

# DION

H O M E S

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BLOSSOM WAY,  
CARSHALTON,  
SM5 2DE

Your NEW home,  
just how YOU'VE  
DREAMT IT.





# Welcome Home

Your dream home awaits at Blossom Way, a stunning collection of four-bedroom semi-detached and detached homes in the heart of Carshalton. Nestled in a charming village setting, these homes offer the perfect blend of tranquility and connectivity. Ideally located near Hackbridge and Carshalton stations, these homes offer excellent transport links, connecting you seamlessly to the city and beyond. Designed to the highest standards, each home features spacious living areas, beautifully landscaped gardens, and private parking. With scenic surroundings and easy access to local amenities, Blossom Way is the ideal place to call home.



# Love Carshalton

Nestled in the heart of Sutton, Carshalton is a picturesque village brimming with history, natural beauty, and excellent amenities. Known for its charming blend of period architecture and green spaces, this sought-after location offers the perfect balance of tranquility and city convenience.

With its stunning ponds, scenic walking trails, and the beautiful Carshalton Park, the area is ideal for families, nature lovers, and those looking for a peaceful retreat from the hustle and bustle of London. The nearby Oaks Park and Beddington Park provide even more green spaces to explore, while sports and leisure facilities, including Westcroft Leisure Centre, cater to an active lifestyle.



For shopping and dining, Carshalton offers a variety of independent cafés, restaurants, and boutique stores, while Sutton town centre and nearby Wimbledon provide a wider range of high-street brands and entertainment options. Popular spots like The Greyhound, The Grange, and The Hope and more add to the welcoming community feel.

Blossom Way is a 10 minute walk to Hackbridge Station in Zone 4, with direct trains to London Victoria and London Blackfriars in under 30 minutes, making it a great location for commuters.

If you have children or are planning to start a family, there is a selection of outstanding schools close to Carshalton. Among the top-rated schools in the area are Wilson's School, consistently ranked among the best grammar schools in the UK, and Wallington County Grammar School, both of which hold Outstanding ratings. For those seeking an excellent independent education, Sutton High School for Girls offers a nurturing environment with strong academic results. These schools provide exceptional learning opportunities, making Carshalton a fantastic location for families.





## PLOT 1 & 2

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4 Bedrooms



2.5 Bathrooms



2 Parking Lot



124 sqm, 1334 sqft



## PLOT 3 & 4



4 Bedrooms



2.5 Bathrooms



2 Parking Lot



148 sqm, 1593 sqft

# Where food is made with love...

## Specification

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### **Kitchen**

- Bosch Appliances
- Award winning shaker style
- Integrated fridge/ freezer
- Washer Dryer machine
- Integrated dishwasher
- Build in oven, hob and hood in stainless steel
- Quartz worktop and splashback

### **Bathroom**

- Sanex - White sanitary
- Grohe taps and showers
- Vanity cabinets
- Heated towel radiator to all

### **Internal finishes**

- Luxury Amtico flooring ground
- Victoria carpet provided throughout
- Nibe air source heat pump
- Under floor heating

### **Exterior**

- Turfed rear garden
- External lighting
- External water tap
- 2 parking spaces
- Side gate entrance
- Private garden

### **Security**

- Fire door
- Fully integrated smoke detectors and system
- Windows are fitted with security locks

### **Miscellaneous**

- 10 Year Build Zone Warranty
- 2 Year Dion Homes Customer Care





Please note, the furniture



# Delight in detail

We are obsessed in the detail , quality and craftsmanship of what we create. We are not just another property property developer, we are a boutique home for young families who trust us to meet their exact expectations.

