

Lucca Close

Bromley BR2

Introducing Lucca Close

Just three exclusive, detached family homes, nestled in a peaceful setting on the outskirts of Bromley, Kent. These brand new homes offer a perfect blend of modern living and tranquility, set back from the road with off-street parking and expansive private gardens, all benefitting from a coveted South/East-facing orientation.*

Each home has been meticulously designed to offer the very best in contemporary family living. The spacious open-plan living areas effortlessly connect with the private garden, creating an ideal space for relaxation, entertaining, and family time. The sleek kitchens are finished in a sophisticated smoke tone, complemented by stunning quartz stone worktops and high-end built-in appliances. An additional versatile reception room on the ground floor offers endless possibilities—whether as a living room, playroom, or home office.



These brand new homes offer a *perfect blend* of modern living and tranquility, set back from the road with *off-street* parking and expansive *private* gardens.

Key features

- Off-street Parking
- EV Car Charging Points
- Air Source Heat Pumps
- Large Private Gardens
- 10 Year Build Warranty





The *finer* details

Each home has been *meticulously* designed to offer the *very best* in *contemporary* family living.

Kitchens

Gold Polished Quartz Stone Worktops
Ambleside Smoke Cabinets by Magnet
Integrated Appliances to Include:

- Bosch Oven
- Bosch Induction Hob
- Bosch Extractor Hood
- Bosch Heat Pump Tumble Dryer & Washing Machine
- Baumatic Dishwasher
- Baumatic Fridge Freezer

Living & Dining Area

Pendent Lighting
Pre Wired for Sky TV
Quality Carpet to Living Room

Heating

Underfloor Heating to Ground Floor
Water Filled Radiators to First Floor

Bathrooms

Porcelane Landstone Dove Wall & Floor Tiles
Chrome Heated Towel Rail
Chrome Fixtures
LED Downlights

Bedrooms

Pendent & Wall Lights to Bedroom 1 & 2
Pendent Lights to Bedroom 3
TV Points to Bedroom 1 & 2
Quality Carpets to All Bedrooms

