

# SANDFORD GARDENS

EMBERCOURT ROAD • THAMES DITTON

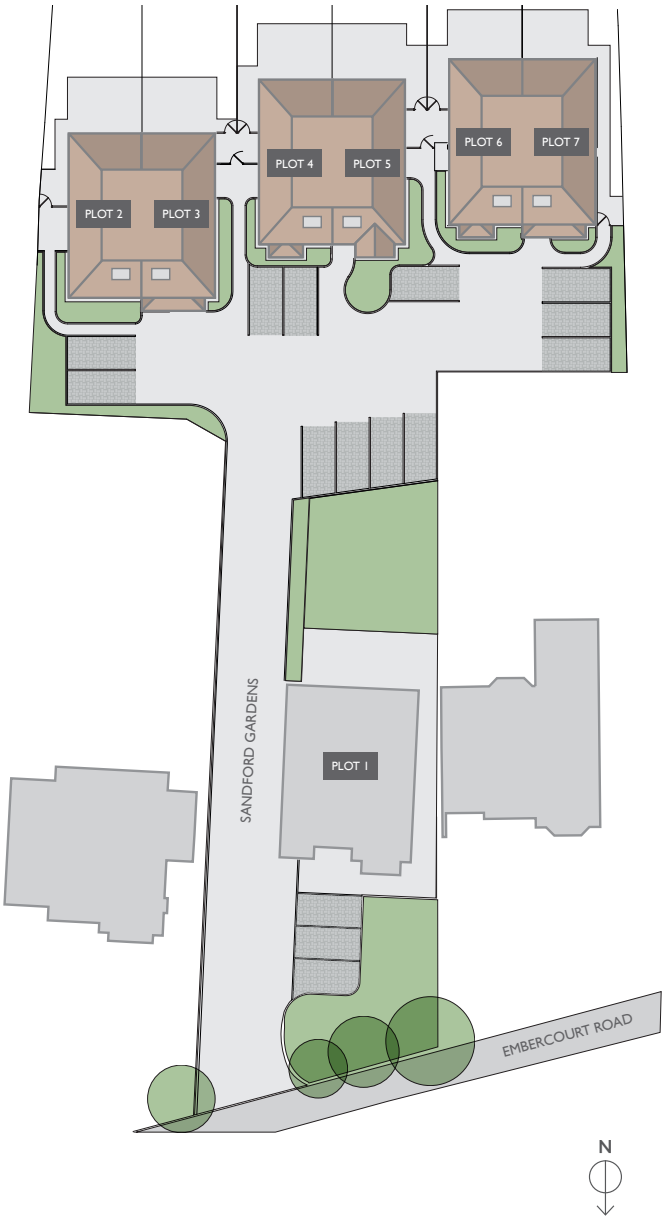




## Elegant style in a desirable location

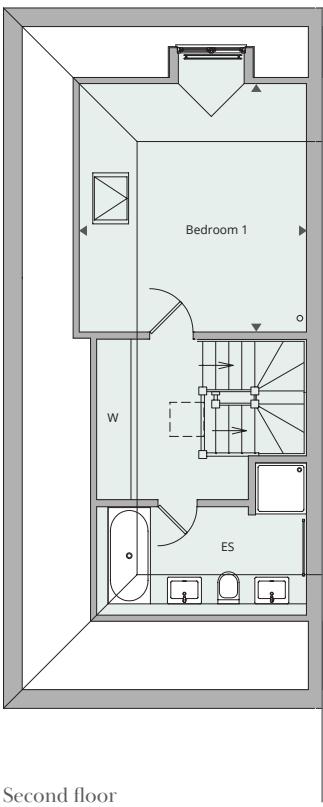
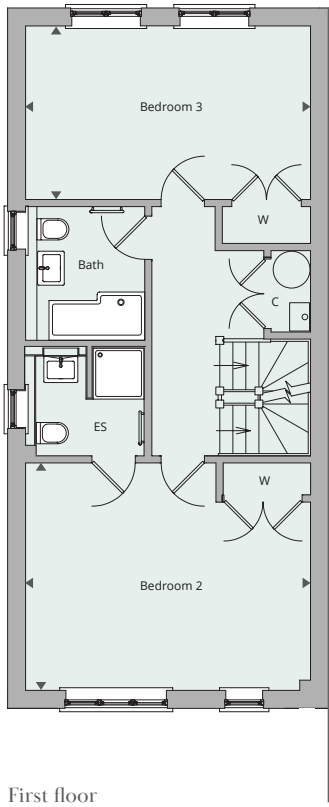
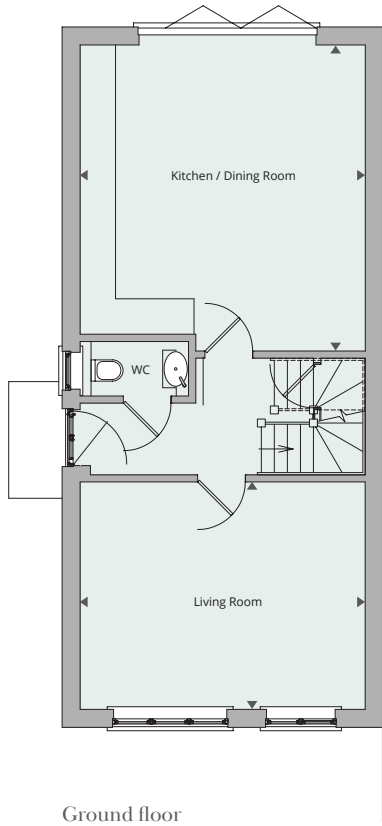
Perfectly placed for access to the amenities of Thames Ditton village and just a few hundred metres from the station with its half hourly services to Waterloo, this attractive collection of three storey, three bedroom homes has been designed to Firgrove Homes' exceptional standards of specification, functionality and finish.

