



THE LAURELS



CARSHALTON, SM5



# Your new home at The Laurels

Welcome to The Laurels – an outstanding new collection of homes available for Shared Ownership in Carshalton.

Ideally situated in a tranquil neighbourhood between Carshalton and Hackbridge, The Laurels is also close to local beauty spots and walks along the River Wandle, while central London can be reached in 25 minutes\* by train.

Each home at The Laurels is designed and built to the highest standards, offering you a new fitted kitchen, spacious bedrooms, and contemporary interiors.

With a choice of two and three-bedroom houses, you can also select a home perfectly suited to your needs – making The Laurels ideal for first-time buyers, couples and families of all sizes.



\* Journey time given is for the quickest single service during weekday morning peak hours (6.30am-9.30am), measured from Hackbridge station (not development) to London Victoria. Based on NationalRail.co.uk data at time of writing. Picture credits, left to right, top to bottom: 'Weir, River Wandle, Morden Hall Park, London' by Barry Marsh; 'Laurel' by Ellen Earhart; 'Back at the grotto Carshalton' by A.P.PHOTOGRAPHY; CC images, sourced from Flickr.

# Welcome to Carshalton

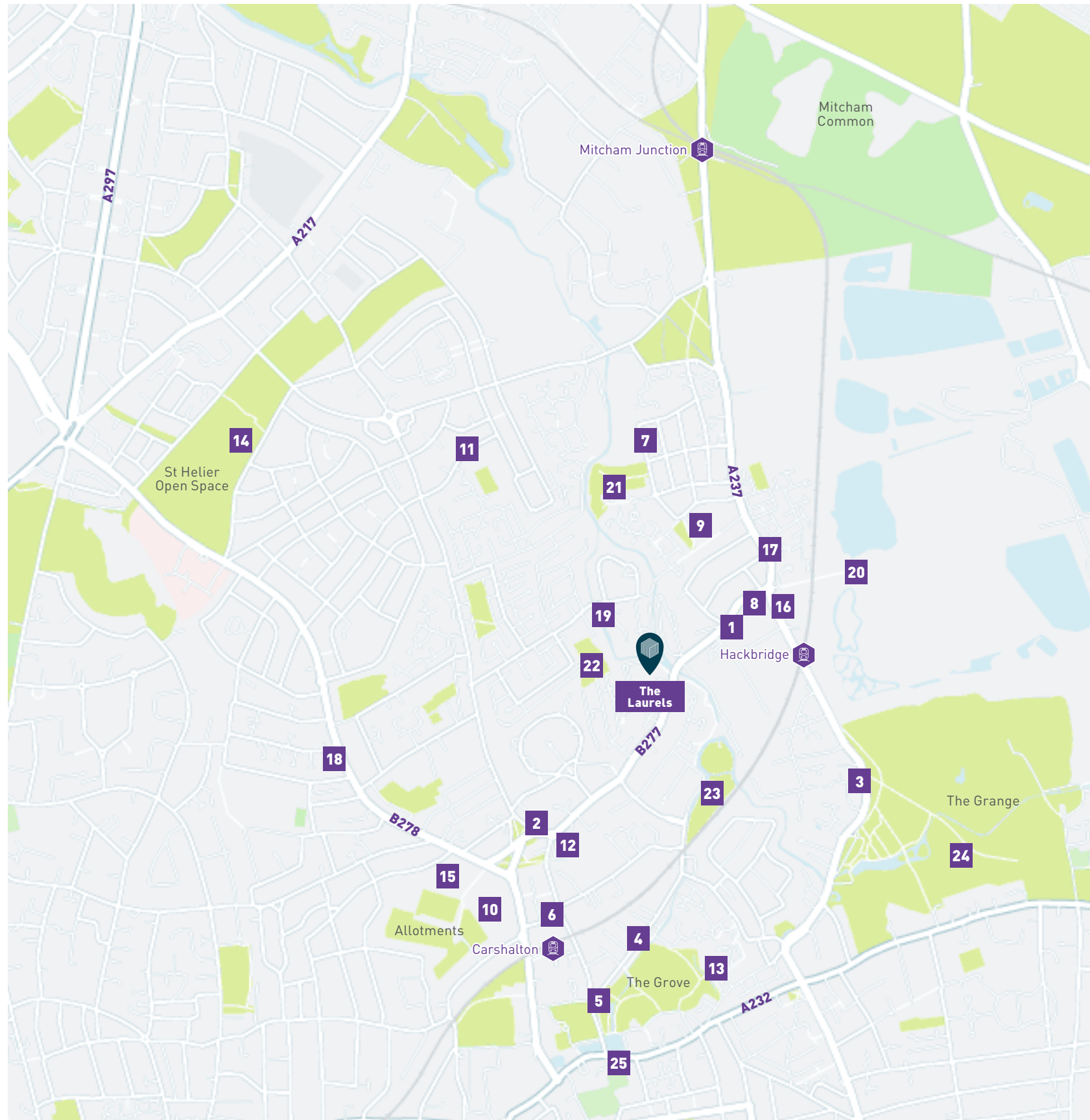
**Ideally situated near the River Wandle, close to Carshalton and Hackbridge, The Laurels is the perfect place to make a home.**

