



**One Crabtree Close**

germain  
homes

## Specification

### General

Traditionally constructed using Michelmersh brick under a clay tiled roof

LABC Buildmark Cover

Timber staircase and balustrade with hardwood handrail and newel posts

Roof lantern and bi-fold doors to dining area

Under floor heating to ground floor

Chesney's fireplace in living room

Extensive floor and wall tiling

Fitted wardrobes to certain bedrooms (as per floor plans)

Fully landscaped gardens front and rear incorporating laid lawn, feature brick walls, flowerbeds, patios, paths and external lighting

### Electrical

Pre-wired for multi-room audio

Terrestrial TV aerial and satellite dish installed

BT and TV points to all main rooms

Extensive use of downlighting and 5 amp lighting circuits

Intruder alarm fitted with 3 keypads (front door, back door and first floor landing)

Remote control up & over garage door

### Kitchen

Wood style finish units in smoked oak with white agate lacquered cupboards and Silestone worktops

Central Island incorporating Bora induction hob combining "down draft extractor" and breakfast bar

Siemens appliances including oven, microwave, warming drawer, dishwasher, freezer and refrigerator

Waste disposal unit with pressure switch

### Bathrooms

Villeroy & Boch white sanitary ware

Grohe chrome fittings

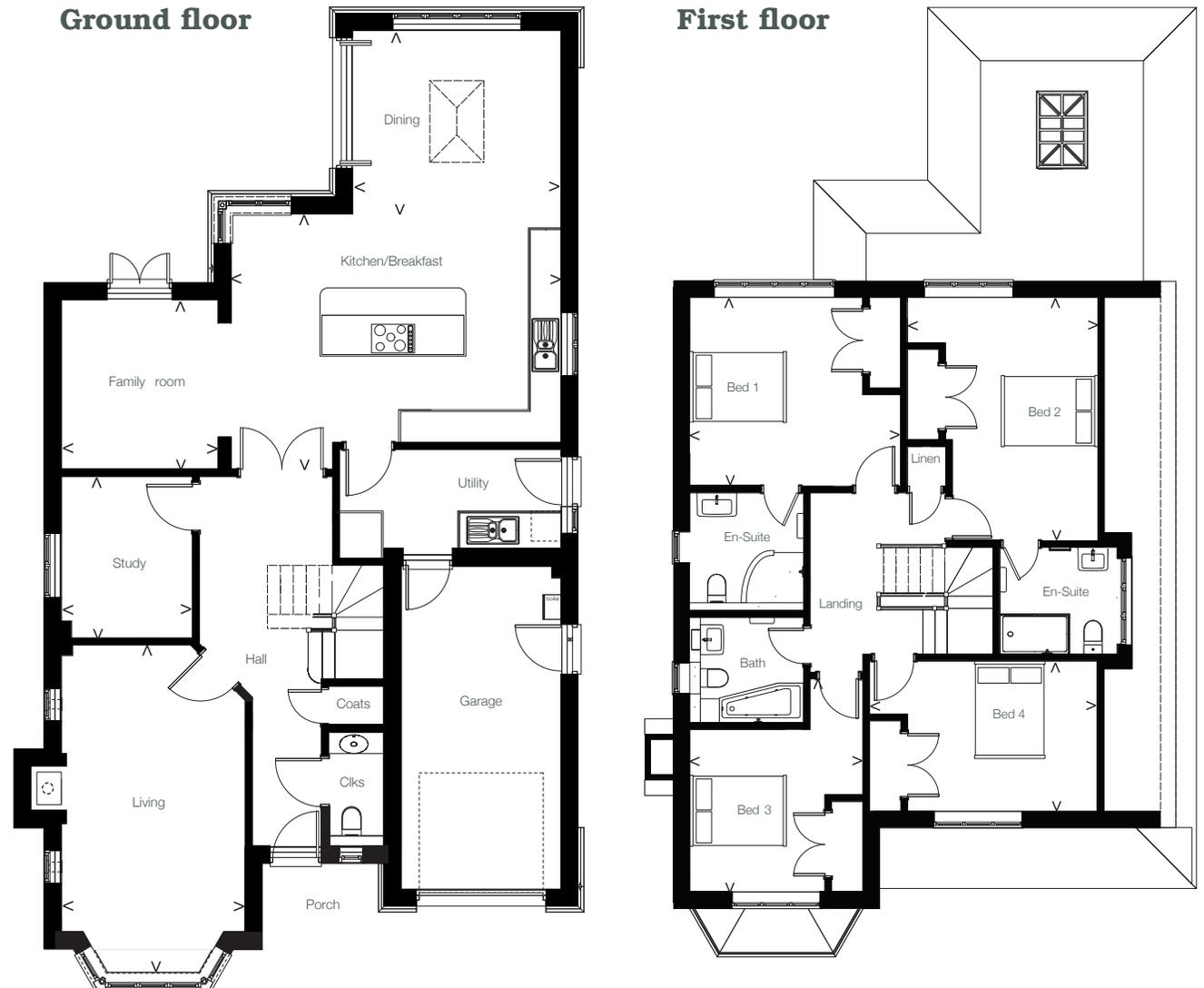
Vanity drawer units

Chrome heated towel rails

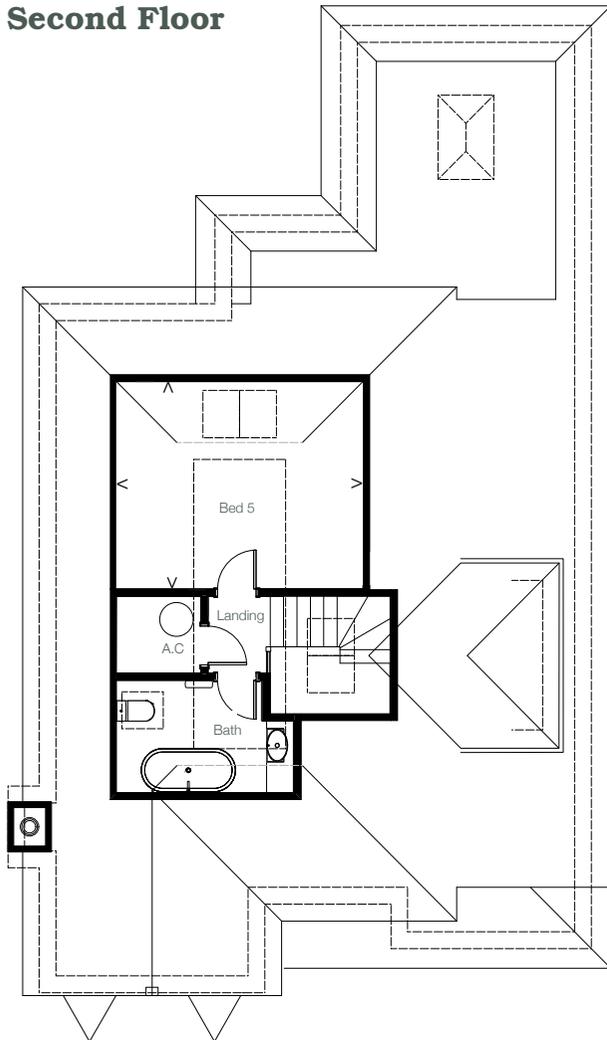
Fitted mirrors

## About Beaconsfield

Crabtree Close is quietly situated about a mile from Beaconsfield town centre and Railway Station (Marylebone 25 minutes) and less than 1.5 miles from the M40 accessing London, Heathrow and the M25. The increasingly popular new town offers excellent shopping with 2 large supermarkets and numerous specialist shops and boutiques along with a multitude of cafes, bars and restaurants.