In addition to a range of sporting facilities, the village enjoys the advantage of having a remarkable amount of outdoor space on the doorstep, from Bushy and Home Parks to the Thames riverside. Kingston upon Thames, with its diverse shopping, restaurants and entertainment venues is also easily reached within two miles.

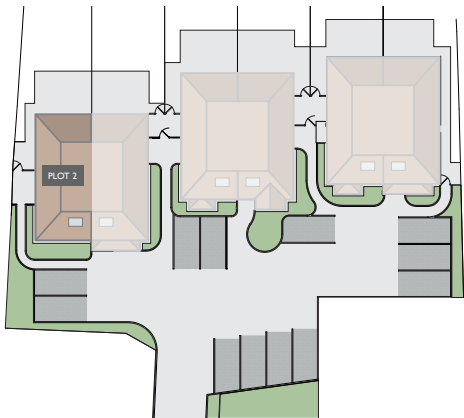
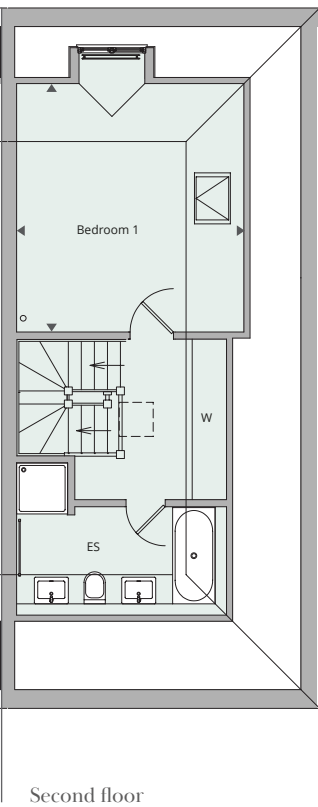
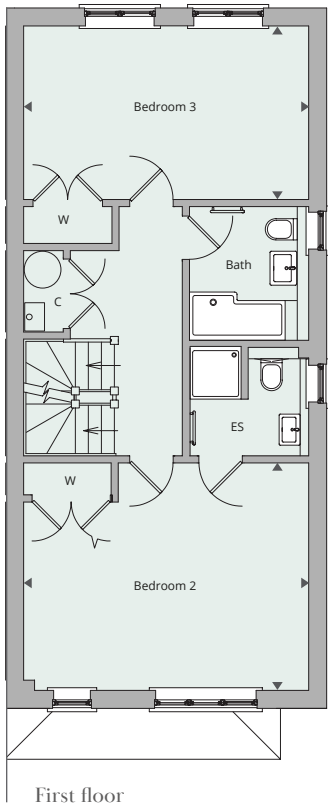
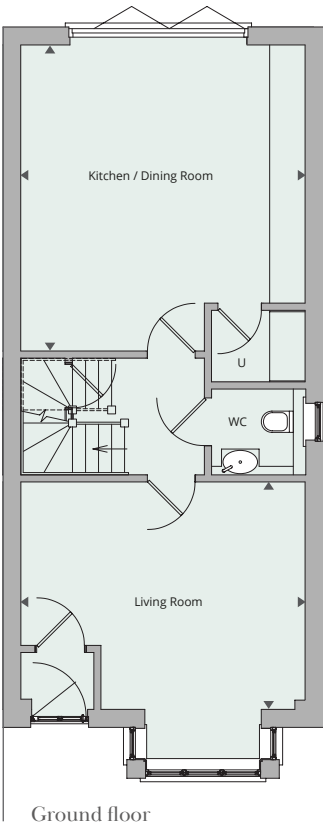




