



THE
HIGHT TREES



www.mantledevelopments.co.uk





The Hightrees is an exclusive address comprising just two four-bedroom homes in Purley from award-winning housebuilder Mantle Developments.

Combining traditional design with the latest interior specification, these homes exude the quality you would expect of their sought-after location. These spacious and comfortable detached properties make the perfect family home situated close to the heart of Purley.



The Acacia

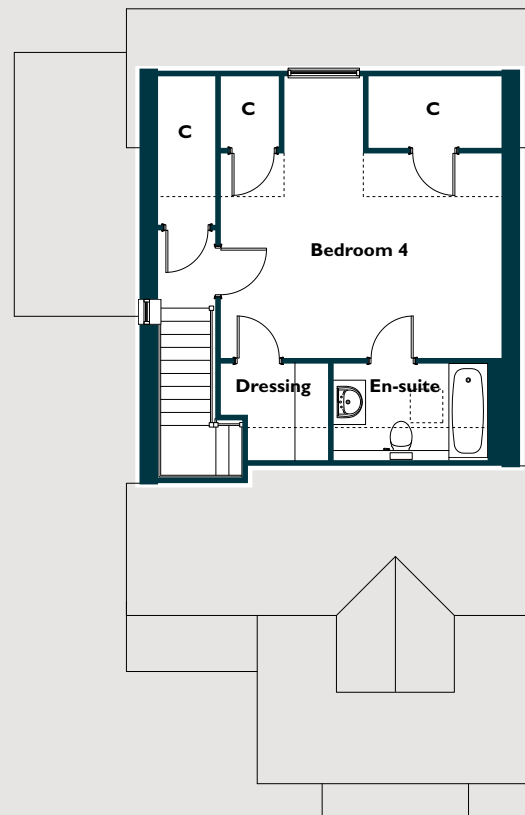
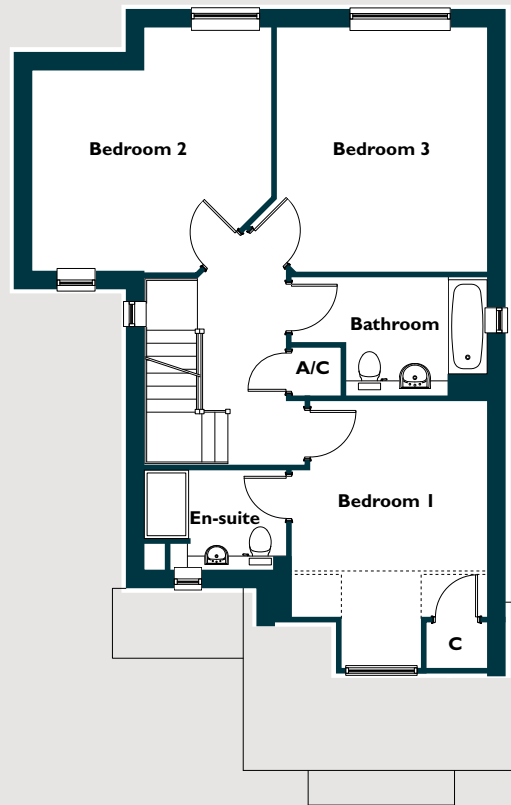
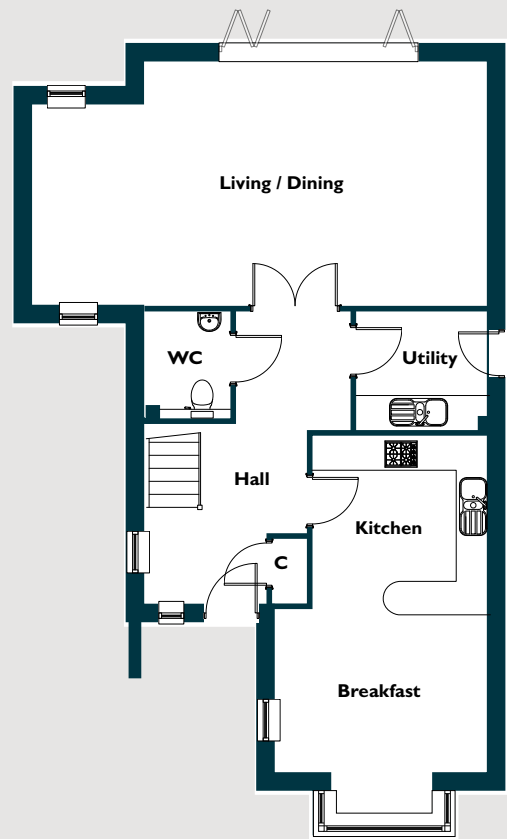


The Mulberry



The Hightrees site plan





The Acacia

xx.x sq.m. / xx sq.ft.

