



B 3 H O M E S

*Buildings of the past, homes of the future*





B 3 H O M E S

# Inspirational & opulent home developers

B3 Homes was established in 2017 and is a private developer of homes in London and South East England.

Since our formation we have become well recognised for our attention to quality and detail, building high quality modern houses and apartments. At the forefront of the design process is the homeowner. We design homes which put the homeowner first, ensuring each home is carefully designed to reflect the practicalities of modern living.

Each home is designed in a way which maximises both the light and space of the home without compromising its functionality.

Our team of skilled craftsmen ensure buildings are delivered in line with our company philosophy of constructing homes which exceed our customer's expectations.

Above all, B3 Homes prides itself on our focused approach to customer care. We ensure the process of buying your new homes is made as simple as possible.







# *We develop niche, high-end residential homes across London and the South East*

We know that making a once in a lifetime purchase is a thrilling and sometimes nervous prospect. Our ethos is to help deliver this dream into reality by making the buying process as seamless and as pleasing as possible. Our experienced team is here to not only create you a stunning and highly functional living space but to guide and support you throughout the entire buying experience.

We live for our clients; each member of my team strives to ensure that even the most minute of detail is delivered upon and that you're nothing

less than ecstatic with both the promised level of client service and the overall quality of your new living space.

*Lee Brown*

Director  
B3 Homes



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*Welcome* to your new B3 Home

*R*UXTON CLOSE





18 - 20 Ruxton Close,  
Coulsdon, CR5 2DY



B 3 H O M E S





# *Introducing* 18 - 20 Ruxton Close, Coulsdon, CR5 2DY



## *R*UXTON CLOSE

### **Located in the beautiful town of Coulsdon in Surrey**

Set within a cul-de-sac location, you will stumble upon these rare finds for this area. Pull onto your drive with space to park at least two cars and first impressions of these homes do not disappoint. With a part brick part hanging tile finish, the aesthetics of these houses are truly on trend and will no doubt remain timeless. Step inside and you are greeted with a welcoming entrance hallway with a storage room perfect to hide the families shoes and coats, accompanied by a downstairs WC which is ideal for guest use. To your right hand side you will find a sizable reception room with

an amazing bay window. This room is the ideal spot to get the family together, grab the popcorn and cosy up in front of TV for film night. Alternatively, this room could be used as a snug, playroom or even a home office.

The kitchen/living and entertainment room is at the rear of the house and really is the centre attraction. The space this room offers is substantial and is the perfect place if your hosting guests and putting on a party or is equally as perfect for everyone to gather around the table for family meal time. There are French doors that lead directly out onto the garden, an ideal addition to the already large living space providing a combination of both indoor and outdoor living, great for those warm summer months.

As you would expect, the kitchen itself is ultra - modern, fitted with top of the range appliances and bespoke contemporary units which are designed with soft closing doors, drawers and



finished off with perfectly with under unit LED lighting. A truly stunning room.

As you climb the staircase to the upstairs, the natural lighting these homes attract is clear to see. This area houses the 4 double bedrooms, master bathroom and further storage. All rooms upstairs are fitted with high caliber soft carpets. The master bedroom of course has its very own en suite shower room, with WC, sink and vanity unit which is perfect to hide all of your toiletries. Master bathroom is tiled from floor to ceiling and has a tub with overhead rainfall shower and an additional freehand shower attachment. This room has a larger vanity unit plus a heated towel rail which is great for warming your towels on after use and has been stylishly designed in keeping with the theme of these houses.

Ruxton Close is a turning off Bramley Avenue, situated in a convenient location approximately half a mile away from the town with its amenities and transport facilities. Coulsdon Town Station is approximately 0.5 miles away, whilst the fast services from Coulsdon South station, about 0.7 miles away connect to London Bridge (from 30 mins) and London Victoria (from 26 minutes). The M25/M23 intersection at Hooley is just 4 miles away giving easy access to the national motorway network and Gatwick and Heathrow airports.

*“A wonderfully appointed pair of semi-detached houses, located on a quite cul-de-sac on the favoured west side of Coulsdon”*