With a number of conservation areas, ponds and parks, the locality also offers a wide choice of amenities and entertainment. Houses and building styles range from Edwardian terraces to postwar homes and contemporary sustainable buildings – as well as many listed period buildings in Carshalton Village.

For your day-to-day needs, there is a Sainsbury's Local as well as a pharmacy and medical centre. High street retail names can be found in nearby Sutton and Croydon, alongside many quality independent stores and boutiques. Local schools are also of high quality, with Hackbridge Primary School, Culvers House Primary School, and Carshalton High School for Girls all rated "Good" by Ofsted.

When it's time to relax, the local area offers a huge range of choices. Those with active lifestyles can work up a sweat at Pulse Health & Fitness and the Westcroft Leisure Centre, while the area is also home to eateries and pubs such as The Ginger Italian, The Grange, The Sun and The Red Lion. Alternatively, check out the local Honeywood Museum in Carshalton, visit Beddington Farmlands Nature Reserve, or simply take a relaxing walk along the River Wandle.





# What's nearby?

Choose from a range of restaurants, pubs and leisure facilities – or take a relaxing riverside walk.

## Food and drink

- 1 The Red Lion
- 2 The Ginger Italian
- 3 The Grange
- 4 The Palmerston
- 5 The Sun
- 6 The Railway Tavern

## Schools

- 7 Spencer Nursery School
- 8 Hackbridge Primary School
- 9 Culvers House Primary School
- 10 Carshalton High School for Girls
- 11 Wandle Valley Academy

## Fitness and leisure

- 12 Pulse Health and Fitness
- 13 Westcroft Leisure Centre
- 14 David Weir Leisure Centre
- 15 The Wrythe Recreation Ground

## Amenities

- 16 Sainsbury's Local
- 17 Hackbridge Medical Centre
- 18 Salmina Pharmacy

## Attractions and parks

- 19 River Wandle
- 20 Beddington Farmlands Nature Reserve
- 21 Watercress Park
- 22 Dale Park Recreation Ground
- 23 Wilderness Island
- 24 The Grange Gardens
- 25 All Saints' Church

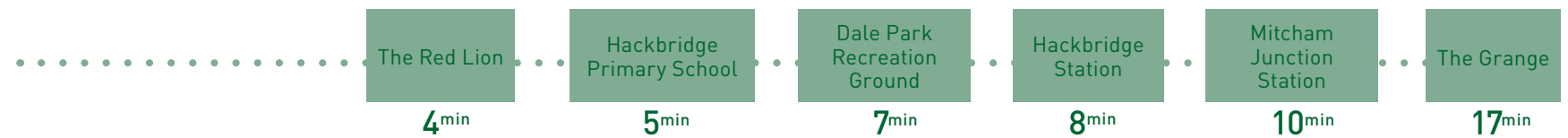
# Transport links

The Laurels is well connected to central London and local roads provide easy access to southwest London.