Kitchen / Breakfast	12'7" x 20'0" 3.84m x 6.10m
Living / Dining	27'1" x 14'6" 8.24m x 4.43m
Bedroom 1	11'7" x 15'10" 3.54m x 4.83m
Bedroom 2	14'2" x 14'6" 4.33m x 4.44m
Bedroom 3	12'6" x 14'6" 3.81m x 4.42m
Bedroom 4	16'7" x 16'9" 5.07m x 5.10m

All measurements are approximate.

C – Cupboard

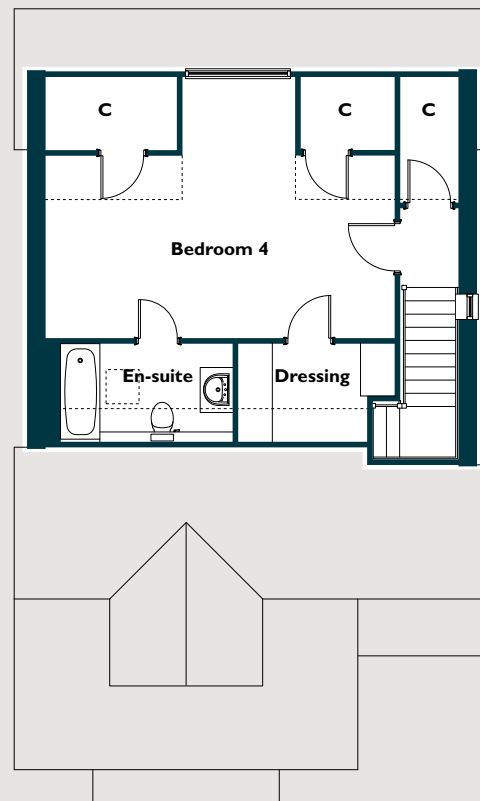
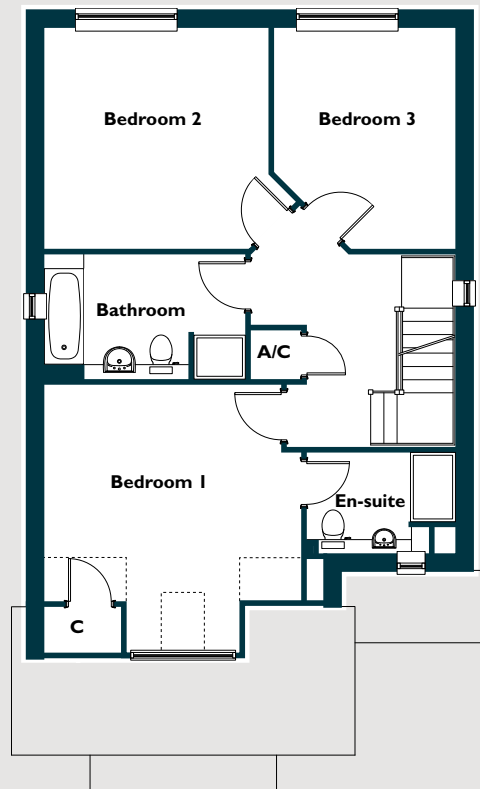
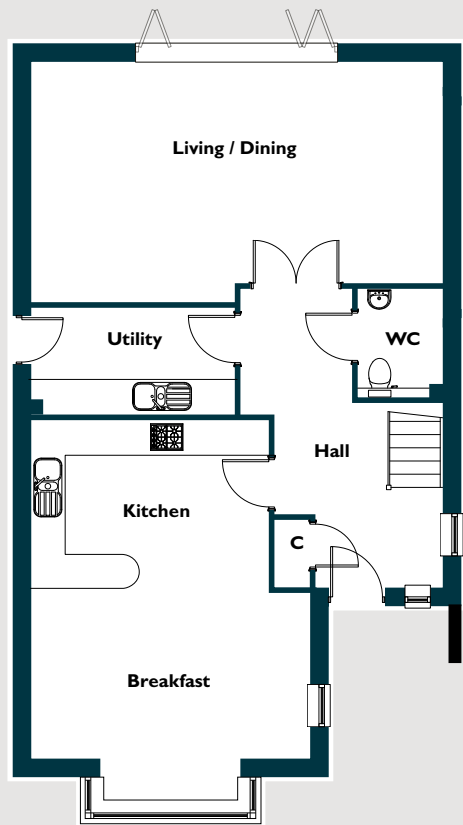


The Acacia

This four bedroom detached house is arranged over three floors, each of which is designed to make the most of light and space.

