

OSCAR CLOSE

Purley, Surrey



An exclusive gated development of family homes

Make your home in Purley

Chartwell are proud to present their latest residential development comprising twelve substantial homes located in a quiet cul-de-sac, close to Purley Town Centre.

Each property offers a superior specification – quality fittings and fixtures, landscaped gardens and block-paved driveways.

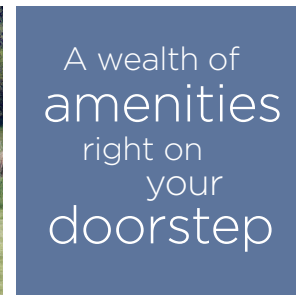
Purley is a prosperous and popular residential town with a host of high street brands including Tesco, Costa Coffee and Pizza Express, not to mention a selection of other restaurants, cafes and designer boutiques. Larger retailers such as Marks and Spencer, John Lewis, Sainsburys, DFS and IKEA are all within a short drive, located in nearby Purley Way.

There is a good selection of state and private schools within a short distance.

Purley offers a choice of nearby sports facilities including Purley Leisure Centre, numerous golf clubs and the locally-respected Purley Sports Club with its array of sports including tennis, squash, bowls, hockey and cricket.

Transport links are excellent with Purley Station a five minute walk from the development benefitting from regular trains to East Croydon and London just 23 minutes away.

There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for any commute.





Oscar Close street view
CGI image for illustrative purposes only

Attention to detail



Kitchens

- Modern bespoke kitchens
- Glass extractor hoods
- Glass splash back
- Induction hobs
- Two single ovens
- Built in microwave
- Kettle tap
- Stainless steel sink and mixer tap
- Quartz worktop with upstands
- High quality Neff appliances
- Villeroy & Boch floor tiles

Family bathrooms and en-suites

- Contemporary white sanitaryware
- Vado chrome brassware
- Thermostatic shower mixers
- Villeroy & Boch floor and wall tiles
- Fully tiled shower and bath enclosures
- Wall hung vanity units
- Heated towel rails

Heating and electrical

- Underfloor heating to ground floor
- PV solar panels – providing electricity
- Gas central heating via radiators – first floor
- Low voltage recessed downlighters to kitchens and bathrooms
- Pendant lighting to living room and bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets to ground floor
- BT, TV and Sky+ sockets to selected rooms**
- Fitted burglar alarms
- Lighting to loft and under-stairs cupboard
- Modern gas fire with high-quality surround*

*detached houses **Sky dish required

Internal fixtures and fittings

- Contemporary moulded panel doors
- Moulded skirtings and architraves
- Satin chrome door furniture
- Cornice to all rooms except bathroom/en-suite/kitchen
- Fitted wardrobes to bedrooms 1 and 2*
- Aluminium bi-fold doors off family rooms
- PVCu double glazing featuring multipoint security locking systems to all doors

*bedroom 2 wardrobes in detached houses

External features

- Multipoint locking system to front door
- Decorative lanterns to front and rear
- Electronically operated garage doors
- Tegula block paving to driveways
- Raj green Indian sandstone to pathways and patios
- External tap to rear
- Turfed front and rear gardens

Communal area

- Landscaped
- Electric gates to access road
- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges.



Oscar Close site plan and house numbers
CGI image is indicative of site layout and landscaping