Number 2 Sandford Gardens  
3 bedroom family home



Number 3 Sandford Gardens  
3 bedroom family home



Ground floor

Kitchen / Dining Room  
5.40m x 5.03m 17'8" x 16'6"

Living Room  
5.03m x 4.00m 16'6" x 13'1"

First floor

Bedroom 2  
5.03m x 4.00m 16'6" x 13'1"

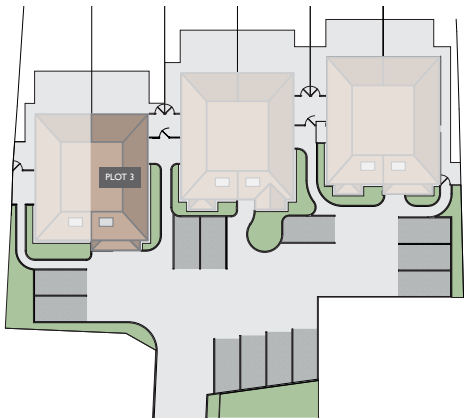
Bedroom 3  
5.03m x 3.06m 16'6" x 10'0"

Second floor

Bedroom 1  
4.74m x 4.39m 15'6" x 14'4"

C - Cupboard W - Wardrobe ES - En Suite

All room dimensions are subject to a +/- 50mm (2") tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty.



Ground floor

Kitchen / Dining Room  
5.40m x 5.03m 17'8" x 16'6"

Living Room  
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First floor

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Second floor

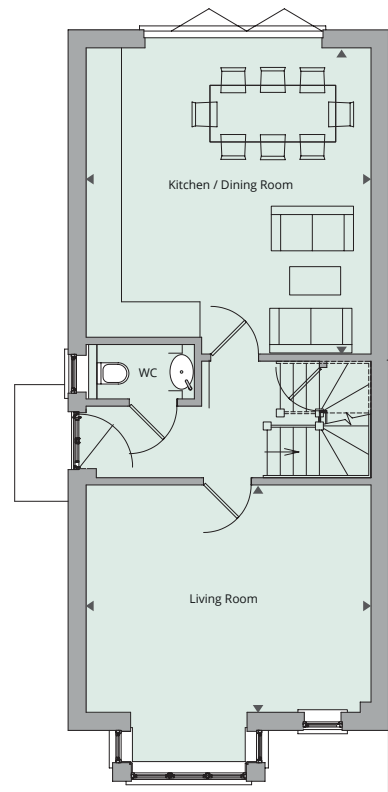
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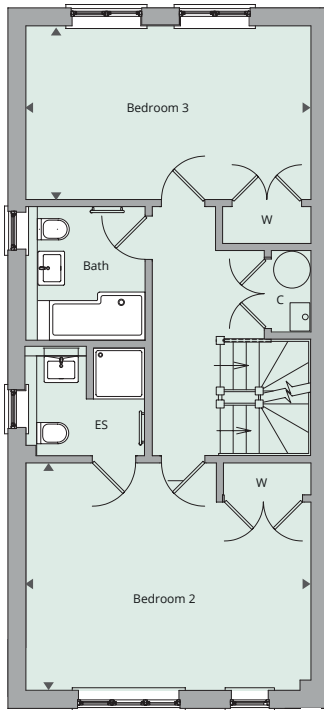
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# Number 4 Sandford Gardens