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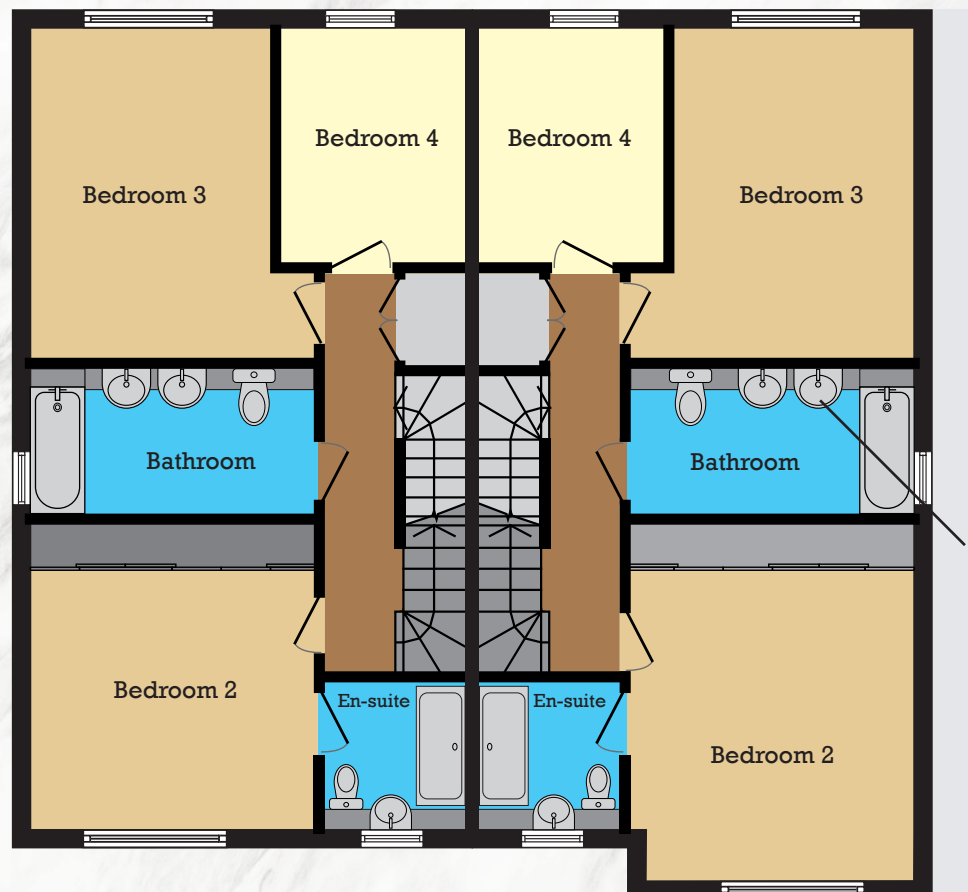
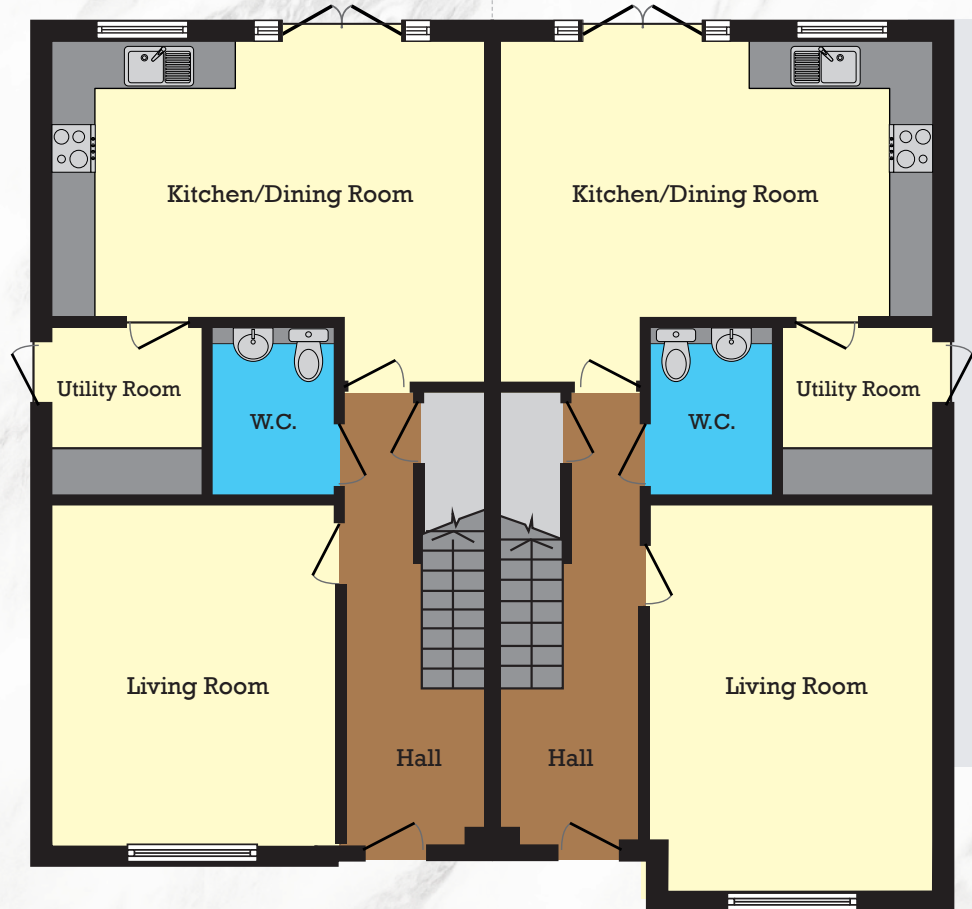