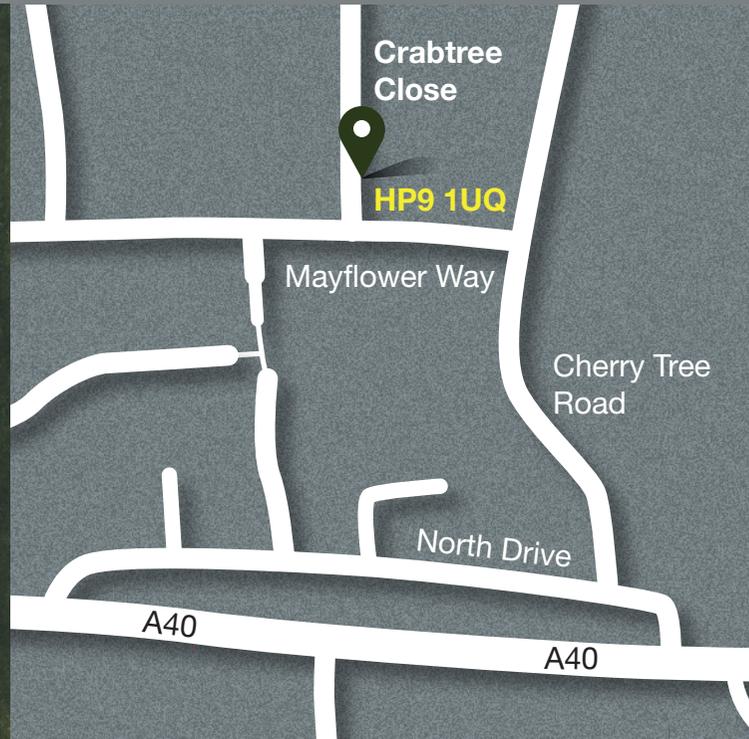
## Second Floor



### Room dimensions

|             |             |              |
|-------------|-------------|--------------|
| Living room | 6.0 x 3.4   | 19'8 x 11'2  |
| Study       | 3.0 x 2.4   | 9'10 x 7'10  |
| Kitchen     | 6.15 x 4.7  | 20'2 x 15'5  |
| Dining room | 3.85 x 3.35 | 12'8 x 11'   |
| Family room | 3.15 x 2.95 | 10'4 x 9'8   |
| Bed 1       | 4.15 x 3.7  | 13'8 x 12'2  |
| Bed 2       | 4.75 x 3.7  | 15'7 x 12'2  |
| Bed 3       | 4.2 x 3.45  | 13'10 x 11'4 |
| Bed 4       | 4.5 x 2.95  | 14'9 x 9'8   |
| Bed 5       | 4.4 x 3.7   | 14'5 x 12'2  |





## About Germain Homes

Germain Homes is a Beaconsfield-based residential property development company specialising in creating bespoke, traditionally-built homes for the private sector.

As a company, the old adage of "Location Location Location" has never been more relevant than it is today. That is why we concentrate on construction projects within 10-15 miles of Beaconsfield, an area preferred by many of our clients – and known intimately to all who work for our company.

Germain Homes has completed more than 100 projects ranging from cottage-style, two and three bedroom properties to very much larger detached family houses. The homes we create vary in size from 700 sq. ft. to more than 7,000. Regardless of size, each is individually designed to maximize the benefits of its location, using the finest quality materials and the most modern building techniques. However, we never lose sight of those traditional construction methods and standard of craftsmanship that are becoming increasingly hard to find in the 21st Century.

We are proud of our product, the quality of our materials, our unflinching attention to the smallest technical or aesthetic detail, and the reputation we've built over more than two decades.

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