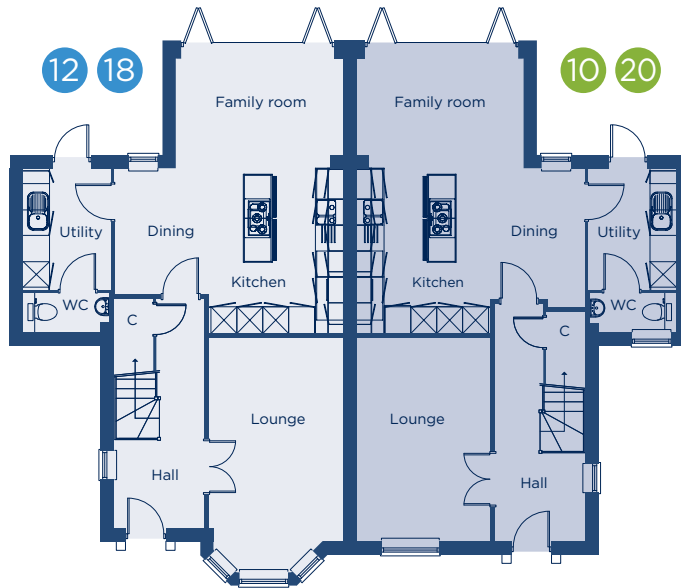
House numbers

12 18 & 10 20

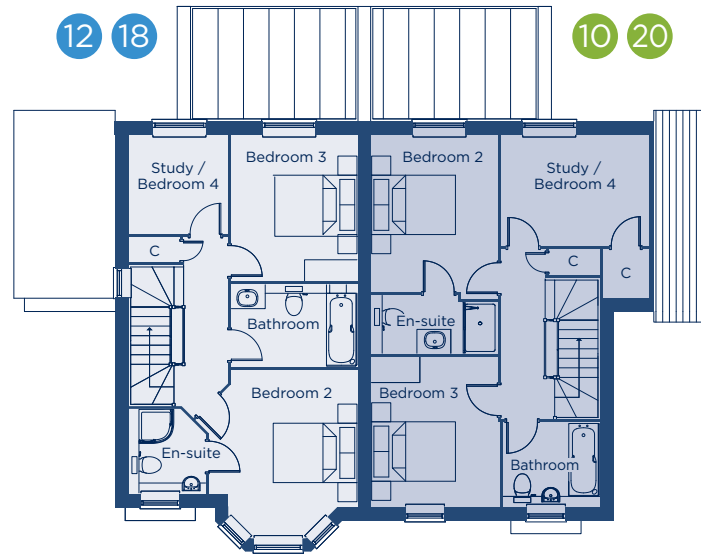


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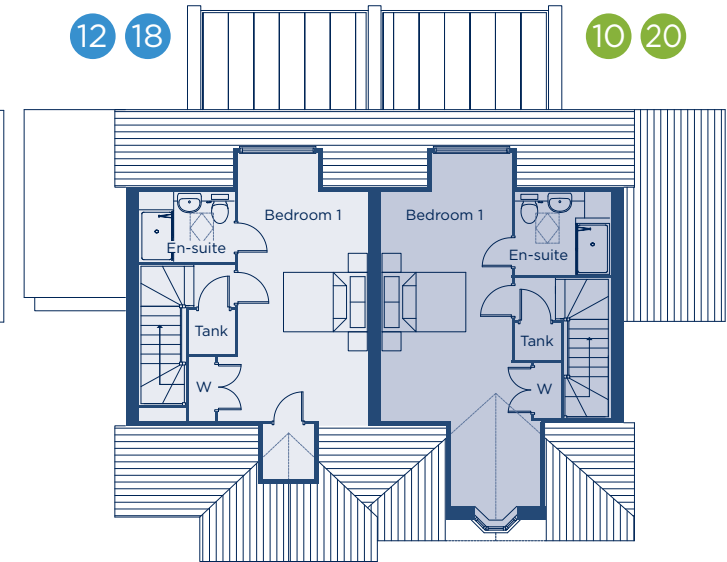
Ground floor



First floor



Second floor



Dimensions

12 & 18

Ground floor

Lounge (into bay)

3.18m x 5.39m (10'5" x 17'8")

Kitchen/Dining

5.40m x 4.14m (17'9" x 13'7")

Family room

3.95m x 2.39m (12'11" x 7'10")

Utility

2.09m x 2.87m (6'10" x 9'5")

WC

2.09m x 1.00m (6'10" x 3'3")

First floor

Bedroom 2 (into bay)

3.52m x 3.84m (11'7" x 12'7")

Bedroom 2 en-suite

1.83m x 2.00m (6'0" x 6'7")

Bedroom 3

3.00m x 3.47m (9'10" x 11'5")

Study / Bedroom 4

2.35m x 2.35m (7'8" X 7'8")

Bathroom

3.00m x 1.95m (9'10" x 6'5")

Second floor

Bedroom 1 (into dormer)

3.35m x 7.40m (11'0" x 24'3")

Bedroom 1 en-suite

2.26m x 1.66m (7'5" x 5'5")

10 & 20

Ground floor

Lounge

3.18m x 4.79m (10'5" x 15'9")

Kitchen/Dining

5.40m x 4.14m (17'9" x 13'7")

Family room

3.95m x 2.39m (12'11" x 7'10")

Utility

2.09m x 2.87m (6'10" x 9'5")

WC

2.09m x 1.00m (6'10" x 3'3")

First floor

Bedroom 2

3.00m x 3.89m (9'10" x 12'9")

Bedroom 2 en-suite

3.00m x 1.39m (9'10" x 4'6")

Bedroom 3

3.05m x 3.55m (10'0" x 11'8")

Study / Bedroom 4

3.51m x 2.64m (11'6" x 8'8")

Bathroom

2.30m x 2.00m (7'7" x 6'7")

Second floor

Bedroom 1 (into dormer)

3.35m x 8.00m (11'0" x 26'3")

Bedroom 1 en-suite

2.27m x 1.97m (7'5" x 6'6")

House number 10 mirrors 20.
House number 12 mirrors 18.