# Floor Plans

No.20

No.18



B3 HOMES

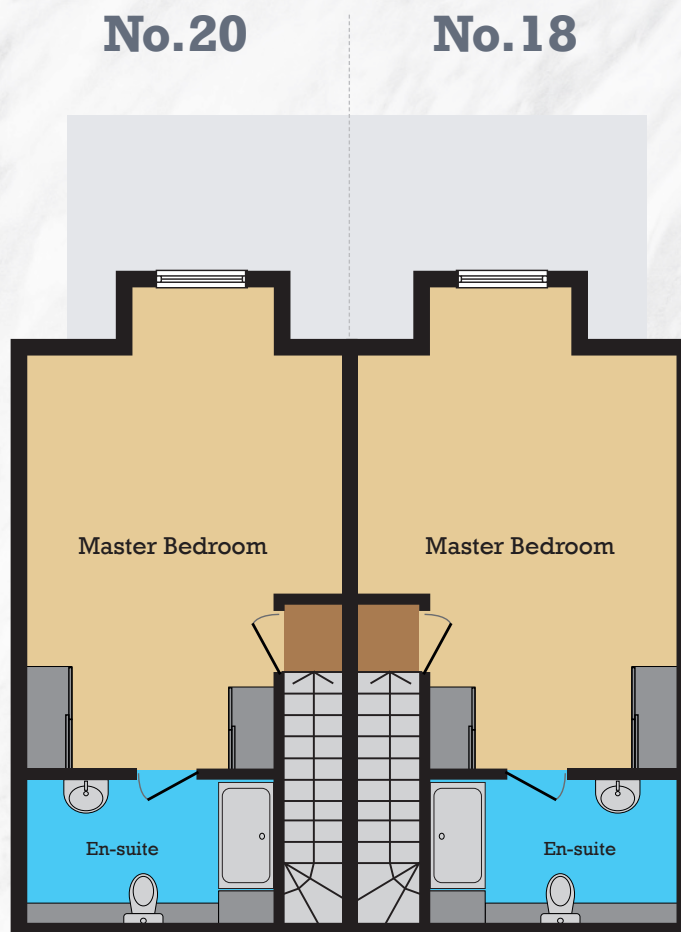
\*These plans are for illustration purposes only and may not be representative of the final layout. Plan not to scale.



## Ground Floor

### 18-20

KITCHEN	17' 6" X 15' 7"
LIVING ROOM (No.18)	12' 2" X 15'
LIVING ROOM (No.20)	12' 2" X 8' 2"
UTILITY ROOM	5' 5" X 6' 9"
WC	5' 2" X 6' 9"
HALL	8' 11" X 13' 4"



## First Floor

### 18-20

BEDROOM 2 (No.18)	12' 2" X 15' 5"
BEDROOM 2 (No.20)	11' 9" X 13' 3"
EN SUITE	6' 9" X 6' 12"
BEDROOM 3	10' 1" X 14'
BEDROOM 4	8' 6" X 11'
BATHROOM	11' 9" X 6' 4"
CUPBOARD	3' 2" X 4' 4"
HALL WAY	3' X 14' 8"

## Second Floor

### 18-20

MASTER BEDROOM	16' 11" X 19' 8"
EN SUITE	9' 7" X 6' 9"

*R*UXTON CLOSE

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# Specification

## KITCHEN

- Cream Shaker style kitchen
- Stainless steel handles
- Herringbone Style Flooring
- White Quartz worktop
- Stainless steel extractor
- Bosch Hob
- Bosch oven
- Integrated fridge/freezer
- Integrated dishwasher

## BATHROOM & EN-SUITE

- Chrome fittings
- Two drawer white vanity unit
- Rainfall showerhead
- 1700 white bath
- Porcelain tiles
- Heated towel rails
- Shaver socket

## EXTERNAL FEATURES

- Two parking spaces per property
- Side access to rear garden
- Marshall paved Patio
- Outside tap

## INTERNAL FEATURES

- Herringbone wood flooring to all rooms except bathrooms/bedrooms
- Carpets to bedrooms
- Energy efficient LED lights
- Dedicated TV & BT points
- Satellite dish and digital tv
- Plug sockets with USB connection
- Fire rated internal doors