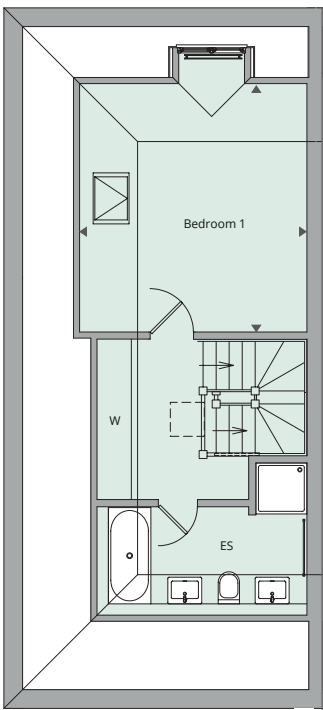
3 bedroom family home



Ground floor



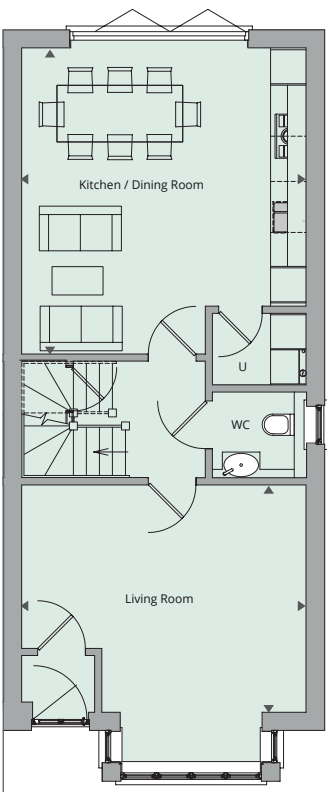
First floor



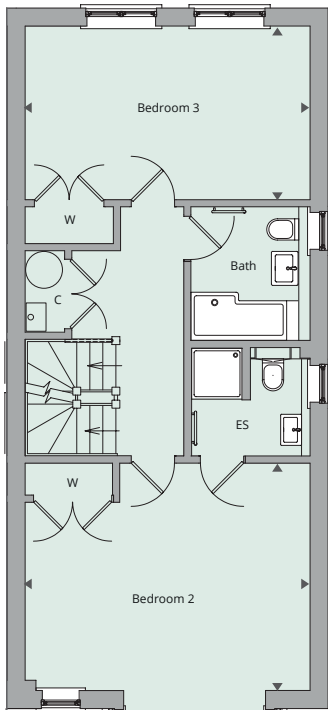
Second floor

# Number 5 Sandford Gardens

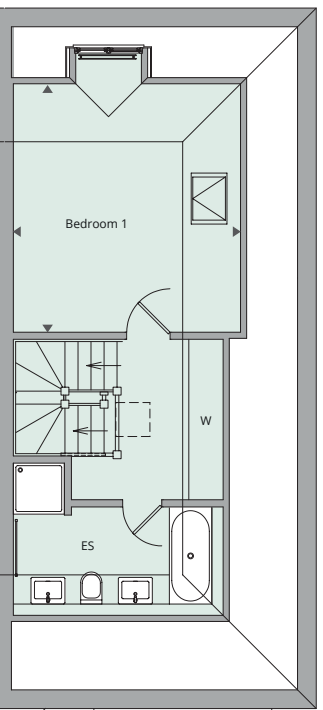
3 bedroom family home



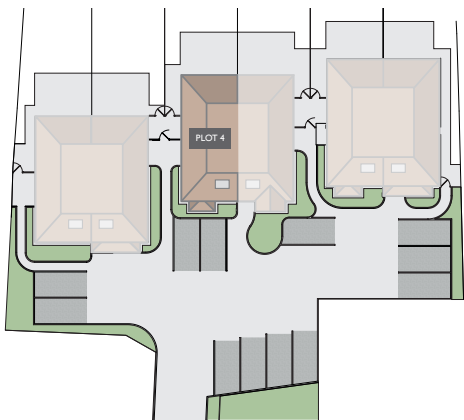
Ground floor



First floor



Second floor



## Ground floor

Kitchen / Dining Room  
5.40m x 5.03m 17'8" x 16'6"  
Living Room  
5.03m x 4.00m 16'6" x 13'1"