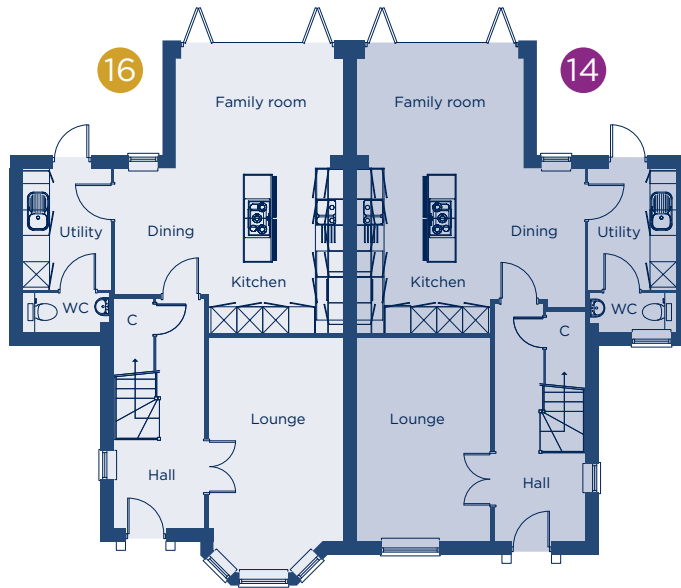
House numbers

16 & 14

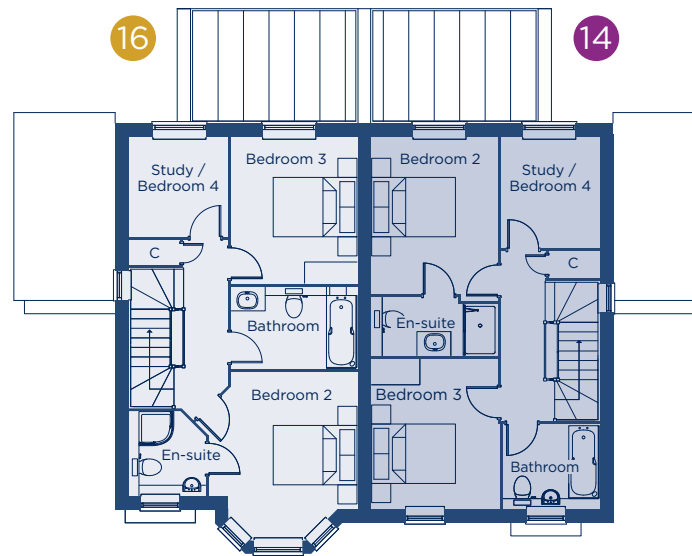


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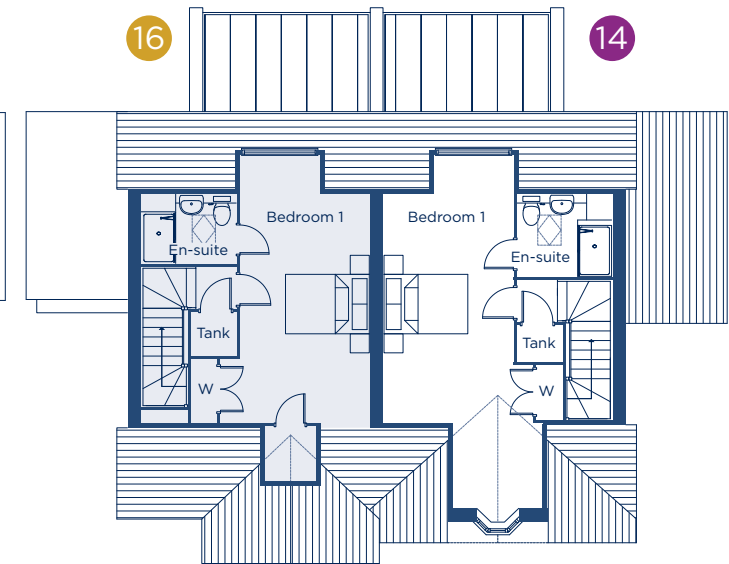
Ground floor



First floor



Second floor



Dimensions

16

Ground floor

Lounge (into bay)

3.18m x 5.39m (10'5" x 17'8")

Kitchen/Dining

5.40m x 4.14m (17'9" x 13'7")

Family room

3.95m x 2.39m (12'11" x 7'10")

Utility

2.09m x 2.87m (6'10" x 9'5")

WC

2.09m x 1.00m (6'10" x 3'3")

First floor

Bedroom 2 (into bay)

3.52m x 3.84m (11'7" x 12'7")

Bedroom 2 en-suite

1.83m x 2.00m (6'0" x 6'7")

Bedroom 3

3.00m x 3.47m (9'10" x 11'5")

Study / Bedroom 4

2.35m x 2.35m (7'8" x 7'8")

Bathroom

3.00m x 1.95m (9'10" x 6'5")

Second floor

Bedroom 1 (into dormer)

3.35m x 7.40m (11'0" x 24'3")

Bedroom 1 en-suite

2.26m x 1.66m (7'5" x 5'5")

14

Ground floor

Lounge (into bay)

3.18m x 5.39m (10'5" x 17'8")

Kitchen/Dining

5.40m x 4.14m (17'9" x 13'7")

Family room

3.95m x 2.39m (12'11" x 7'10")

Utility

2.09m x 2.87m (6'10" x 9'5")

WC

2.09m x 1.00m (6'10" x 3'3")

First floor

Bedroom 2 (into bay)

3.00m x 3.89m (9'10" x 12'9")

Bedroom 2 en-suite

2.00m x 1.40m (6'7" x 4'7")

Bedroom 3

3.04m x 3.55m (10'0" x 11'8")

Study / Bedroom 4

2.30m x 2.65m (7'7" x 8'8")

Bathroom

2.30m x 2.00m (7'7" x 6'7")

Second floor

Bedroom 1 (into dormer)

3.35m x 8.00m (11'0" x 26'3")