For the rest of the South East and destinations further afield, the M25 is also within easy reach.

Local rail services run from Mitcham Junction and Hackbridge stations (Zone 4), which are both within walking distance and offer four fast trains per hour to London Victoria and London Blackfriars at peak times.

Bus services are also available opposite the development at the Nightingale Close stop on Nightingale Road. The 151 bus runs every 10-15 minutes, reaching Sutton Common in 20 minutes, Cheam Broadway in 35 minutes and Worcester Park in 45 minutes; the 127 service runs with similarity regularity and offers journey times of 15 minutes to Woodcote Green, 25 minutes to Purley Cross and 30 minutes to Tooting Broadway.



Hackbridge railway station



\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic. Picture credits: 'Back at the grotto' by A.P.PHOTOGRAPHY; CC image, sourced from Flickr.

# Explore The Laurels

The Laurels is located on the former site of the Durand Close estate, and is bound to the east by the River Wandle.

The development will offer a mixture of modern living with green spaces, parks and play areas throughout for your relaxation and enjoyment.

## Key

-  2 bedroom houses
-  3 bedroom houses
-  Shed / Cycle storage
-  Allocated parking
-  Bin stores
-  Affordable Rent homes

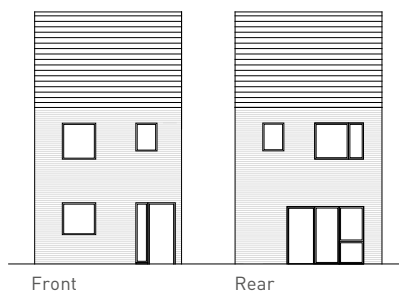


Map not to scale, indicative only.

# 2 bedroom house (2 storey)

Houses: 6, 141, 143

83.8 m<sup>2</sup> / 902 ft<sup>2</sup>



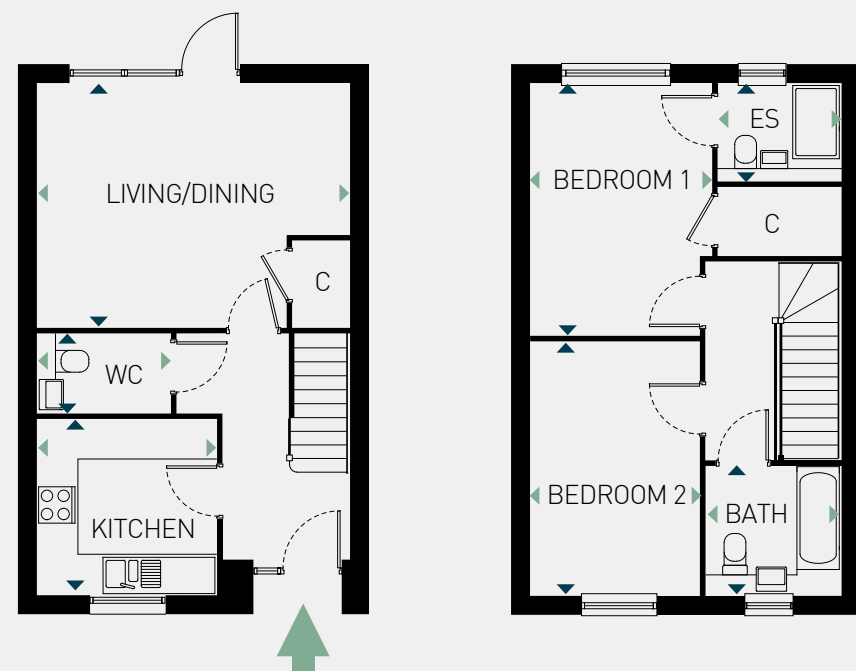
# 2 bedroom house (2 storey)