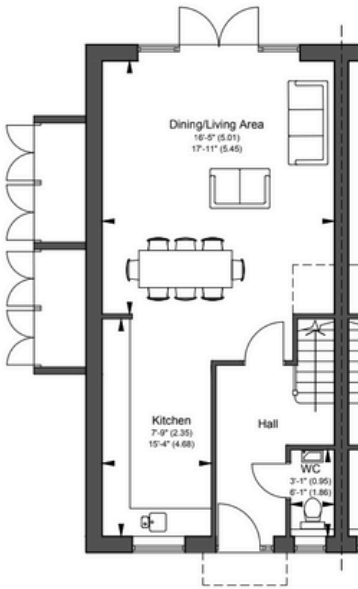




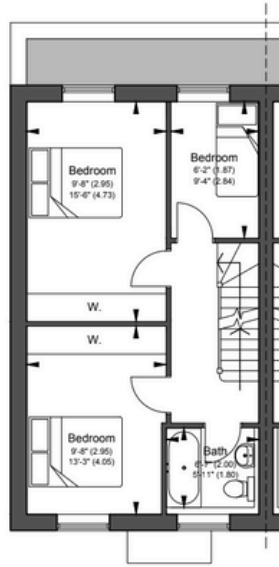
Please note, the furniture in this image has been virtually staged.

# Escapism through elegance

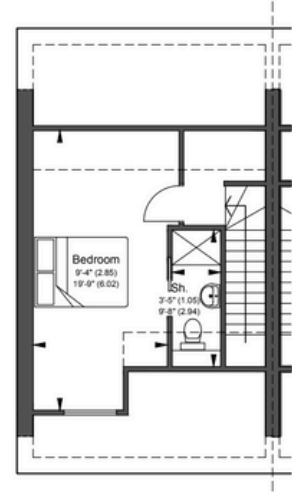




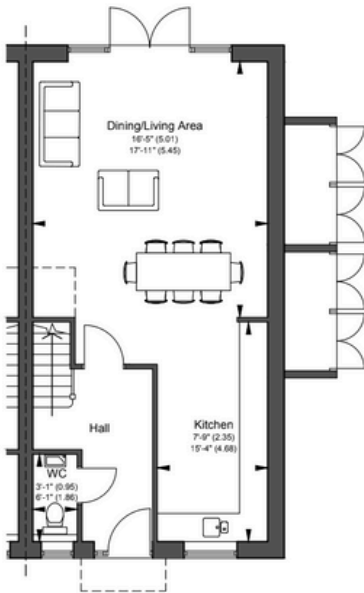
GF GIFA - 558.6ft<sup>2</sup> (51.9m<sup>2</sup>)  
**GROUND FLOOR PLAN**  
PLOT 1



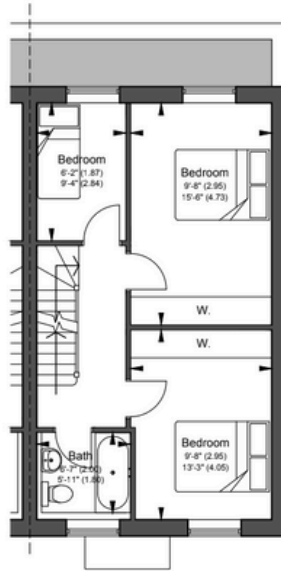
FF GIFA - 477.9ft<sup>2</sup> (44.4m<sup>2</sup>)  
**FIRST FLOOR PLAN**  
PLOT 1



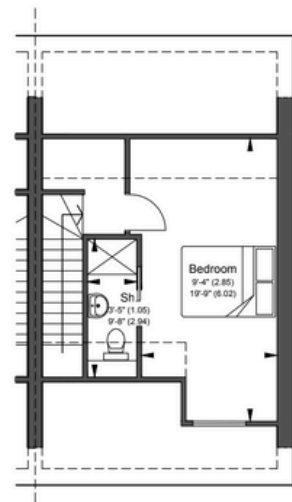
SF GIFA - 293.9ft<sup>2</sup> (27.3m<sup>2</sup>)  
**SECOND FLOOR PLAN**  
PLOT 1



GF GIFA - 558.6ft<sup>2</sup> (51.9m<sup>2</sup>)  
**GROUND FLOOR PLAN**  
PLOT 2

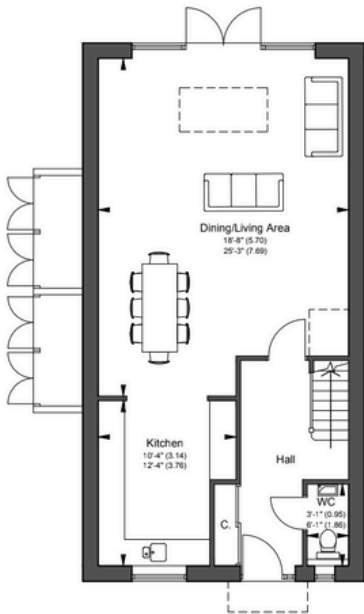


FF GIFA - 477.9ft<sup>2</sup> (44.4m<sup>2</sup>)  
**FIRST FLOOR PLAN**  
PLOT 2

