

HOLT PLACE

WARREN ROAD/PURLEY



QUANTUM



Quantum are an award winning, bespoke house builder based in South Croydon, Surrey with a focus for attention to detail. Each project undertaken is uniquely designed and always set in a superb location with Holt Place being a prime example. Our aim is to provide you with a home that goes beyond what you would expect from a mainstream housebuilder and each new home is constructed with great care and consideration.

For more information about Quantum please visit
www.quantum-homes.co.uk



Quantum are pleased to bring to the market six contemporary designed dwellings set in a secluded location with a private driveway, just a ten minute walk from Purley Station.

Each dwelling will feature our usual high specification and are now ready to move in.



PURLEY

Tucked away in the borough of Croydon in South East London, Purley offers quiet residential streets, great schools and a thriving commercial area, giving you the best of both worlds with speedy access to both countryside and the city centre. It has a reputation as a premier area, boasting spacious houses and apartments which are understandably much sought-after.

The town centre features various recognisable high street retailers, cafes and restaurants, as well as independent stores and designer boutiques. In addition, there are plenty of recreational facilities nearby, such as Purley swimming pool, Purley Sports Club, Surrey Health and Racquets Club, cinemas, bowling alleys and two golf clubs: Purley Downs and Woodcote Park.

Nearby Croydon has lots to offer. Boxpark next to East Croydon station is the world's

first pop up mall – fusing the concepts of modern street food and placing local and global brands side by side to create a unique shopping and dining experience. Construction is also due to start in 2019 for the exciting new £1.4bn Westfield development shopping centre, which is scheduled to open in 2022, with John Lewis and Waitrose confirmed as its flagship store meaning Croydon will be the hub of shopping in South London and Surrey for many years to come. You can also visit the historic Surrey Street Market in Croydon town centre, which is one of the oldest markets in Britain, trading since 1276 and is open 6 days a week.

Croydon is also home to an abundance of parks, woodlands and historic walks, including Littleheath Woods, Wandle Park and nearby Lloyd Park.





EDUCATION AND TRANSPORT

Purley and its surrounding area is known for many excellent state and private schools, which include locally the John Fisher School, a high-performing catholic all boys state school, Laleham Lea Primary School, a co-educational prep-school, Oakwood School, a co-educational catholic primary and Riddlesdown Collegiate. Following their outstanding OFSTED judgment in 2016, Riddlesdown Collegiate has furthered its success in being awarded the World Class Schools Quality Mark.

Its close proximity to London makes Purley ideal for commuters - the A23 road heads right into the capital. The M25 and M23 are less than six miles away, and there's easy access to Gatwick and Heathrow airports. Otherwise, by train, the town is on the main London-to-Brighton railway line and is served by Purley and Purley Oaks station as well as Reedham station on the Tattenham corner line. You can reach London Bridge within 25 mins or London Victoria in approximately 23 mins.



GROUND FLOOR

PLOT 1 (164.5m² / 1770 Sqft) including garage

Kitchen/Dining	4819mm x 5404mm	15' 8" x 17' 7"
Utility	982mm x 1975mm	3' 2" x 6' 5"
Garage	3018mm x 5321mm	9' 9" x 17'

PLOT 2 (164.5m² / 1770 Sqft) including garage

Kitchen/Dining	4819mm x 5404mm	15' 8" x 17' 7"
Utility	982mm x 1975mm	3' 2" x 6' 5"
Garage	3018mm x 5321mm	9' 9" x 17'

PLOT 3 (164.5m² / 1770 Sqft) including garage

Kitchen/Dining	4819mm x 5404mm	15' 8" x 17' 7"
Utility	982mm x 1975mm	3' 2" x 6' 5"
Garage	3018mm x 5321mm	9' 9" x 17'