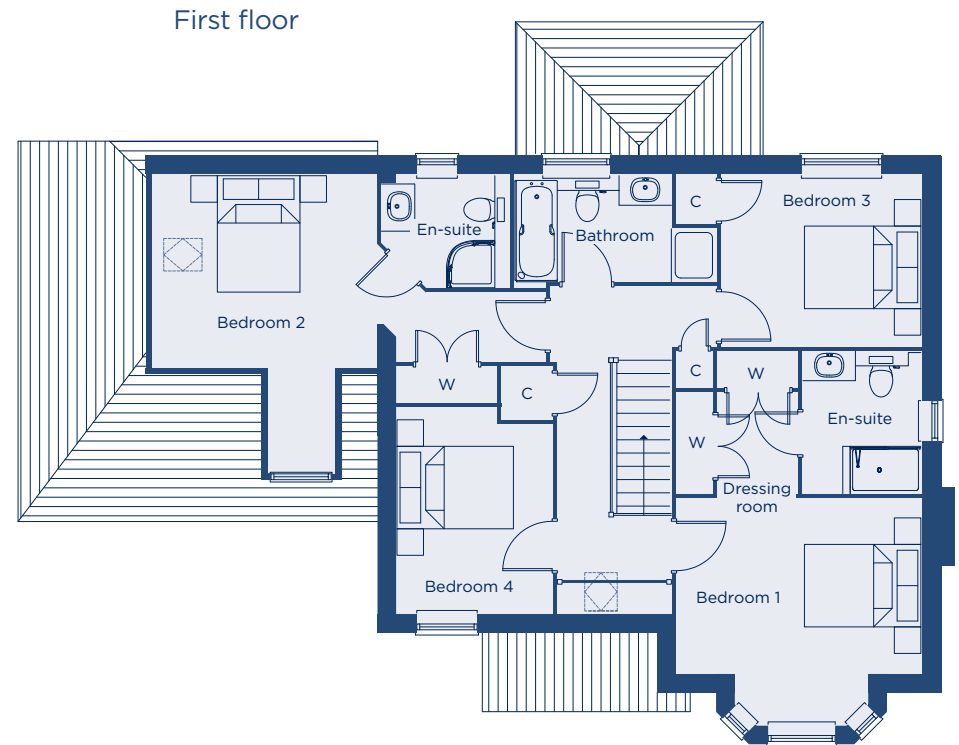
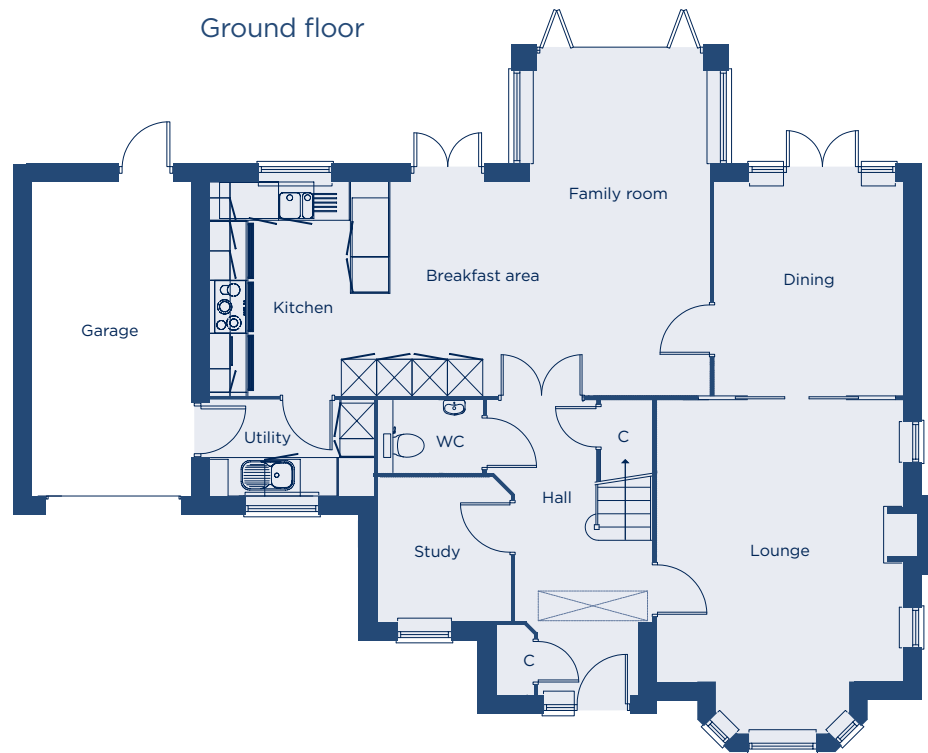
Bedroom 1 en-suite

2.26m x 1.97m (7'5" x 6'6")

House
number 9



CGI image for illustrative purposes only



Dimensions

9

Ground floor

Lounge (into bay)

4.18m x 5.60m (13'9" x 18'5")

Dining

3.21m x 3.58m (10'6" x 11'9")

Kitchen/Breakfast area

8.20m x 3.58m (26'11" x 11'9")

Family room

3.08m x 2.03m (10'1" x 6'8")

Utility

2.77m x 1.64m (9'1" x 5'5")

Study

2.27m x 2.46m (7'5" x 8'0")

WC

1.79m x 1.25m (5'10" x 4'1")

Garage

2.70m x 5.33m (8'10" x 17'6")

First floor

Bedroom 1 (into bay)

4.19m x 3.79m (13'9" x 12'5")

Bedroom 1 dressing room

2.08m x 2.44m (6'10" x 8'0")

Bedroom 1 en-suite

2.04m x 2.44m (6'8" x 8'0")

Bedroom 2 (into dormer)

3.84m x 4.85m (12'7" x 15'11")

Bedroom 2 entrance (into W)

2.40m x 1.80m (7'10" x 5'11")

Bedroom 2 en-suite

2.20m x 1.94m (7'3" x 6'4")

Bedroom 3

3.42m x 2.92m (11'3" x 9'7")

Bedroom 4

2.66m x 3.52m (8'9" x 11'7")