House: 2

83.7 m<sup>2</sup> / 900 ft<sup>2</sup>

GROUND FLOOR

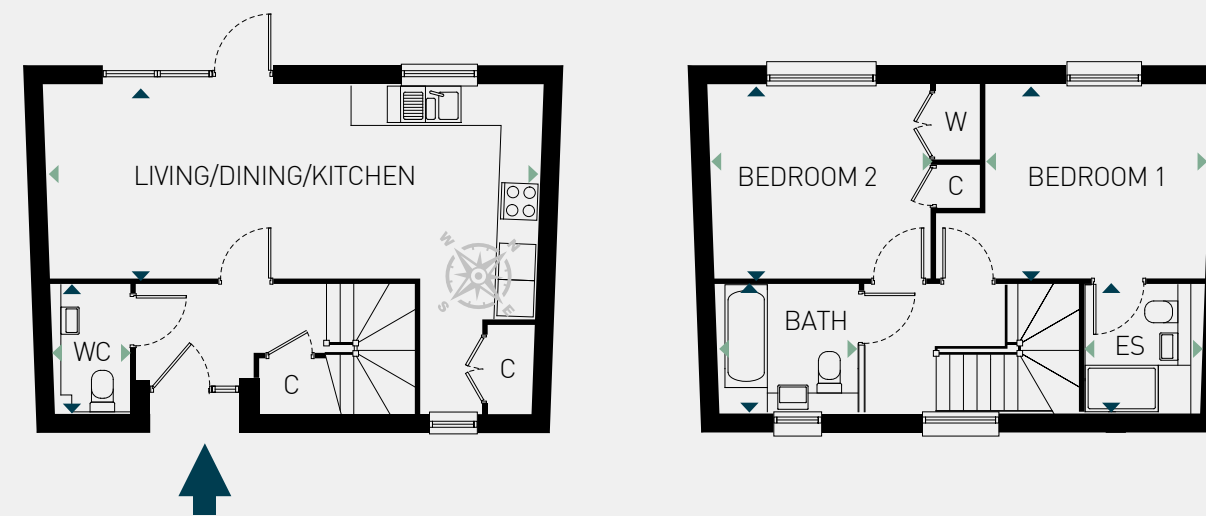
FIRST FLOOR



C = Cupboard  
ES = En-Suite  
▲ = Main Entrance

GROUND FLOOR

FIRST FLOOR



W = Wardrobe  
C = Cupboard  
ES = En-Suite  
▲ = Main Entrance

LIVING/DINING  
KITCHEN  
BEDROOM 1  
BEDROOM 2  
EN-SUITE  
BATH  
WC

	A		B
LIVING/DINING	3.9M [13'1"]	x	5.1M [16'9"]
KITCHEN	2.8M [9'5"]	x	2.9M [9'8"]
BEDROOM 1	4.1M [13'6"]	x	2.9M [9'10"]
BEDROOM 2	4.1M [13'6"]	x	2.7M [9'2"]
EN-SUITE	1.5M [5'2"]	x	2.0M [6'7"]
BATH	2.1M [6'11"]	x	2.2M [7'3"]
WC	1.3M [4'3"]	x	2.1M [7'2"]



	A		B
LIVING/DINING/ KITCHEN	3.1M [10'5"]	x	8.0M [26'3"]
BEDROOM 1	3.1M [10'5"]	x	3.5M [11'9"]
BEDROOM 2	3.1M [10'5"]	x	3.5M [11'9"]
EN-SUITE	2.1M [6'11"]	x	1.7M [5'8"]
BATH	2.1M [6'11"]	x	2.2M [7'3"]
WC	2.1M [6'11"]	x	1.1M [3'9"]

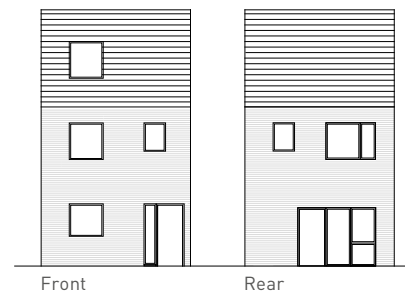
The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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# 3 bedroom house (2 storey)