C - Cupboard W - Wardrobe ES - En Suite

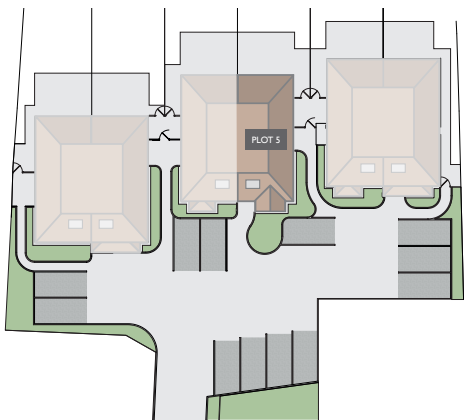
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## First floor

Bedroom 2  
5.03m x 4.00m 16'6" x 13'1"  
Bedroom 3  
5.03m x 3.06m 16'6" x 10'0"

## Second floor

Bedroom 1  
4.74m x 4.39m 15'6" x 14'4"



## Ground floor

Kitchen / Dining Room  
5.40m x 5.03m 17'8" x 16'6"  
Living Room  
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## First floor

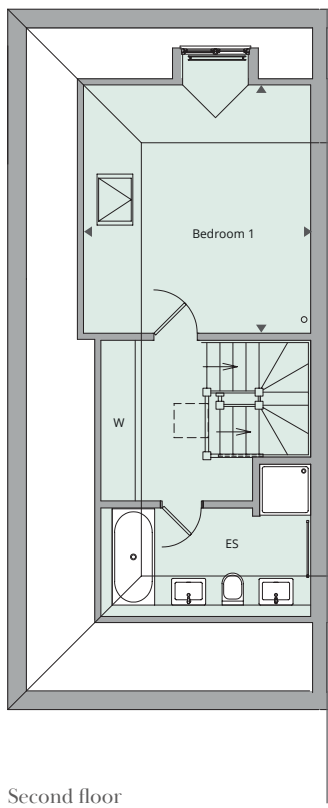
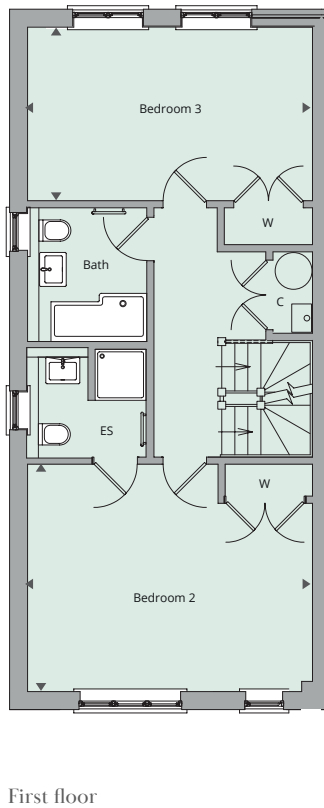
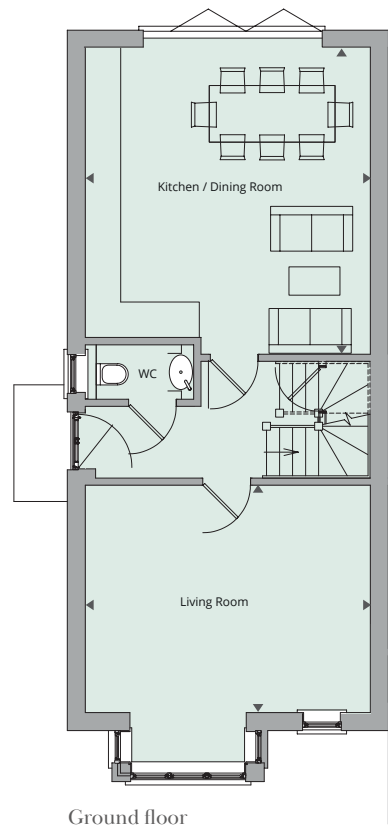
Bedroom 2  
5.03m x 4.00m 16'6" x 13'1"  
Bedroom 3  
5.03m x 3.06m 16'6" x 10'0"