Bathroom

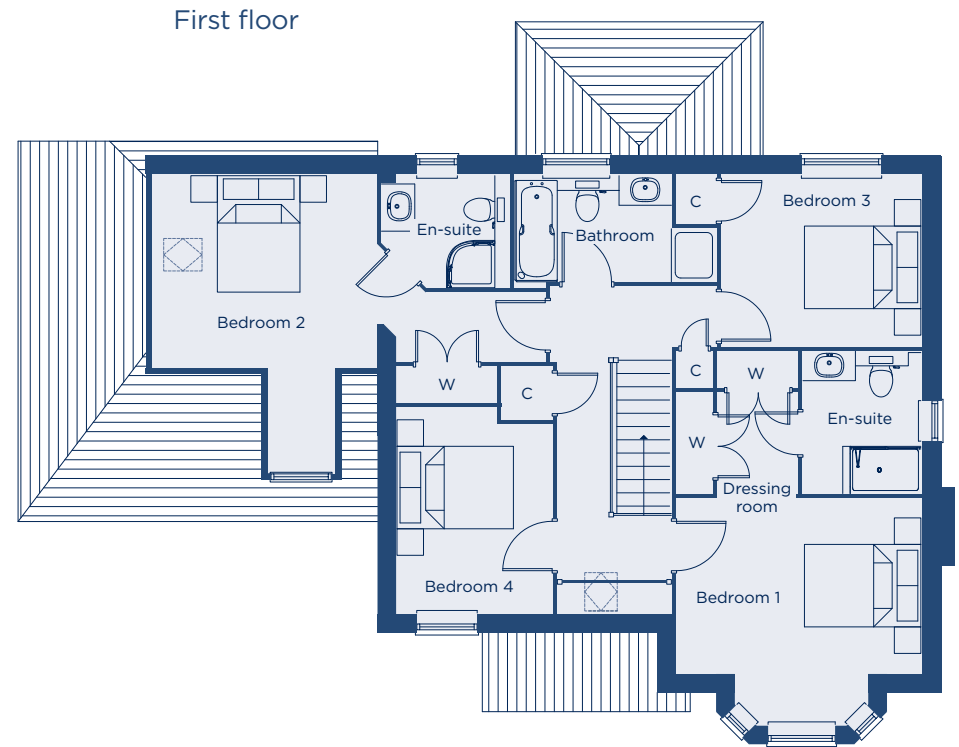
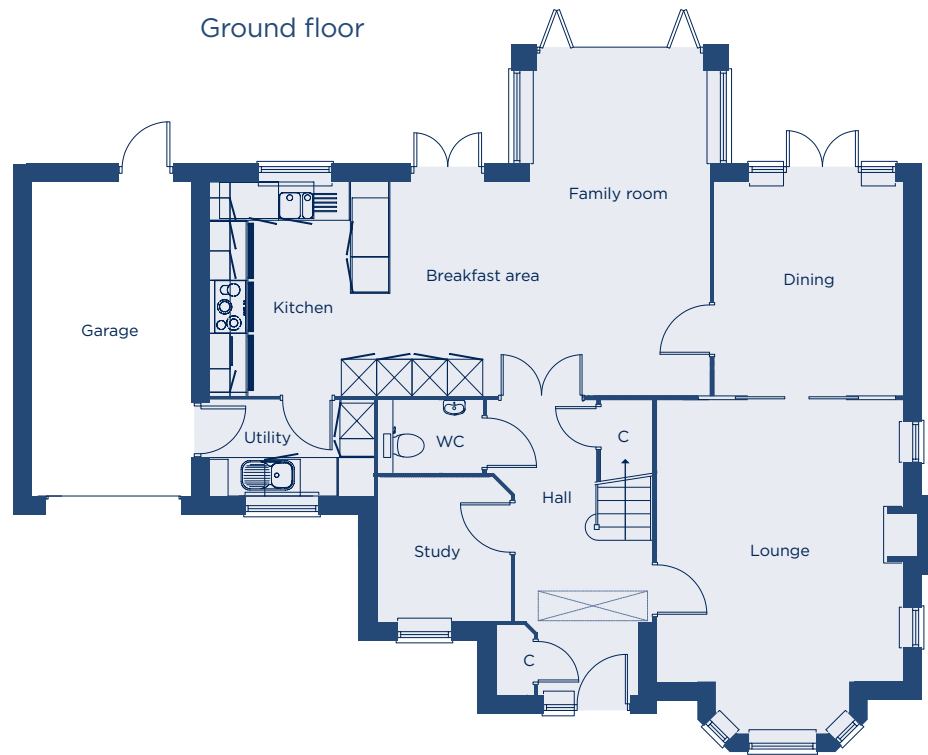
3.30m x 1.84m (10'10" x 6'0")

House numbers

11 & 13



CGI image for illustrative purposes only



Dimensions

11 & 13

Ground floor

Lounge (into bay)

4.18m x 5.60m (13'9" x 18'5")

Dining

3.21m x 3.58m (10'6" x 11'9")

Kitchen/Breakfast area

8.20m x 3.58m (26'11" x 11'9")

Family room

3.08m x 2.03m (10'1" x 6'8")

Utility

2.77m x 1.64m (9'1" x 5'5")

Study

2.27m x 2.46m (7'5" x 8'0")

WC

1.79m x 1.25m (5'10" x 4'1")

