



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



B 3 H O M E S

Welcome to your new B3 Home

MOLLROSE
— DRIVE —



Mollrose Drive,
Purley CR8 4FP



B 3 H O M E S



Introducing Mollrose Drive, Purley CR8 4FP



An exclusive development of just 6 new homes

Set within a private road, just six beautifully appointed four-bedroom homes. As you drive down Mollrose Drive, the first impressions of these homes do not disappoint. With a part render and hanging brick tile finish, the aesthetics are truly on trend and will no doubt remain timeless.

Park up using either of your two parking spaces and step inside to your stunning new home. As you enter you are greeted with a welcoming entrance hallway and accompanying WC. Turn to your side and you will find a sizeable reception room. 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.

Stunning glazed double doors open in to the main attraction of the house, the kitchen/living space which is located at the rear of the house. 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. A separate utility room is provided for washing/drying your clothes. There are sliding 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 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 (two of which are en-suite) and master bathroom. All rooms upstairs are fitted with high calibre soft carpets. The master bedroom located on the second floor 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.

The 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.



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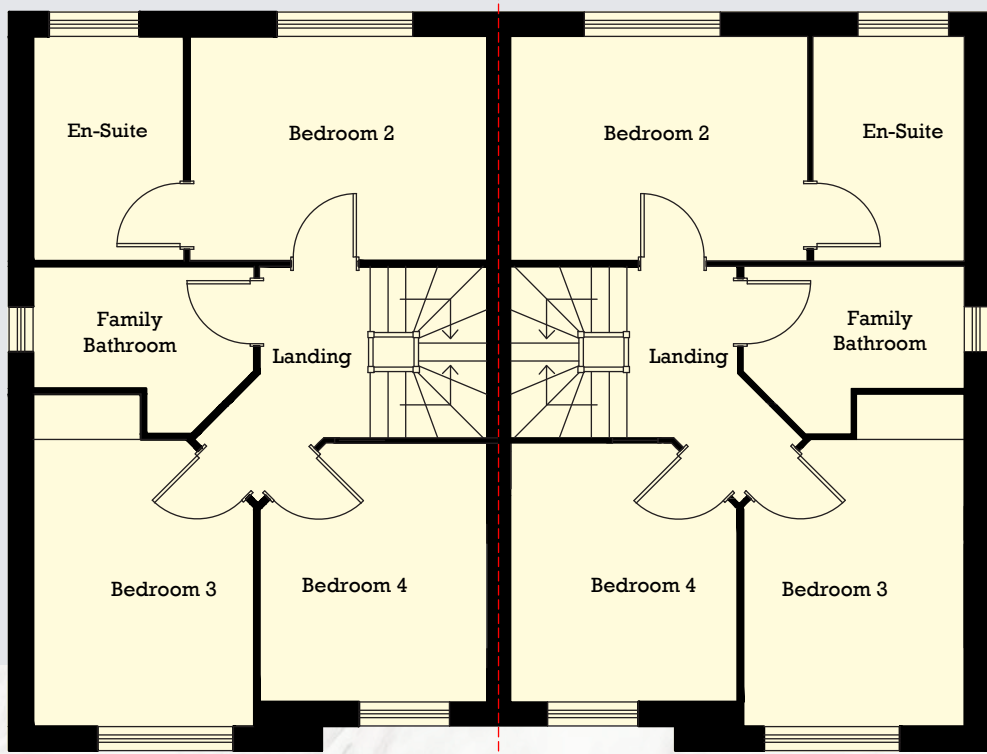
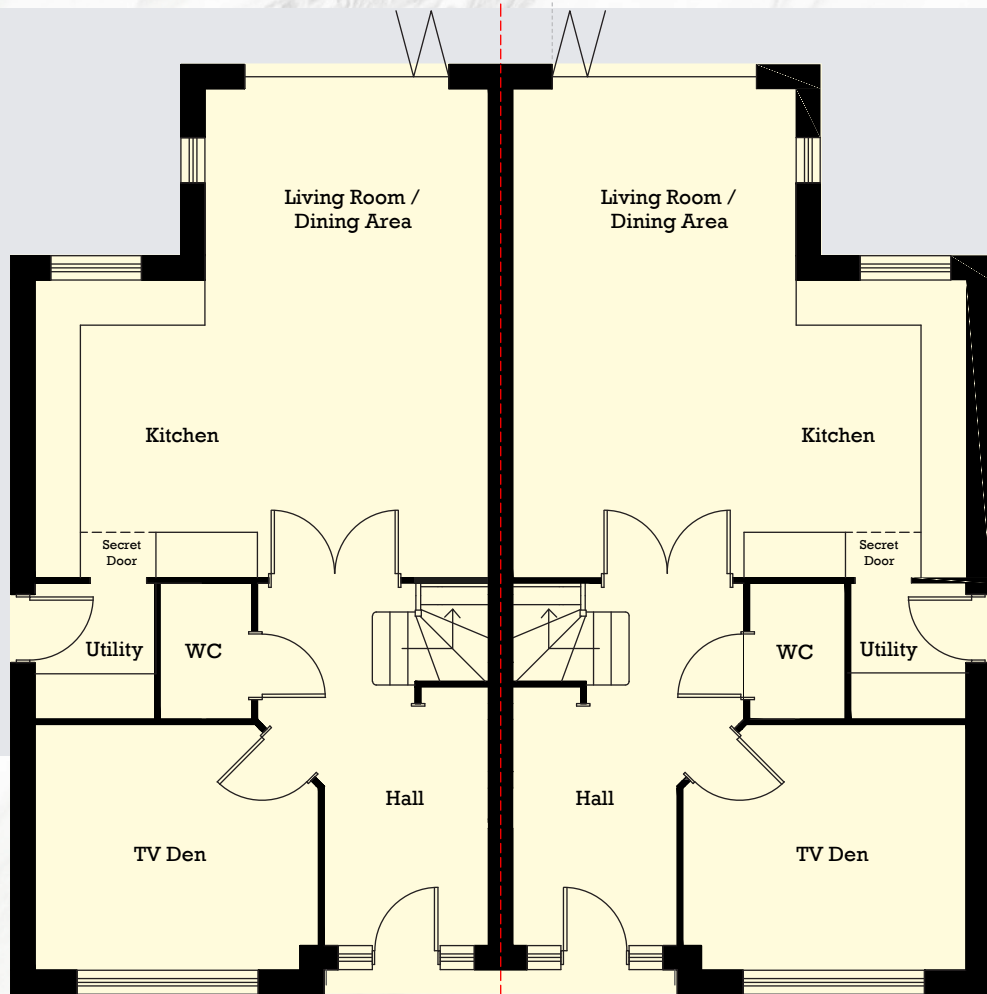
*“The aesthetics
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Plots 2, 4 & 6