Peace of Mind

10 Year New Build Warranty with Build Zone
Ring Doorbell



Ground Floor

Living/Kitchen/Diner

7.5m x 4.7m

24'7 x 15'5

Study

4m x 2.8m

13'1 x 9'2

First Floor

Bedroom one

5m x 3.7m

16'5 x 12'2

Bedroom two

3.6m x 3.3m

11'10 x 10'10

Bedroom three

3.3m x 3.3m

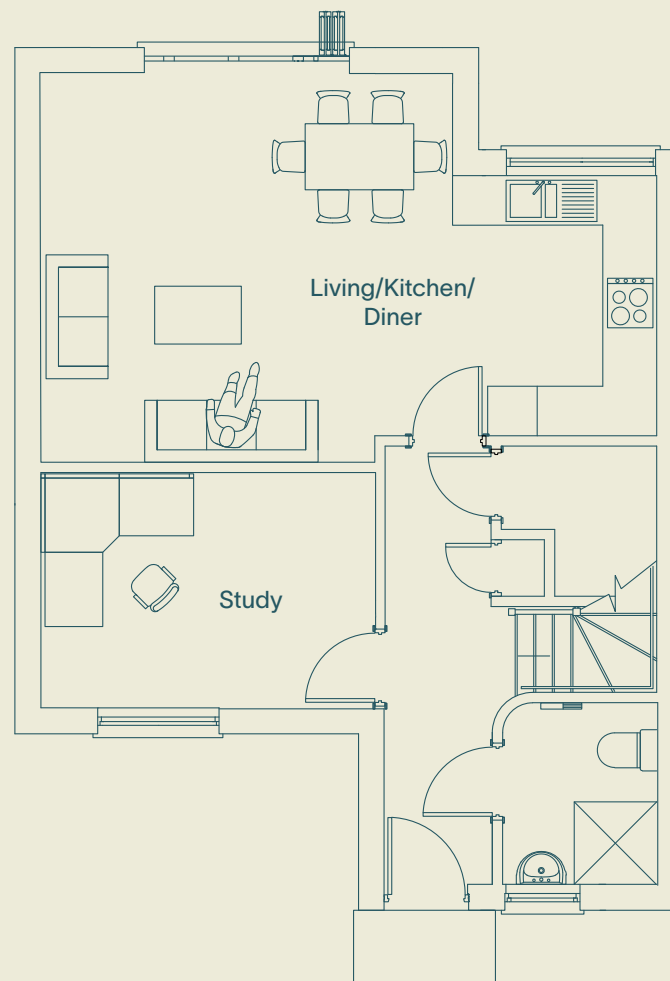
10'10 x 10'10

Total

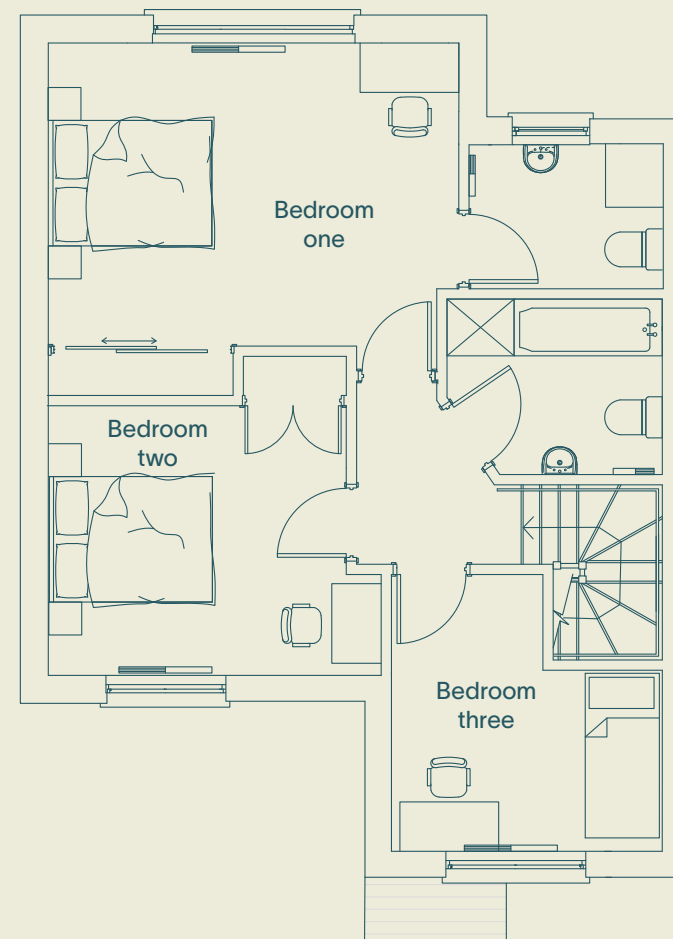
1,335 sqft

124 sqm

Ground Floor



First Floor





Cosy bedrooms are finished in neutral colours with *quality* carpets throughout.

The generously sized bedrooms are all true doubles, with the master suite boasting an en-suite bathroom and bespoke built-in storage for added convenience. The modern bathrooms are beautifully finished with dove grey tiles, elegant white sanitaryware, and chrome fittings, providing a luxury touch.





Externally, the homes come with two allocated parking spaces and private gardens, each with the ideal South/East aspect for sun-filled days. Future-proof your lifestyle with a dedicated electric vehicle charging point for each home, energy-efficient underfloor heating throughout, and environmentally friendly air source heat pumps, all ensuring lower energy bills and a greener living experience.



Your *new* surroundings

Located within easy reach of top-rated schools, including two outstanding primary schools, and the expansive Norman Park offering lush green space just a short walk away. Hayes Station is a mere 0.5 miles from your doorstep, providing fast and easy access to London Bridge, Waterloo East, and Charing Cross.

With just a short drive away residents can take advantage of Bromley Town Centre's abundance of eating, drinking and shopping outlets. From small

boutiques and independent stores, to high street staples and chains, there are no shortages of places to shop. Eating and drinking choices are plentiful, with a number of highly regarded restaurants, cafés, pubs and bars to choose from.





An area renowned for an *outstanding* choice of schools

Primary

Pickhurst Junior Academy
0.5 miles - Good

Hayes Primary School
1.1 miles - Good

Raglan Primary School
2.3 miles - Good

Trinity Church of England
Primary
2.7 miles - Good

Bickley Park School Private
2.8 miles - Good

Crofton Junior School
4.8 miles - Outstanding

Holy Innocents' Catholic
5 miles - Good

Secondary

Langley Park School
1.9 miles - Good

Ravens Wood School
2.2 miles - Good

Bishop Justus
2.9 mile - Good

Bromley High School Private
3.3 miles

Darrick Wood School
3.4 miles - Good

Bullers Wood
3.5 miles - Good

Babington House School
Private
4.2 miles

Newstead Wood School
4.5 miles - Outstanding

Higher Education

Bromley College
2.5 miles

Orpington College
5.1 miles

Transport *connections*

Hayes station is just a *short walk away* and provides *fast* and frequent services into a number of London Stations.