Garage

2.70m x 5.33m (8'10" x 17'6")

First floor

Bedroom 1 (into bay)

4.19m x 3.79m (13'9" x 12'5")

Bedroom 1 dressing room

2.08m x 2.44m (6'10" x 8'0")

Bedroom 1 en-suite

2.04m x 2.44m (6'8" x 8'0")

Bedroom 2 (into dormer)

3.84m x 4.85m (12'7" x 15'11")

Bedroom 2 entrance (into W)

2.40m x 1.80m (7'10" x 5'11")

Bedroom 2 en-suite

2.20m x 1.94m (7'3" x 6'4")

Bedroom 3

3.42m x 2.92m (11'3" x 9'7")

Bedroom 4

2.66m x 3.52m (8'9" x 11'7")

Bathroom

3.30m x 1.84m (10'10" x 6'0")

House
number

15

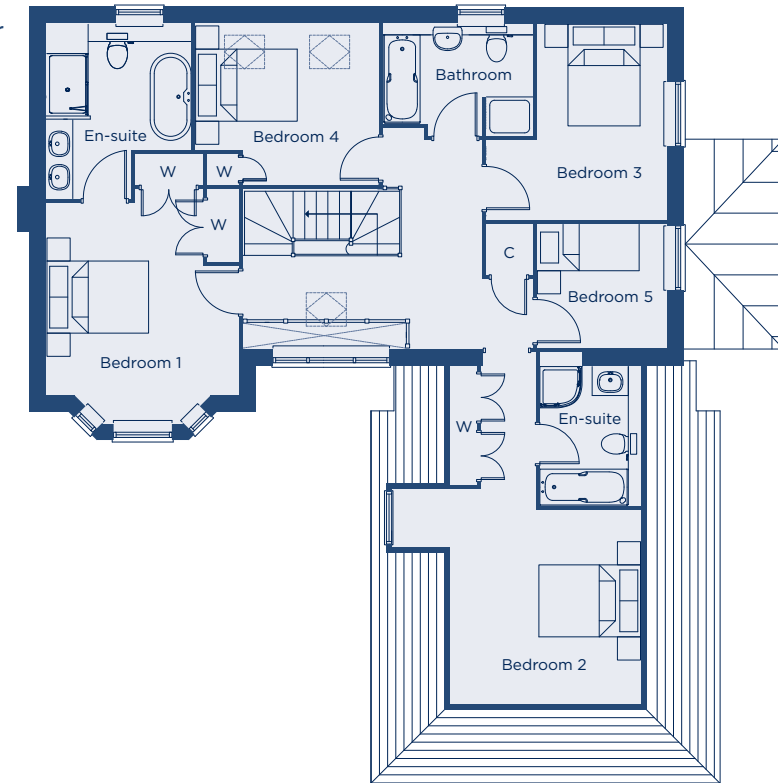


CGI image for illustrative purposes only

Ground floor



First floor



Dimensions

15

Ground floor

Lounge (into bay)

3.71m x 7.84m (12'2" x 25'9")

Dining

4.11m x 3.11m (13'6" x 10'2")

Kitchen/Breakfast area

4.05m x 6.73m (13'3" x 22'0")

Family room

1.80m x 3.16m (5'11" x 10'4")

Utility

2.00m x 3.65m (6'7" x 12'0")

Study

3.48m x 2.54m (11'5" x 8'4")

WC

1.79m x 1.25m (5'10" x 4'1")

Garage

3.60m x 5.40m (11'10" x 17'9")

First floor

Bedroom 1 (into bay and W)

3.77m x 5.20m (12'4" x 17'0")

Bedroom 1 en-suite

2.84m x 3.45m (9'4" x 11'4")

Bedroom 2 (into dormer)

4.85m x 3.78m (15'11" x 12'5")

Bedroom 2 entrance (into W)

1.60m x 2.85m (5'3" x 9'4")

Bedroom 2 en-suite

1.98m x 2.75m (6'6" x 9'0")

Bedroom 3

3.53m x 3.85m (11'7" x 12'8")

Bedroom 4

3.58m x 3.08m (11'9" x 10'1")

Bedroom 5

2.54m x 2.44m (8'4" x 8'0")