## Second floor

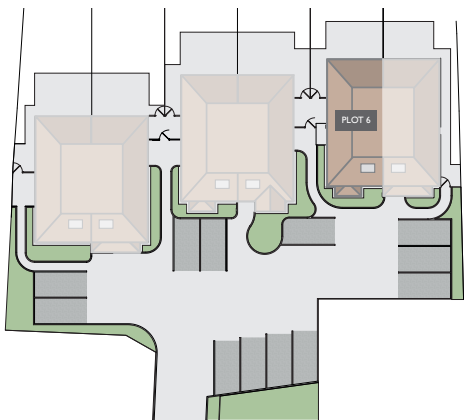
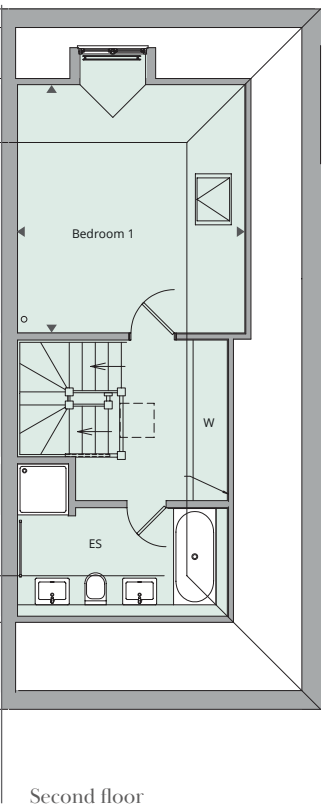
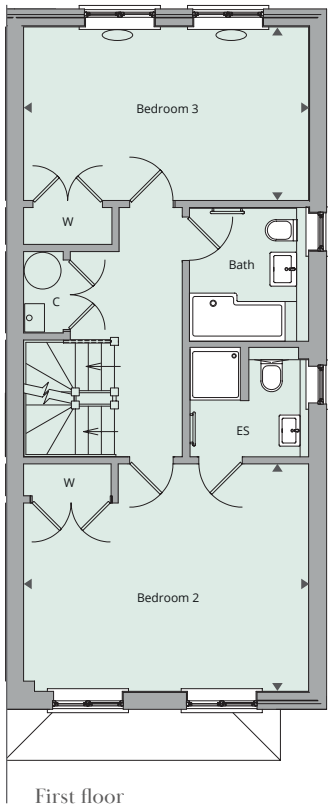
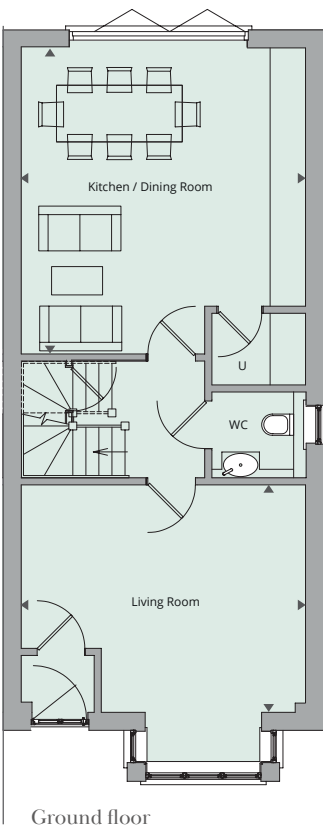
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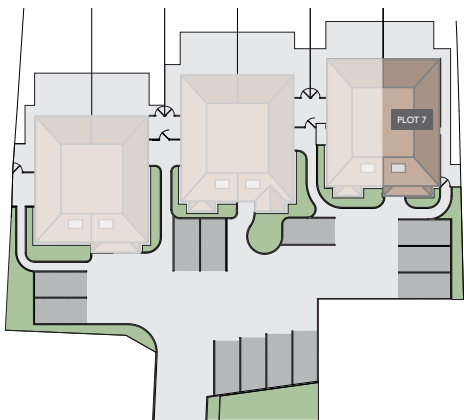
Number 6 Sandford Gardens  
3 bedroom family home