PLOT 4 (164.5m² / 1770 Sqft) including garage

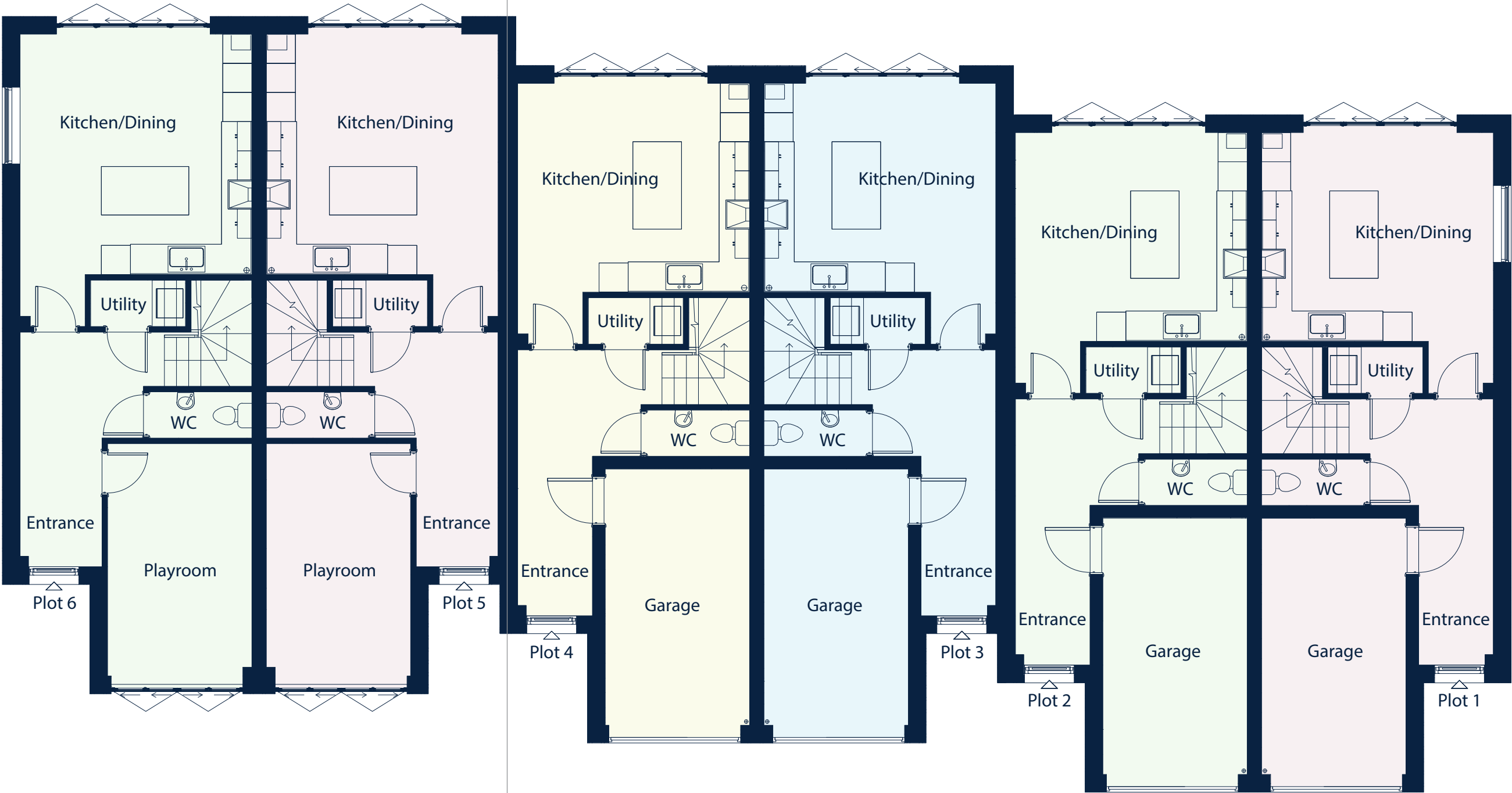
Kitchen/Dining	4819mm x 5404mm	15' 8" x 17' 7"
Utility	982mm x 1975mm	3' 2" x 6' 5"
Garage	3142mm x 5321mm	10' 3" x 17'

PLOT 5 (165.9m² / 1786 Sqft)

Kitchen/Dining	4819mm x 6054mm	15' 8" x 20'
Utility	982mm x 1975mm	3' 2" x 6' 5"
Playroom	3007mm x 4894mm	9' 9" x 16'

PLOT 6 (165.9m² / 1786 Sqft)

Kitchen/Dining	4819mm x 6054mm	15' 8" x 20'
Utility	982mm x 1975mm	3' 2" x 6' 5"
Playroom	3007mm x 4894mm	9' 9" x 16'



FIRST FLOOR

PLOT 1

Living Room	4818mm x 5684mm	15' 8" x 18' 6"
Bathroom	2136mm x 3083mm	7' x 11'
Bedroom 4	2593mm x 4333mm	8' 5" x 14' 2"