Bathroom

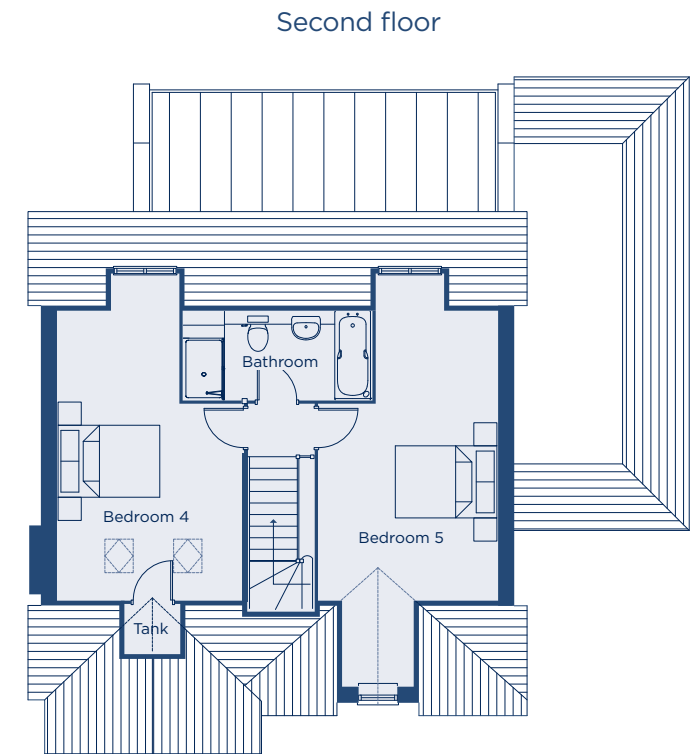
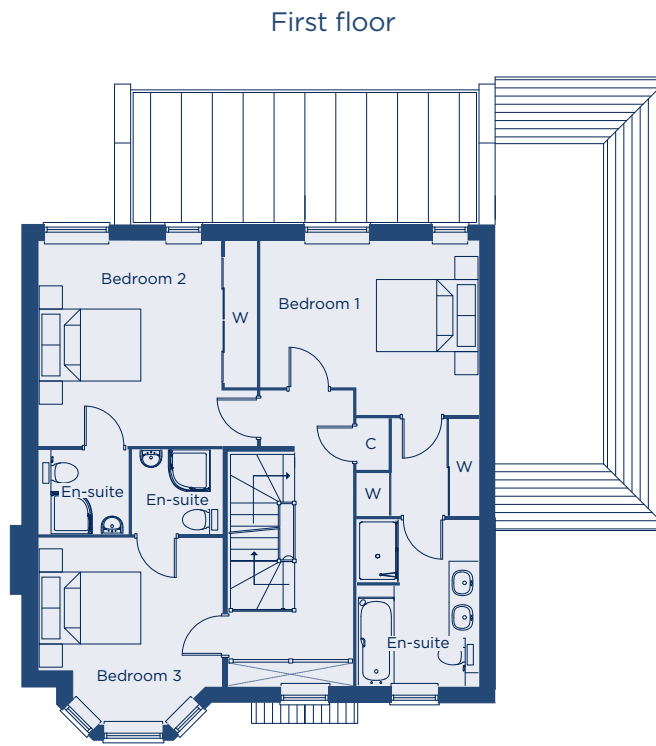
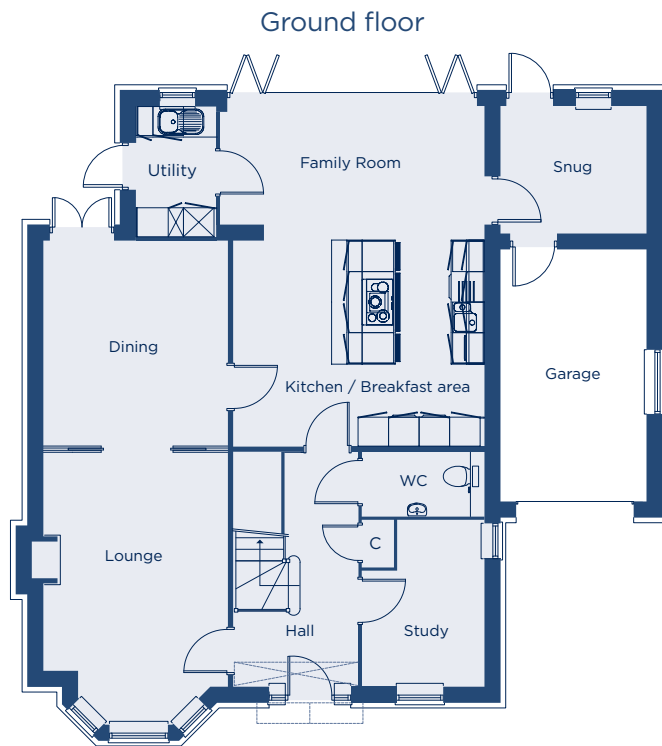
2.94m x 2.20m (9'8" x 7'3")

House
number

22



CGI image for illustrative purposes only



Dimensions

22

Ground floor

Lounge (into bay)

3.59m x 5.25m (11'9" x 17'2")

Dining

3.59m x 4.00m (11'9" x 13'1")

Kitchen/Breakfast area

4.89m x 4.00m (16'0" x 13'1")

Family room

5.05m x 2.60m (16'7" x 8'6")

Utility

1.56m x 2.60m (5'11" x 8'6")

Snug

2.84m x 2.48m (9'4" x 8'2")

Study

2.39m x 3.25m (7'10" x 10'7")

WC

2.39m x 1.25m (7'10" x 4'1")

Garage

2.84m x 4.90m (9'4" x 16'0")

First floor

Bedroom 1

4.26m x 3.40m (13'12" x 11'2")

Bedroom 1 dressing (into W)

2.39m x 1.90m (7'10" x 6'3")

Bedroom 1 en-suite

2.39m x 3.26m (7'10" x 10'8")

Bedroom 2 (into W)

4.18m x 4.00m (13'9" x 13'1")

Bedroom 2 en-suite

1.76m x 1.65m (5'9" x 5'5")

Bedroom 3 (into bay)

3.59m x 3.59m (11'9" x 11'9")

Bedroom 3 en-suite

1.76m x 1.65m (5'9" x 5'5")

Second floor

Bedroom 4 (into dormer)

3.59m x 6.36m (11'9" x 20'10")

Bedroom 5 (into dormer)

3.50m x 8.03m (11'6" x 26'4")

