floor (lower ground floor to plots 10 & 11)

Radiators with individual thermostatic controls to the first floor and second floor

Independent immersion heater

Mains pressure hot water

# YOUR EVERY WISH GRANTED...

## QUALITY BATHROOMS

- Contemporary bathroom suites with chrome taps
- Thermostatically controlled showers (where applicable)
- Choice of ceramic floor and wall tiling\*
- Shaver point in all bathrooms
- Mirrors to all bathrooms
- Heated ladder towel rail to bathrooms

## FIXTURE AND FITTINGS

- Viacaima oak veneered door with contemporary chrome door furniture
- Plaster cornice to Reception Rooms, Hallway and Master Bedroom
- Built in wardrobes with hanging rail and shelf where shown on drawings
- Co-ordinated ceramic flooring to hall, cloakroom and kitchen area

## ELECTRIC AND LIGHTING

- Under unit lighting and hob light in kitchen
- Chrome light switches to ground floor, landing & master bedroom
- Extractor fans in bathrooms
- Low voltage down lighters to ensuite and bathrooms



Image depict similar Riverdale Developments



Marketing images of Roca bathrooms

## COMMUNICATIONS & MEDIA

Telephone & TV/FM points to all reception rooms & bedrooms  
Integrated wiring for satellite TV  
Sky Plus wiring

## EXTERNAL

Turf to all rear gardens  
External power points  
External water taps

## SECURITY AND PEACE OF MIND

Wiring for Nacoss approved alarm system  
Cover under NHBC Buildmark Warranty  
Mains fed smoke detector with battery back up fitted to hall & landing areas  
PIR activated lights to external doors  
Double glazed PVCU windows and external doors fitted with security locks  
Front doors are constructed of solid hardwood  
Management Company for management of shared area including general landscaping areas and shared access

\* Choice available from a range provided by Riverdale Developments.  
Choices and options are subject to stage of construction. Please ask Sales Representative for further details.



Images depict similar Riverdale Developments



## AT THE HEART OF IT...

An attractive village environment, complete with picturesque 13th century church, traditional village pond, a variety of shops, restaurants and pubs – Sanderstead really does offer the very best of both worlds. Standing within the North Downs, it is surrounded by the gently rolling chalk hills and woods of this delightful part of East Surrey. Yet, remarkably, it is situated inside the M25, close to the busy commercial, shopping and entertainment centre of Croydon, and just a handful of miles from London itself.

Transport links are first class, the M25 is under 15 minutes to the south, providing quick and easy access to the national motorway network, Gatwick and Heathrow airports, and the south coast. Sanderstead benefits from its own mainline train station, offering direct services to London Victoria and London Bridge in just 23 minutes, and there are also regular bus services to neighbouring towns including Croydon and Purley.

Sanderstead is well served for both primary and secondary schools, many of which feature predominantly within government published league tables – while leisure facilities in the area include several golf courses, together with horse-riding, walking and cycling in the surrounding countryside.





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**Disclaimer**

These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications and floor layouts at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

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