

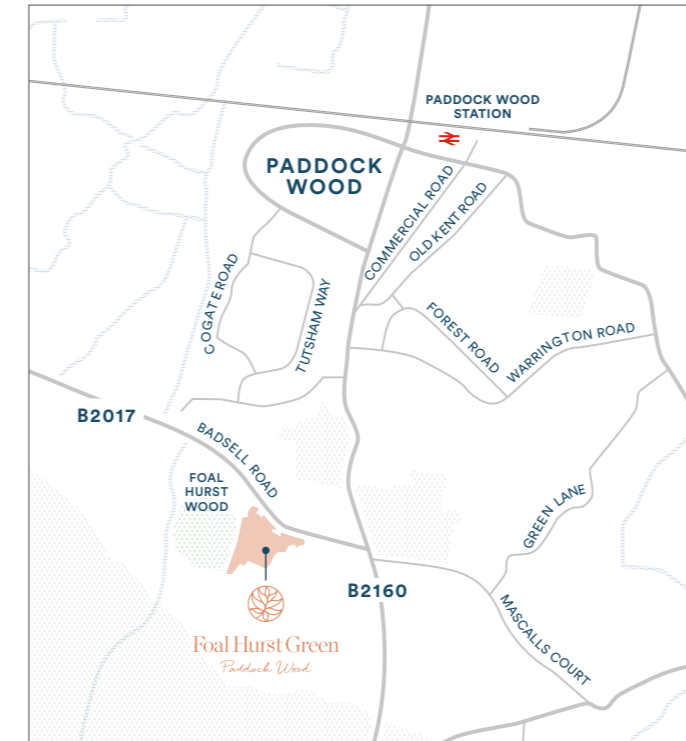
# Stylish & chic spaces



Interior photography is of the Foal Hurst Green show home and is indicative only.

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Maps not to scale and show approximate positions only.



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Foal Hurst Green  
*Paddock Wood*



The Greenfinch  
Three Bedroom House



# The Greenfinch

## Three Bedroom House

HOUSES 67\*, 68, 69\*, 70, 106\*, 107, 135, 136\*

Total Area 112.44 sq m 1,210 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5535mm x 5506mm	18' 2" x 18' 1"
Living Room	4100mm x 3335mm	13' 6" x 10' 11"
Utility Room	2100mm x 1805mm	6' 11" x 5' 11"

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- Water Butt
- SW Space for Wardrobe
- LH Loft Hatch
- AC Airing Cupboard
- SWM Space for Washing Machine

\*Houses 67, 69, 106 & 136 are handed. Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

### HOME OFFICE ALTERNATIVE



### FIRST FLOOR

Bedroom 1	3140mm x 4079mm	10' 4" x 13' 5"
Bedroom 2	3953mm x 2860mm	13' 0" x 9' 5"
Bedroom 3 / Home Office	2796mm x 2580mm	9' 2" x 8' 6"

# Contemporary Specification

## KITCHEN

- Gloss, matt or Shaker-style cabinet doors in a choice of colours\*
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops and laminate upstands
- Full height glass splashback behind hob
- LED strip lighting to underside of wall cabinets
- 1 ½ bowl stainless steel sink with stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Zanussi built-in double oven
- Zanussi 4 zone induction hob
- Telescopic extractor above induction hob
- Zanussi built-in fridge/freezer
- Zanussi fully integrated dishwasher

## UTILITY ROOM

- Gloss, matt or Shaker-style cabinet doors in a choice of colours\*
- Soft-close cabinet doors
- 40mm laminate worktops and laminate upstands
- Single bowl stainless steel sink with stylish polished chrome mixer tap
- Space and plumbing for washer dryer or separate washing machine and tumble dryer (to suit space). Please refer to drawings

## CLOAKROOM

- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including single lever basin mixer
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Glass splashback above washbasin

## BATHROOM

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
  - Single lever basin mixer
  - Robe hook
  - Thermostatic bath/shower controls
  - Multi-function slide rail shower kit
- Luxury steel bath with glass screen and bath panel
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath/shower. Vanity panel to sanitaryware wall.
- Tiled skirting and painted finish to remaining walls

## EN SUITE

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
  - Single lever basin mixer
  - Robe hook
  - Thermostatic shower controls
  - Multi-function slide rail shower kit
- Shower enclosure with glass door
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to shower enclosure. Vanity panel to sanitaryware wall.
- Tiled skirting and painted finish to remaining walls

## INTERIOR FINISHES

- White painted solid internal doors with polished chrome door levers
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Contemporary wood-effect laminate flooring to ground floor, excluding living room
- Luxury carpet fitted to living room, stairs, bedrooms, landings and upper floor cupboards
- Bespoke fitted wardrobes with sliding doors to bedroom 1. Internal fittings to include shelf and hanging rail

## HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, kitchen/dining room and bedrooms
- Television point provided to living room, kitchen/dining room and bedrooms
- Telephone point provided to hall cupboard, living room and kitchen/dining room
- BT or Hyperoptic high speed broadband connectivity\* is available in every property, with convenient data points around the house

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen/dining room, cloakroom, bathroom, en suite and bedroom 1
- Pendant lights to living room, landings and bedrooms 2 & 3
- Main 'on/off' light switch adjacent to front door
- Lighting to hall cupboards
- 2-way light switch to bedroom 1
- Chrome sockets above kitchen worktops
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suite
- Solar Photovoltaic (PV) panels installed

## HEATING & HOT WATER

- Gas combination boiler
- Mechanical ventilation system

## EXTERNAL

- Garage, carport or allocated parking space(s) to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens
- Water butt to side or rear of property included where possible

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team



\*All purchaser choices and extras are available subject to stage of construction.  
\*Subject to owner connection. Download speeds may vary.

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