Plots 1, 3 & 5

Floor Plans



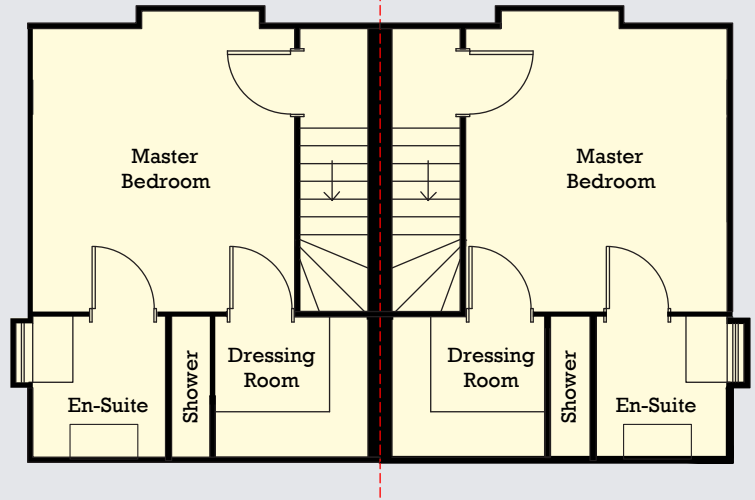
B3 HOMES

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

Plots 2, 4 & 6 Plots 1, 3 & 5

Ground Floor

TV DEN	11' 10" x 10' 9"
WC	4' 6" x 9' 7"
UTILITY	3' 11" x 9' 7"
HALLWAY	5' 11" x 15' 2"
KITCHEN	19' 12" x 22' 10"



Second Floor

MASTER BEDROOM	11' 2" x 12' 1"
DRESSING ROOM	6' 7" x 6'
ENSUITE 2	7' 6" x 6'

First Floor

BEDROOM 2	13' x 9' 9"
EN SUITE	6' 7" x 9' 4"
FAMILY BATHROOM	9' 7" x 5' 2"
BEDROOM 3	9' 7" x 14' 5"
BEDROOM 4	12' 9" x 11' 3"



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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