Bromley South



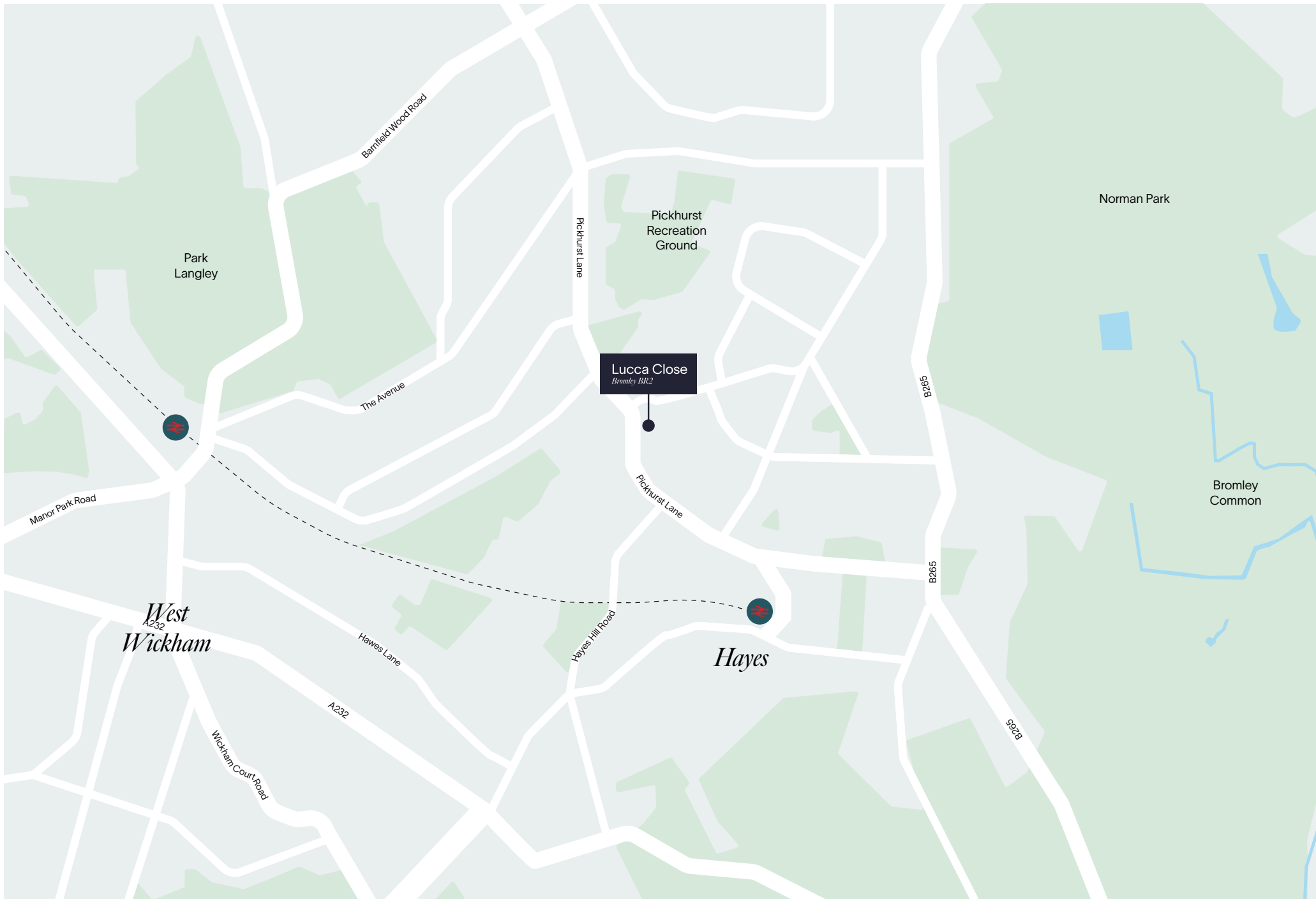
London Victoria	18 Mins
Peckham Rye	18 Mins
Brixton	23 Mins
Elephant & Castle	31 Mins
Blackfriars	36 Mins

Hayes



London Bridge	30 Mins
Waterloo East	35 Mins
London Charing Cross	38 Mins





For more information contact:

020 8315 6996

acorngroup.co.uk/luccaclose



acorn
New Homes

Incorporating

L A N G F O R D
R U S S E L L

These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties, we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change at the developer's discretion. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale. All information and images provided are the property of Acorn and may not be used or replicated in part or full without prior permission from Acorn.