The versatile ground floor accommodation includes a large lounge/dining room with bi-fold doors that open onto the rear garden and a spacious kitchen diner. The first floor comprises a family bathroom and three double bedrooms the largest of which comes complete with an en suite. On the top floor there's a master suite that includes a dressing area and an en suite.





C – Cupboard

The Mulberry

xx.x sq.m. / xx sq.ft.

Kitchen / Breakfast	16'7" x 22'9" 5.05m x 6.95m
Living / Dining	24'6" x 14'3" 7.46m x 4.35m
Bedroom 1	15'3" x 15'9" 4.66m x 4.81m
Bedroom 2	13'4" x 13'2" 4.06m x 4.0m
Bedroom 3	10'9" x 13'2" 3.29m x 4.0m
Bedroom 4	20'9" x 15'7" 6.33m x 4.73m

All measurements are approximate.



The Mulberry

The Mulberry is a well-proportioned, four bedroom detached house.

Set over three floors, this spacious home has been designed to meet the demands of modern family life.

The ground floor includes a large kitchen/diner and a light and spacious living room with bi-fold doors that open onto the garden.

The master bedroom on the top floor has an en suite and dressing area as well as ample storage. There is a family bathroom and three further bedrooms, one with an en suite.



Specification

KITCHEN

Bespoke German designer kitchen and Quartz worktops

With built in:

AEG Pyroluxe Plus Oven

AEG Multifunction Steam Oven

AEG 80cm Induction Hob

Electrolux Integrated Frost free freezer

Electrolux Integrated Larder Fridge

Integrated AEG dishwasher

Stainless steel under mounted sink with Quartz stone drainer

Waste disposal unit

Boiling water tap

Integrated 46 bottle dual zone wine cooler

Porcelanosa tiles to floor

UTILITY ROOM

Bespoke German designer units and work tops

Stainless steel sink and chrome mixer tap

Space and plumbing for washing machine and separate dryer

WC

Wall hung toilet with concealed push button cistern.

Wall hung basin with chrome mixer tap

Chrome heated towel rail

Porcelanosa tiles

MAIN BATHROOM

White Porcelanosa bathroom suite

Wall hung toilet with concealed cistern

Wall mounted Thermostatic mixer tap with bath waste filler and retractable hand shower.

Contemporary vanity unit with moulded hand basin and chrome mono block tap

Separate shower cubicle

Smart shower column with rain and hand shower fittings

Chrome heated towel rail

Porcelanosa tiles

EN SUITE 1

Contemporary white Porcelanosa shower room suite

Wall hung pan with concealed push button cistern

Wall hung basin with chrome mixer

Thermostatic shower mixer

Chrome heated towel rail

Porcelanosa tiles to floor

Fully tiled shower cubicle

EN SUITE 2

Contemporary white bathroom suite

Wall hung basin with chrome mixer tap

Chrome heated towel rail

Wall mounted Thermostatic mixer with bath waste filler and retractable hand shower

Wall hung toilet with concealed cistern

Porcelanosa tiles to floor

Bath with wall mounted mixer tap and retractable hand shower

COMFORT & WELLBEING

Gas fired boiler with mains fed storage cylinder

Under floor heating to ground floor and thermostatically controlled radiators to upper floors

Dedicated TV, Sky and BT points in living room and master bedroom

TV and BT Points to all other bedrooms

Heavy timber doors

Chrome ironmongery to all doors and windows

White oak staircase handrails and balustrade

High specification wool carpet

Double glazed window system and bi fold doors

Ducted ventilation system to kitchen and bathrooms

Plastered walls and ceilings and colour choice to walls (depending on stage of build)

Dulux white egg shell finish to all doors, skirtings and architraves

ENERGY SAVING FEATURES

Sedbuk A rated condensing boilers

Internal low energy light fittings

External low energy light fittings

Double glazed window system is A rated in terms of energy saving performance

Use of increased insulation to floor, walls and roof

All kitchen appliances have excellent eco ratings for energy and water usage

Low flush toilets and aerated taps provided to reduce water consumption

Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy.