Number 7 Sandford Gardens  
3 bedroom family home



Ground floor	First floor	Second floor
Kitchen / Dining Room 5.40m x 5.03m 17'8" x 16'6"	Bedroom 2 5.03m x 4.00m 16'6" x 13'1"	Bedroom 1 4.74m x 4.39m 15'6" x 14'4"
Living Room 5.03m x 4.00m 16'6" x 13'1"	Bedroom 3 5.03m x 3.06m 16'6" x 10'0"	
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## Exceptional interiors for refined living



### Individually Designed Kitchen

- Bespoke fitted kitchen
- shaker style door and drawer finishes
- Soft close doors and drawers
- Generous pan and utensil drawers with inserts
- Integrated pull out bin
- Composite stone or similar work surfaces
- Integrated oven (siemens or similar all appliances)
- Integrated combination microwave oven
- Integrated warming drawer
- Electric induction hob
- Integrated extractor hood and light
- Full height integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- 1 ½ bowl stainless steel sink
- Single lever mixer tap with boiling water facility
- Under cupboard LED lighting
- Washer/ dryer (in utility room plots 3,5,7)

### Contemporary Bathrooms

- Contemporary white sanitary ware (Villeroy Boch or similar)
- Chrome fittings
- Thermostatically controlled showers in every bathroom (either free standing or above the bath)
- Push button air operated dual flush concealed cisterns
- Wall mounted wc's throughout
- Soft close wc seats
- Heated ladder style towel rails in every bathroom
- Fully tiled shower surrounds, half height on certain walls.
- Ceramic tiled floors
- Composite stone shelves

- Mirrors above washbasins in all bathrooms
- Shaver sockets to all bathrooms
- Extractor fans to all bathrooms
- Recessed down-lighters to all bathrooms

### Heating & Hot Water

- Gas fired central heating
- Electronic programming for separate heating and hot water systems
- Under-floor heating throughout ground floors
- Under-floor heating controlled by programmer and thermostats to different zones
- Thermostatically controlled Radiators to first and second floors
- Bathroom towel rails on separate circuit for year round use
- Mains pressure hot water
- Additional independent immersion heater

### Security & Peace Of Mind

- Warranty cover under approved scheme (ICW)
- Mains fed smoke detector to hall and landings
- High security lock to front door
- Multi point locking system to all patio doors
- All windows fitted with security
- Lights to the front of the property

### Home Entertainment & Communication

- Television, telephone and CAT5 sockets to all rooms
- High gain UHF, FM and DAB aerials and Sky plus dish fitted (Sky box or similar to be fitted by purchaser)
- Digitally compatible TV/FM aerial points in reception rooms and all bedrooms, wired to distribute Sky+ to any chosen room

### Lighting & Electrics

- Recessed down-lighters, high efficiency LED throughout
- Dimmer controls to living room
- LED task lighting beneath kitchen wall units
- External lights to front porch
- Electric vehicle charging point

### Internal Features

- Decorative contemporary skirting and architrave
- Smooth finished ceilings throughout
- Internal woodwork in eggshell finish
- Walls and ceilings in emulsion finish
- Contemporary internal doors (oak on ground floor white painted on upper floors)
- Contemporary chrome lever door furniture
- Satin paint finish to feature hardwood panelled front door
- White painted softwood staircase with french polished oak newels spindles and handrail
- All glazing to exceptionally high energy standards
- Natural light to internal bathrooms and stairwell
- Built-in wardrobes to all bedrooms
- Ceramic floor tiles to all bathrooms
- High quality contract vinyl to ground floor; Carpet to stairs landings and bedrooms
- Drinking water supply to kitchen sink

### External Features

- Paths and front porch finished in sandstone or similar
- External water supply
- Timber shed cycle store as per approved plan
- Planting scheme in accordance with approved plans





**Sandford Gardens, Embercourt Road, Thames Ditton KT7 0LZ**

Selling Agent

**ALDOUS  
CRAIG**

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Bringing the individual touch to modern living

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