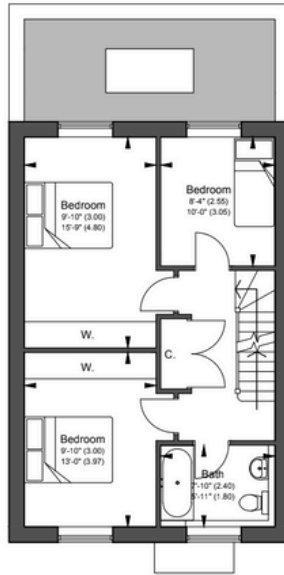


SF GIFA - 293.9ft<sup>2</sup> (27.3m<sup>2</sup>)  
**SECOND FLOOR PLAN**  
PLOT 2

Total Sqm 124  
Total Sqft 1334



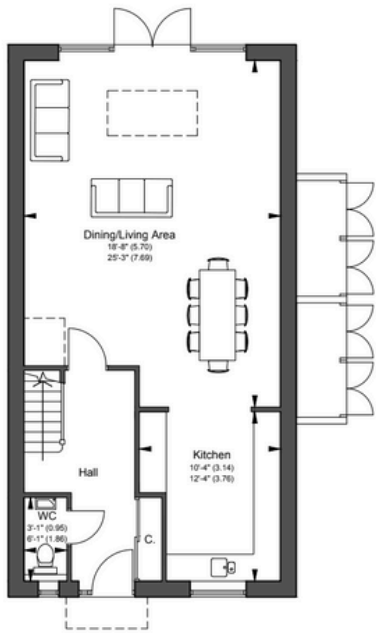
GF GIFA - 718.0ft<sup>2</sup> (66.7m<sup>2</sup>)  
**GROUND FLOOR PLAN**  
**PLOT 3**



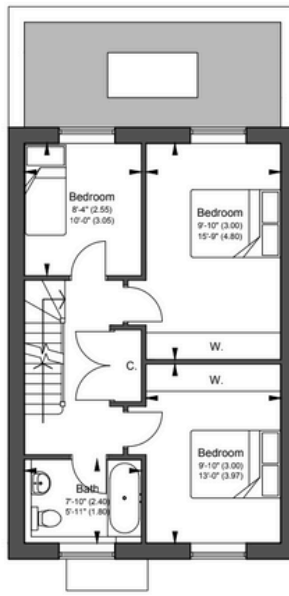
GF GIFA - 544.7ft<sup>2</sup> (50.6m<sup>2</sup>)  
**FIRST FLOOR PLAN**  
**PLOT 3**



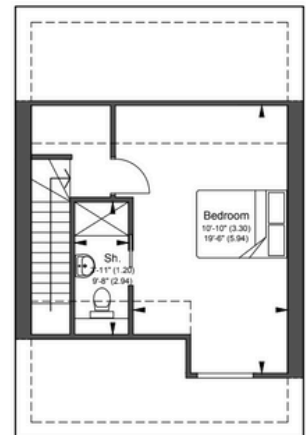
GF GIFA - 331.5ft<sup>2</sup> (30.8m<sup>2</sup>)  
**SECOND FLOOR PLAN**  
**PLOT 3**



GF GIFA - 718.0ft<sup>2</sup> (66.7m<sup>2</sup>)  
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**PLOT 4**



GF GIFA - 544.7ft<sup>2</sup> (50.6m<sup>2</sup>)  
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**PLOT 4**