## ENERGY SAVING FEATURES

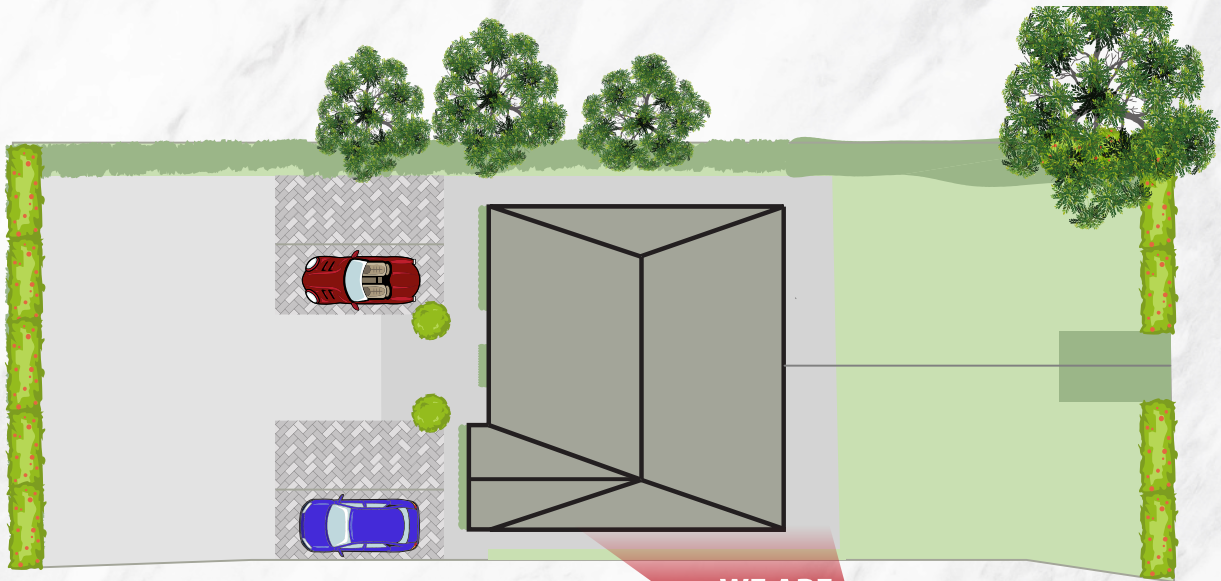
- Internal and external low energy light fittings
- Double glazed window system A rated in terms of energy saving performance
- Use of increased insulation to floors, wall and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air & conserve valuable energy

## SECURITY & PEACE OF MIND

- Build Zone structural defect insurance (10 years)
- Double glazed windows with lock system for added security
- Mains wired smoke & heat detectors
- Insurance approved locks to front door



# Location



WE ARE  
HERE

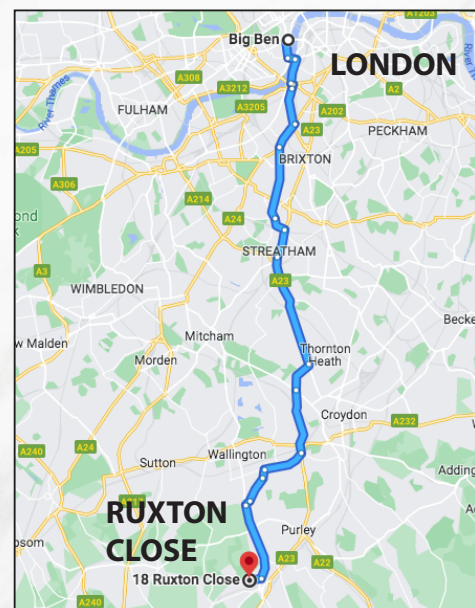
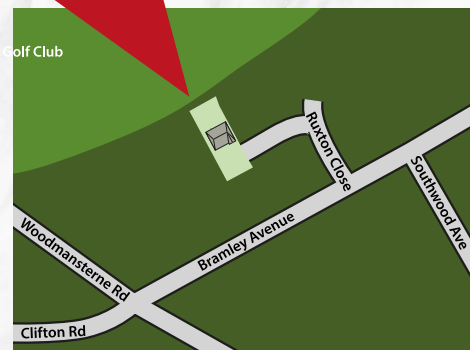
*“Coulsdon is only a 40 minute car commute from London”*

Coulsdon and the local area offer a good choice of schools including Chipstead Valley Primary School, St Aidan's RC Primary School, Coulsdon C of E Primary School, Oasis Academy Secondary School and Woodcote High School.

Coulsdon Town offers a wide range of shops, restaurants, cafes and banks, including Waitrose, Aldi, a main Post Office and Library. The beautiful open spaces of Farthing Downs are located close by, consisting of 235 acres, offering lovely opportunities for walking and horse riding, Coulsdon Common, with 127 acres, also provides walks and bridleways. Coulsdon has wide and long pavements and indoor cafés from which to watch many of the London-Brighton rallies (vintage cars, minis, Land Rovers, vintage commercial vehicles, motorbikes, cycling etc.).

For Golfers Woodcote Park Golf Club and Coulsdon Manor are both situated close to the town centre.

This Plan is based upon the Ordinance Survey map, it is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.







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