House: 12

98.4 m<sup>2</sup> / 1059 ft<sup>2</sup>



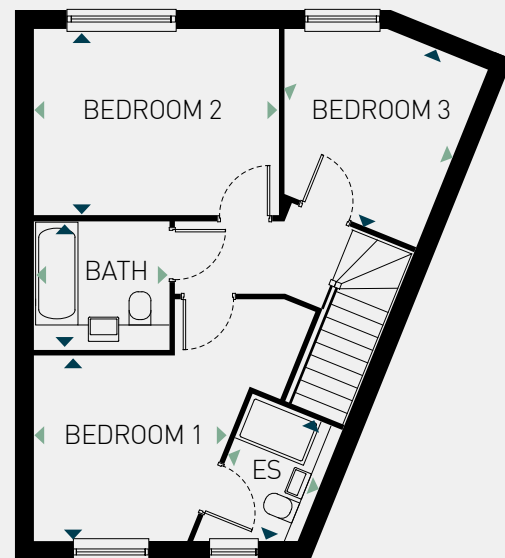
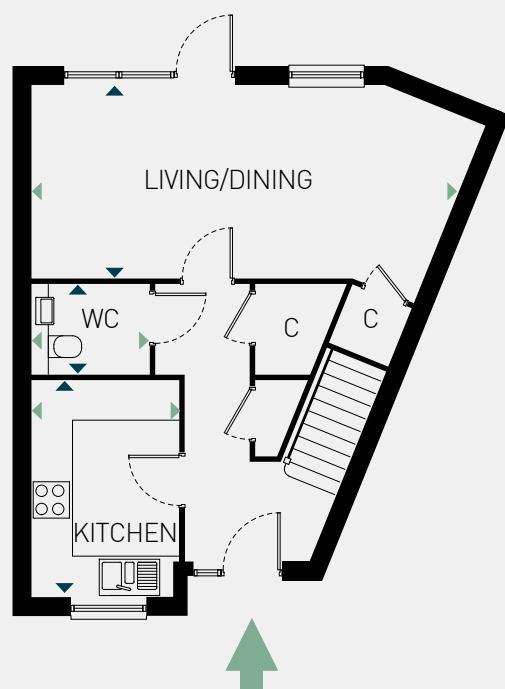
# 3 bedroom house (3 storey)

Houses: 7, 8, 9, 10, 11, 13, 14, 15, 18, 19, 20, 21, 22, 139

103.5 m<sup>2</sup> / 1114 ft<sup>2</sup>

GROUND FLOOR

FIRST FLOOR

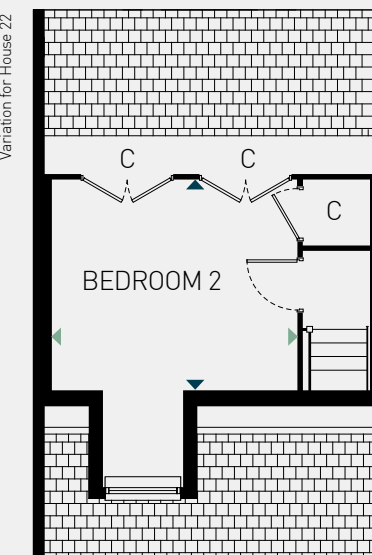
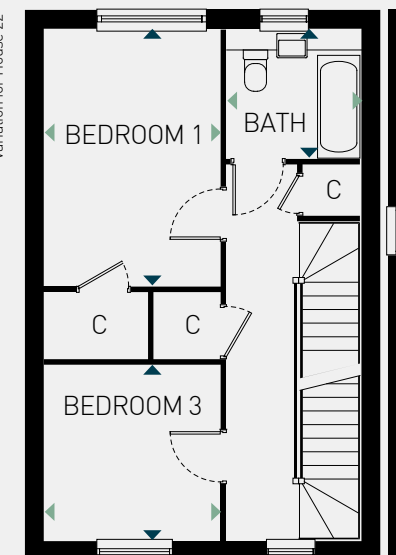
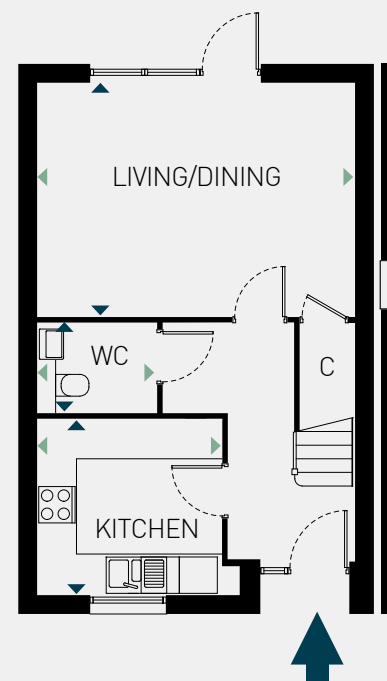