Bathroom

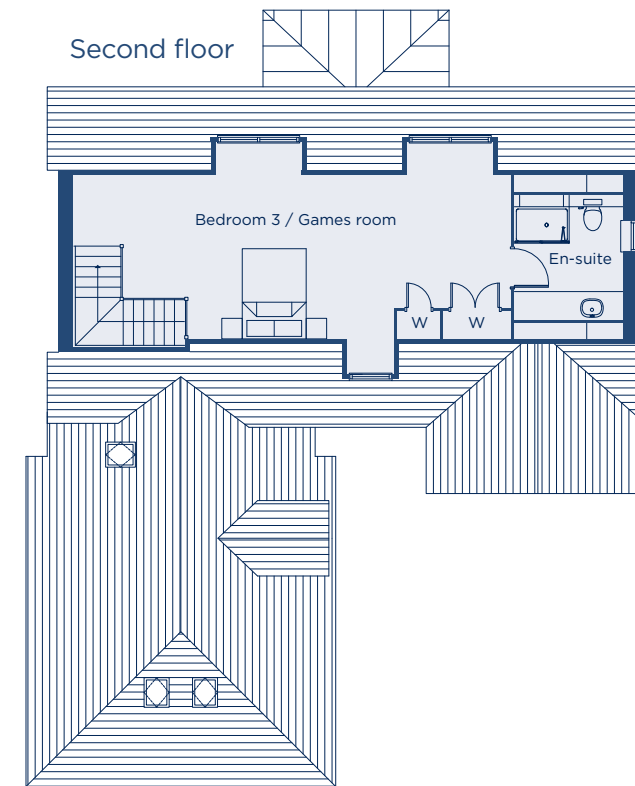
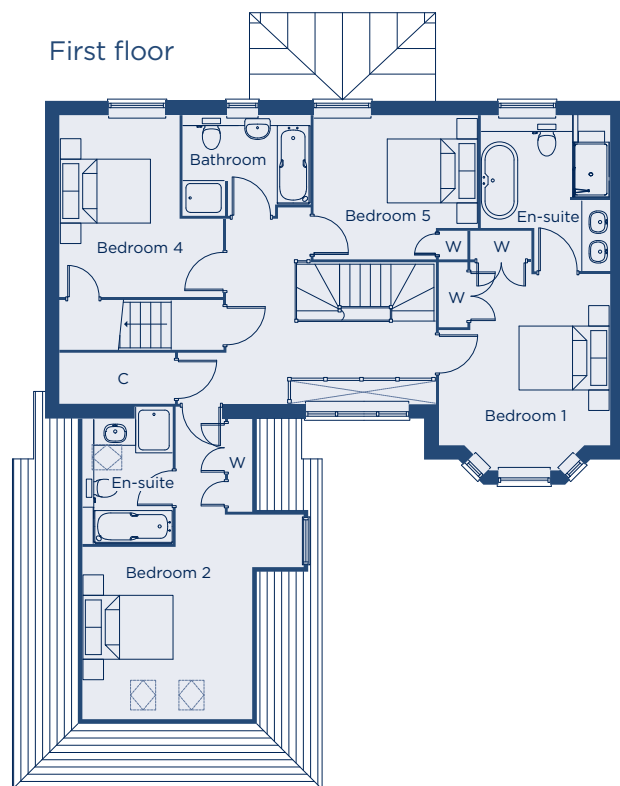
3.69m x 1.75m (12'1" x 5'9")

House
number

24



CGI image for illustrative purposes only



Dimensions

24

Ground floor

Lounge (into bay)

3.77m x 7.83m (12'4" x 25'8")

Dining

5.66m x 2.54m (18'7" x 8'4")

Kitchen/Breakfast area

8.26m x 3.40m (27'1" x 11'2")

Family room

3.20m x 2.00m (10'6" x 6'6")

Utility

2.17m x 2.13m (7'1" x 7'0")

Study

3.35m x 2.33m (11'0" x 7'8")

WC

1.11m x 2.13m (3'7" x 6'11")

Garage

5.66m x 3.25m (18'7" x 10'8")

First floor

Bedroom 1 (into bay and W)

3.77m x 5.41m (12'4" x 17'8")

Bedroom 1 en-suite

2.84m x 3.43m (9'4" x 11'3")

Bedroom 2 (into dormer)

4.82m x 3.78m (15'8" x 12'4")

Bedroom 2 entrance (into W)

1.60m x 2.80m (5'3" x 9'2")

Bedroom 2 en-suite

1.98m x 2.78m (6'6" x 9'1")

Bedroom 4

3.59m x 3.98m (11'9" x 13'0")

Bedroom 5

3.60m x 3.16m (11'10" x 10'4")

Second floor

Bedroom 3 / Games room (into dormer)

9.60m x 4.33m (31'6" x 14'2")

Bedroom 3 / Games room en-suite

2.40m x 2.74m (7'10" x 9'0")

How to find Oscar Close

From the M23 follow the Brighton Road and signs into Purley Town Centre. Eventually you will see Tesco Supermarket on the right. Ensure that you are in the left lane and bare left into Banstead Road (A2022). Follow the road round to the right towards Purley Way passing Purley Library on your right hand side. Stay in the left lane and turn sharp left into Russell Hill Road. Russell Hill is the first left and Oscar Close is the immediate next right hand turn.

Access to the development can be gained through two electric gates.



In association with

Thomas Aston Homes



These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings of similar quality.