PLOT 2

Living Room	4818mm x 5684mm	15' 8" x 18' 6"
Bathroom	2136mm x 3123mm	7' x 10' 2"
Bedroom 4	2593mm x 4333mm	8' 5" x 14' 2"

PLOT 3

Living Room	4820mm x 5684mm	15' 8" x 18' 6"
Bathroom	2136mm x 3083mm	7' x 10' 2"
Bedroom 4	2593mm x 4333mm	8' 5" x 14' 2"

PLOT 4

Living Room	4818mm x 5684mm	15' 8" x 18' 6"
Bathroom	2136mm x 3083mm	7' x 10' 2"
Bedroom 4	2593mm x 4333mm	8' 5" x 14' 2"

PLOT 5

Living Room	4943mm x 5034mm	16' 2" x 16' 5"
Bathroom	2136mm x 3723mm	7' x 12' 2"
Bedroom 4	2593mm x 4983mm	8' 5" x 16' 3"

PLOT 6

Living Room	4818mm x 5034mm	15' 8" x 16' 5"
Bathroom	2136mm x 3723mm	7' x 12' 2"
Bedroom 4	2593mm x 4983mm	8' 5" x 16' 3"



SECOND FLOOR

PLOT 1

Bedroom 1	4820mm x 7171mm	15' 8" x 23' 5"
Bedroom 2	2004mm x 4333mm	6' 6" x 14' 2"
Bedroom 3	2726mm x 4333mm	9' x 14' 2"
En-suite	1536mm x 2574mm	5' x 8' 4"

PLOT 2

Bedroom 1	4820mm x 7171mm	15' 8" x 23' 5"
Bedroom 2	2004mm x 4333mm	6' 6" x 14' 2"
Bedroom 3	2713mm x 4333mm	8' 9" x 14' 2"
En-suite	1536mm x 2574mm	5' x 8' 4"

PLOT 3

Bedroom 1	4820mm x 7032mm	15' 8" x 23' 1"
Bedroom 2	2004mm x 4333mm	6' 6" x 14' 2"
Bedroom 3	2726mm x 4333mm	9' x 14' 2"
En-suite	1536mm x 2574mm	5' x 8' 4"

PLOT 4

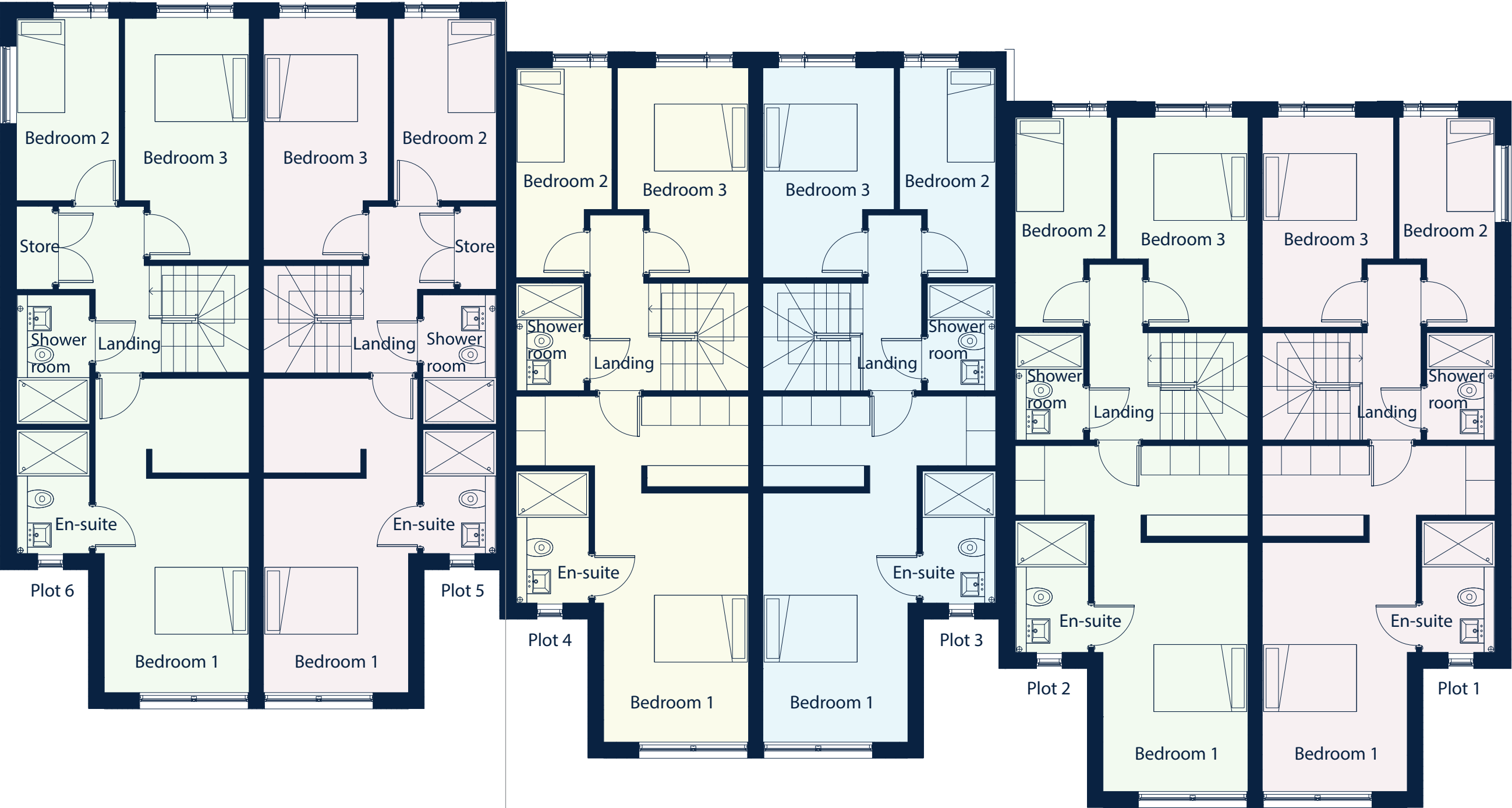
Bedroom 1	4820mm x 7032mm	15' 8" x 23' 1"
Bedroom 2	2004mm x 4333mm	6' 6" x 14' 2"
Bedroom 3	2726mm x 4333mm	9' x 14' 2"
En-suite	1536mm x 2574mm	5' x 8' 4"