C = Cupboard  
ES = En-suite  
▲ = Main Entrance

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Houses 18, 19, 20, 21 and 22 are mirrored.  
Second Floor in houses 8, 10, 13, 14, 19, 20 and 21 is mirrored vertically so dormers are at the rear.

C = Cupboard  
▲ = Main Entrance

LIVING/DINING  
KITCHEN  
BEDROOM 1  
BEDROOM 2  
BEDROOM 3  
EN-SUITE  
BATH  
WC

	A	x	B
LIVING/DINING	3.1M [10'4"]	x	6.8M [22'7"]
KITCHEN	3.5M [11'8"]	x	2.4M [7'11"]
BEDROOM 1	3.0M [9'11"]	x	3.1M [10'3"]
BEDROOM 2	3.0M [9'11"]	x	4.0M [13'2"]
BEDROOM 3	3.1M [10'4"]	x	2.8M [9'4"]
EN-SUITE	2.2M [7'5"]	x	1.5M [5'1"]
BATH	2.1M [6'11"]	x	2.2M [7'3"]
WC	1.3M [4'3"]	x	1.9M [6'3"]



House 12

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



Houses 7, 8, 9, 10



Houses 11, 13, 14, 15, 19, 20, 21, 22



House 139

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LIVING/DINING  
KITCHEN  
BEDROOM 1  
BEDROOM 2  
BEDROOM 3  
BATH  
WC

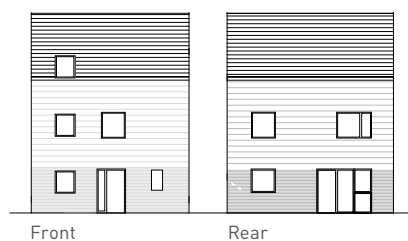
	A	x	B
LIVING/DINING	3.8M [12'6"]	x	5.1M [17'1"]
KITCHEN	2.8M [9'5"]	x	3.0M [9'11"]
BEDROOM 1	4.2M [13'10"]	x	2.8M [9'5"]
BEDROOM 2	3.4M [11'4"]	x	4.0M [13'2"]
BEDROOM 3	2.8M [9'5"]	x	2.8M [9'5"]
BATH	2.1M [6'11"]	x	2.2M [7'3"]
WC	1.4M [4'10"]	x	1.9M [6'5"]



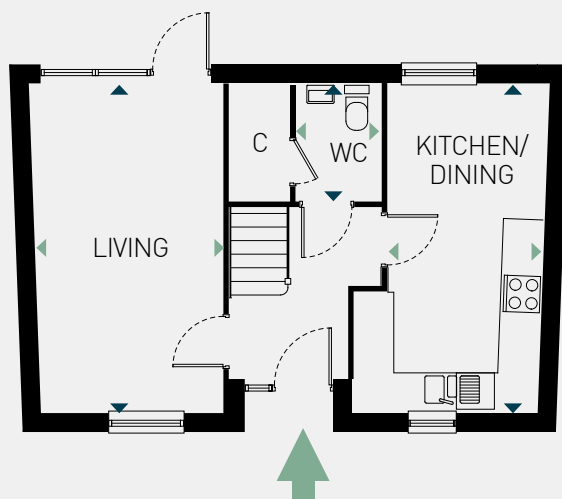
# 3 bedroom house (3 storey)