SECURITY & PEACE OF MIND

Building Life Plans structural defect insurance (10 years) www.blpinsurance.com

Double glazed window system incorporate multi-point locking system for added security

Security alarm

Mains wired smoke alarms and heat detectors

Insurance approved locks to front door

EXTERNAL FEATURES

Marshals paving slabs to pathways and patios

Block paving to parking area

Porch light to front door

Turfed gardens

Outside tap

PROTECT THE ENVIRONMENT

We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car.

For avoidance of contamination during construction we always operate air and ground water pollution policies.

All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management and recycling scheme is always operated during construction.



From The Hightrees, the best of Purley is on your doorstep.



Shoppers will love the variety of outlets, from independent boutiques to the big name stores of Purley Way. From an informal drink to fine dining, Purley's choice of bars, cafés and restaurants offer a superb range of choice.

Whether you enjoy the buzz of sports and fitness or a more sedate evening at the cinema or theatre, you're well catered for in the Purley area and London's world-class culture is only a short journey away.



Purley's excellent transport links make getting around quick & easy.

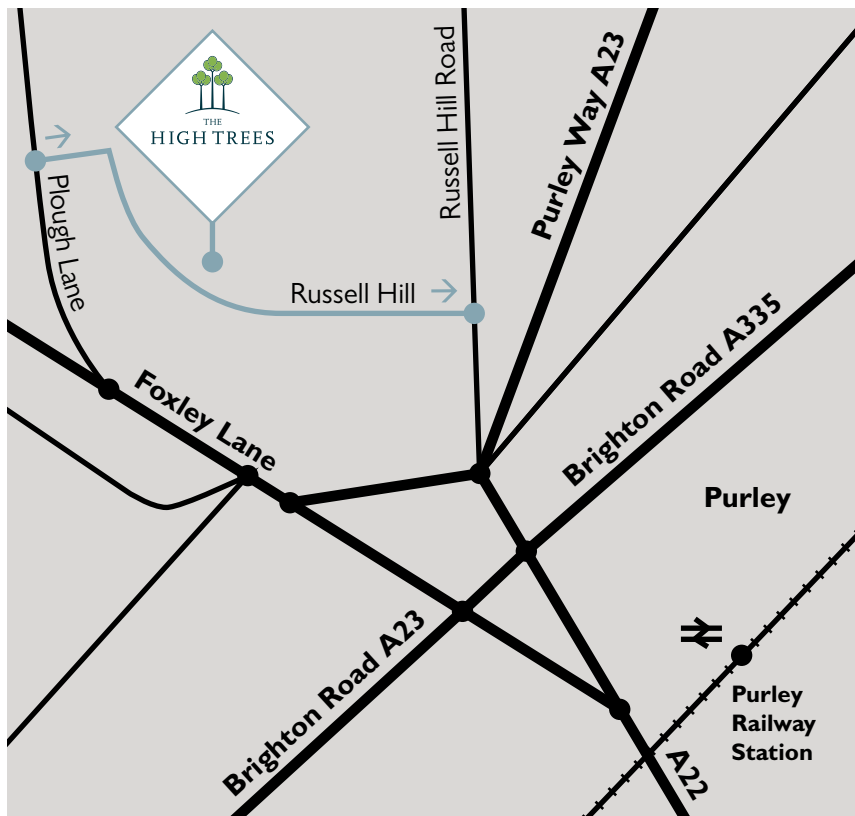


By rail, commuters have a choice of regular services into central London taking under 25 minutes and it's the same in the other direction to Gatwick airport. A comprehensive bus network brings many local destinations within easy reach and there are even more options from neighbouring Croydon.

It's only a few miles to the M23 and M25 while the A23 provides a direct route to the heart of the capital.



How to find The Hightrees



The Hightrees is located at 34 Russell Hill, Purley, London CR8 2JA

MANTLE DEVELOPMENTS

“An excellent reputation for quality, craftsmanship and homeowner care.”



cubitt & west
Land & New Homes

020 8660 8882

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