PLOT 5

Bedroom 1	3193mm x 6370mm	10' 5" x 20' 9"
Bedroom 2	2140mm x 3769mm	6' 6" x 12' 3"
Bedroom 3	2590mm x 4983mm	8' 5" x 16' 3"
En-suite	1536mm x 2574mm	5' x 8' 4"

PLOT 6

Bedroom 1	3316mm x 6370mm	10' 9" x 20' 9"
Bedroom 2	2139mm x 3769mm	7' x 12' 3"
Bedroom 3	2713mm x 4983mm	8' 9" x 16' 3"
En-suite	1536mm x 2574mm	5' x 8' 4"





SPECIFICATION

KITCHEN:

- Luxury, high specification, matt white kitchen cupboards
- Contemporary, luxury silestone worktops
- Stainless 1 ½ bowl sink unit
- Recessed LED down lights
- Wine cooler
- Integrated dishwasher
- Integrated fridge/freezer

BOSCH APPLIANCES TO INCLUDE:

- Fan assisted stainless steel double oven
- Five burner stainless steel gas hob
- Inline stainless steel extractor hood

BATHROOM AND EN SUITE:

- High quality contemporary white Saneux ceramics
- Quality VADO taps and bath filler fittings
- Recessed LED down lights
- Chrome heated electric towel rail

BATHROOM TO INCLUDE:

- WC with soft closing seat and dual flush
- Gloss white and gloss grey Saneux basin and vanity unit
- Thermostatic over bath chrome shower/ bath mixer
- Over bath frameless glass shower screen
- Shaver socket provided to the bathroom
- Ceramic tiled flooring

EN-SUITE TO INCLUDE:

- WC with soft closing seat and dual flush
- White basin and gloss grey Saneux vanity unit
- White shower tray with chrome thermostatic shower mixer
- Glass shower enclosure.

GENERAL:

- Plots 1-4 have integral garages, with plots 5 & 6 each allocated double parking barns
- Farrow and ball, all white painted finish to wall and ceilings
- Engineered natural oak flooring throughout ground floor (cloakroom ceramic tiling)
- High quality carpet throughout rest of house
- High efficiency gas powered boiler
- Gas fired underfloor heating
- TV/Satellite and telephone sockets to key rooms
- External security lighting to front and rear garden
- Sky Q ready (subject to Sky subscription)



HOLT PLACE

WARREN ROAD/PURLEY





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Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions represent maximum room sizes, are approximate and for general guidance only. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Landscaping and furniture is shown for illustrative purposes only.