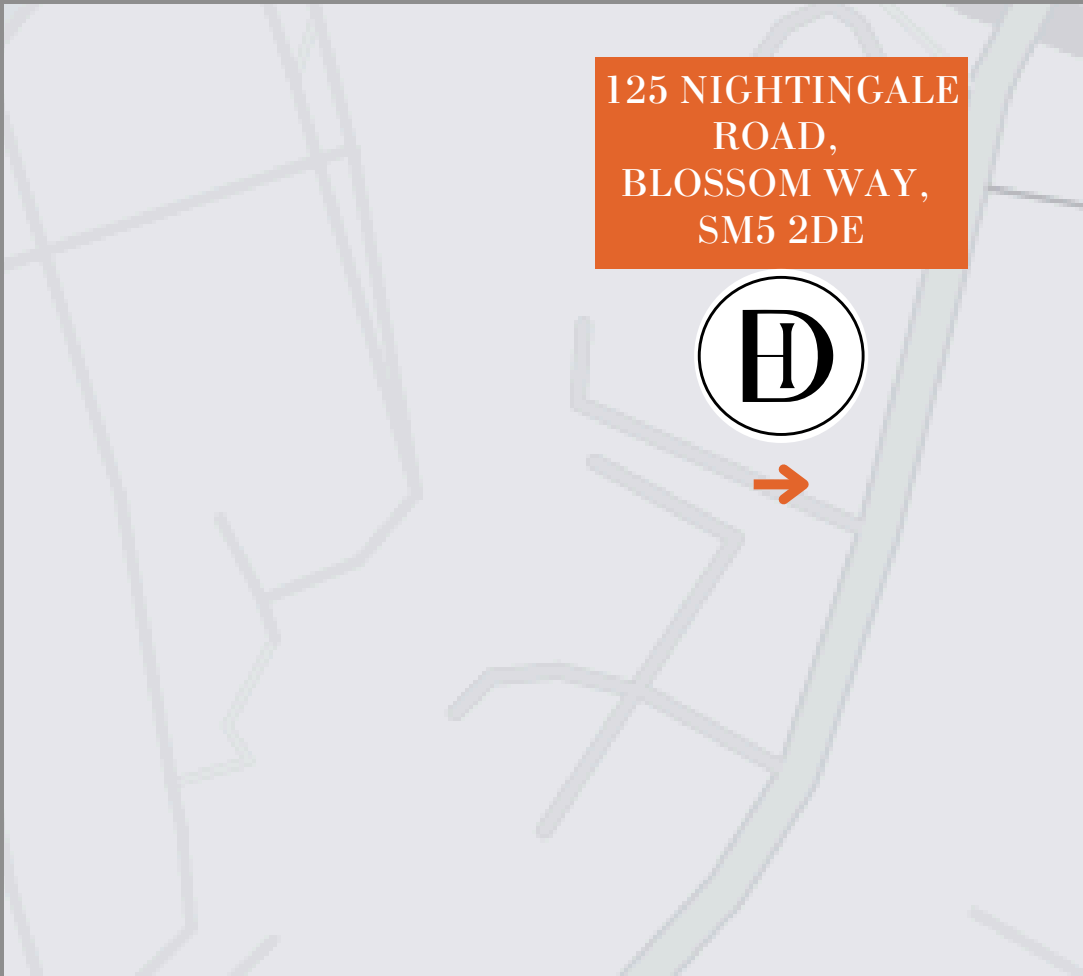
GF GIFA - 331.5ft<sup>2</sup> (30.8m<sup>2</sup>)  
**SECOND FLOOR PLAN**  
**PLOT 4**

Total Sqm 148  
 Total Sqft 1593





## How to find us



## Contact details:

+44 203 633652  
info@dionhomes.co.uk  
www.dionhomes.co.uk

## Why buy a DION Home?



### Craftsmanship

From the materials we choose to the tradesmen we employ, every step of our process is centered around craftsmanship of the highest standard.



### Service

We aim to make the process as easy as possible with the help of our dedicated team who are there to help you through every step of the process.



### Experience

With years of experience in the housing industry, our extensive knowledge and the needs of our buyers remains at heart of our work.

## Customer care

From the first day you visit one of our sales centres to the day you move in, we aim to provide you a level of service and after-sales care that is second to none. We provide a Comprehensive information pack that details the work aspects of a new home. A 10 year Warranty with Build Zone provides a further piece of mind. We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



We provide 10 year Build Zone Warranty.

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For more info;  
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