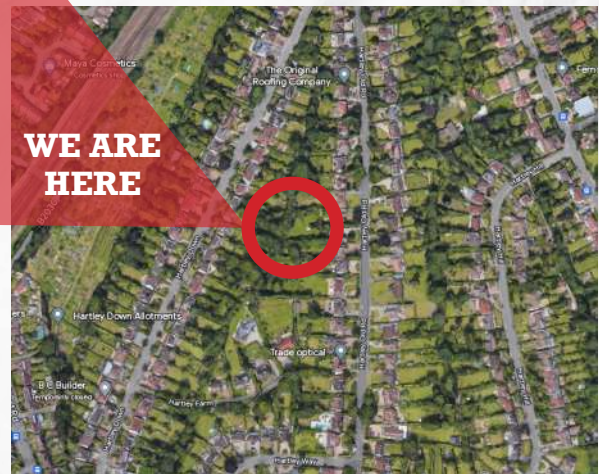
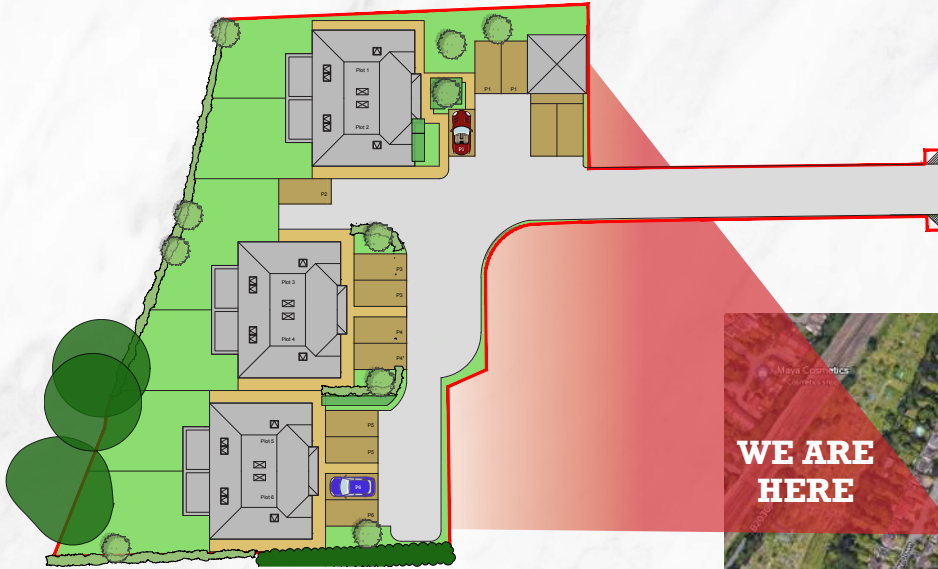
- Internal and external low energy light fittings
- Double glazed window system A rated in terms of energy saving performance
- Use of increased insulation to floors, wall and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets
- Building constructed 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

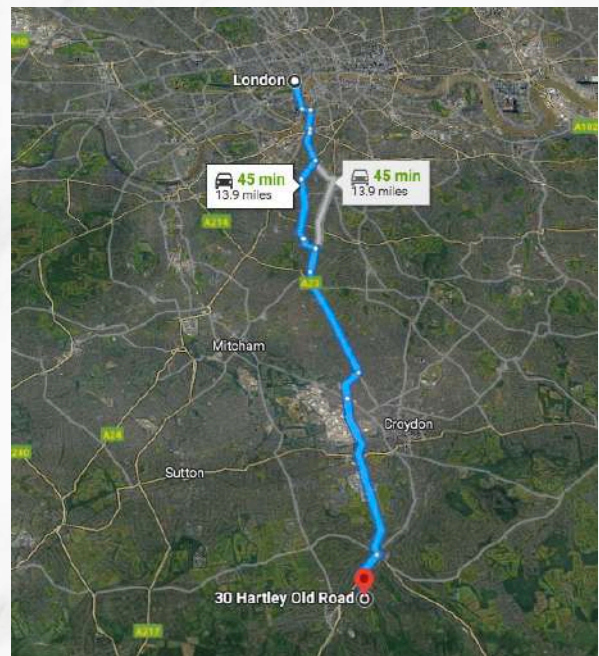


“New build living in one of the most sought after areas in Purley”

Hartley Old Road is a quiet sought after residential road located in the popular Hartley area of Purley, within easy reach of both Coulsdon Town Centre and Reedham Stations serving London Bridge and Victoria within 30/32 minutes respectively.

Hartley Old Road is easily accessible to the M25 and motorway network and falls into the catchment area for reputable local schools such as Reedham Park and Beaumont Primary. Coulsdon Town Centre is nearby offering it's excellent selection of shops, bars and restaurants, as well as Waitrose and Aldi supermarkets. The fairways of Coulsdon Manor Golf course are at the top of the road, offering golfing and dining/hotel facilities. Farthing Downs offers open spaces for walking and recreational pursuits plus Purley town centre and Old Coulsdon Village are nearby.

Gatwick Airport is within a twenty five minutes drive giving excellent connections to both M25/M23 and Brighton.



This Plan is based upon the Ordnance 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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