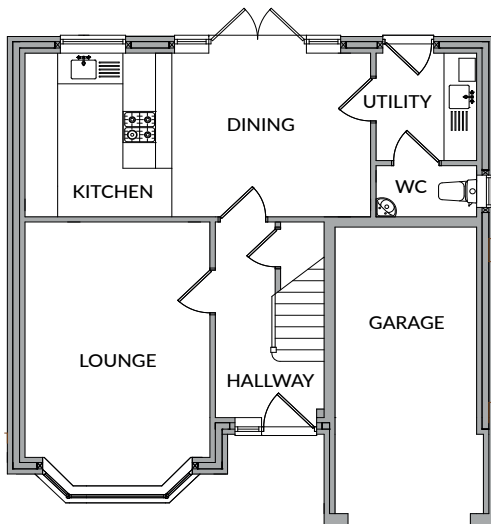


# THE EPSOM



- FOUR BEDROOM HOME
- EN-SUITE MASTER BEDROOM
- OPEN PLAN KITCHEN / DINING
- UTILITY & WC
- FRENCH DOORS TO GARDEN
- INTEGRAL GARAGE

## GROUND FLOOR



### LOUNGE

5.1m into Bay x 3.4m  
16'9" x 11'0"

### KITCHEN / DINING

6.3m x 3.2m max  
20'8" x 10'4"

### UTILITY ROOM

2.7m x 1.8m  
8'9" x 5'11"

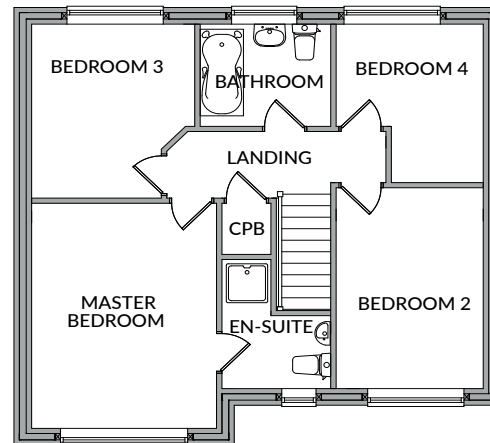
### WC

1.8m x 960mm  
5'11" x 3'2"

### GARAGE

5.6m x 2.6m  
18'4" x 8'7"

## FIRST FLOOR



### MASTER BEDROOM

4.4m x 3.4m max  
14'4" x 11'1"

### EN-SUITE

2m x 2.5m max  
6'7" x 8'2"

### BEDROOM 2

4m x 2.7m max  
12'9" x 8'9"

### BEDROOM 3

3.4m x 3m  
11'1" x 9'9"

### BEDROOM 4

3.1m x 2.7m  
10'1" x 8'10"

### BATHROOM

2.4m x 2m  
7'10" x 6'6"

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[www.edwardshomes.co.uk](http://www.edwardshomes.co.uk)

# SPECIFICATIONS

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## CONSTRUCTION

Edwards Homes properties are constructed in compliance with the National House Building Council (NHBC) Standards and are made up of a cavity wall construction. Brick type and roof tiling will be as approved by the local authority.

## INSULATION

The roof and cavity walls will be insulated to meet the required British Standards.

## WINDOWS

British Standard, white upvc with clear double glazed units except for the bathroom and en-suite which will be obscure double glazed.

## DOORS

External: British Standard high security doors and upvc French doors where applicable with clear double glazed units.  
Internal: 4 panel colonial painted white.

## JOINERY

Moulded skirting/architrave and softwood staircases all finished in white gloss.

## IRONMONGERY

Chrome effect door furniture on all internal doors.

## ELECTRICAL

Full compliance with NHBC Standards c/w mains powered smoke detectors/battery backup, front porch light and door bell. BT and TV aerial points to the lounge and master bedroom.

## CENTRAL HEATING

Gas combination boiler to all homes, fitted by a registered plumbing contractor to meet the required standards.

## INTERNAL DECORATION

Walls finished with white emulsion, ceilings finished with white emulsion. Joinery as above.

## WALL TILING

From our specified range. Bathroom walls with sanitaryware will receive half height tiling and the shower enclosures will be fully tiled. The remaining walls will be emulsioned in white.

## LOUNGE

Provision only for an electric fire.

## KITCHEN

Fully fitted kitchen from a choice of units and worktops. To include as standard, stainless steel single electric oven, gas hob, extractor fan, integrated dishwasher and washing machine and an integrated fridge/freezer.

## BATHROOM

Fitted with a white bathroom suite complete with chrome fittings

## EN-SUITE

Where applicable fitted with white sanitaryware and chrome contemporary fittings, a shower enclosure with an electric shower.

## CLOAKROOM

Fitted with white sanitaryware and chrome contemporary fittings.

## GARAGE

Where applicable - Sectional, white up and over door, power point and lighting.

## EXTERNAL

Boundary fencing to side and rear. Rear gardens will receive turf. Paths and patios will be concrete slabs as will the driveways to the properties with the provision for off road parking. White UPVC bargeboards, soffits, fascias and rainwater goods. The site landscaping will be in accordance with local authority approved site plans.

## WARRANTY

All properties carry a 10 Year Warranty provided by the NHBC from the date of legal completion. Under this warranty, Edwards Homes also provide a 2 year warranty from the date of legal completion. Details of the warranty cover will be found in the pack provided to the purchaser upon exchange of contract for their solicitor.



Raising Standards. Protecting Homeowners

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