House: 3

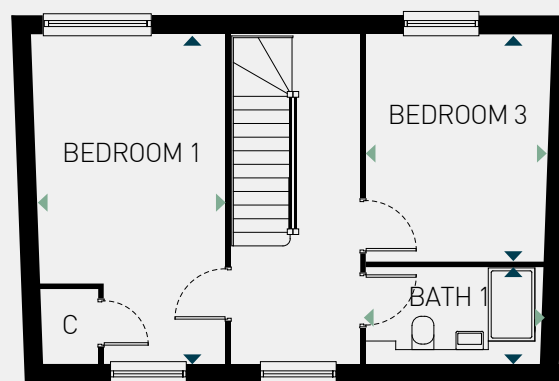
111.2 m<sup>2</sup> / 1196 ft<sup>2</sup>



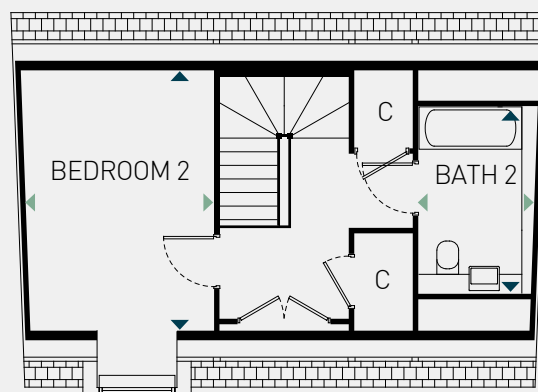
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



House 3

C = Cupboard

▲ = Main Entrance

	A	B
LIVING	5.3M (17'8")	x 3.0M (10'1")
KITCHEN/DINING	5.3M (17'8")	x 2.5M (8'4")
BEDROOM 1	5.3M (17'8")	x 3.0M (10'1")
BEDROOM 2	4.2M (14'0")	x 3.0M (10'1")
BEDROOM 3	3.7M (12'2")	x 2.9M (9'9")
BATH 1	1.5M (5'1")	x 2.7M (9'2")
BATH 2	3.0M (10'1")	x 1.7M (5'7")
WC	1.9M (6'3")	x 1.4M (4'7")

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## Specification

Homes at The Laurels come with a selection of quality modern fittings and finishes. There are fully fitted kitchen units, selected appliances and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to alter elements according to your own decorative style.

### Kitchen

- Fitted Glendevon white gloss kitchen units with soft-close drawers and upstand
- Laminate worktops with walnut block effect
- 1.5-bowl sink with monobloc tap
- Bosch stainless steel single fan oven
- Bosch stainless steel extractor hood
- Bosch electric ceramic hob
- Bosch integrated white fridge/freezer
- Bosch integrated white washer/dryer
- Space for future installation of dishwasher
- LED downlighters

### Bathroom

- Twyford's bath, toilet and basin
- Full-height tiling around bath

### Finishes

- Quality carpet provided in bedrooms, stairs and landings
- Laminate wood effect flooring in open plan kitchen / living areas
- Laminate wood effect floor to all separate living areas
- Tile flooring in all separate kitchen areas

### General

- Energy efficiency rating B
- Virgin TV enabled

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

# What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder – by purchasing between 25% and 75% of the full price of a home. To be eligible for a Shared Ownership home at The Laurels:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

Shared.ownership@myclarionhousing.com  
T: 0300 100 0309



Register your interest now by contacting our sales team

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

**0300 100 0309**

[myclarionhousing.com/sharedownership](https://myclarionhousing.com/sharedownership)

Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at The Laurels. We may change the tenure of some homes subject to demand.

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