

GREEN OAKS

C L O S E

AN EXCLUSIVE COLLECTION OF JUST FIVE LUXURY
THREE BEDROOM BUNGALOWS WITH
PRIVATE GATED ENTRANCE

14 BEVERLEY GARDENS | HORNCHURCH | RM11 3PA

LOCATION

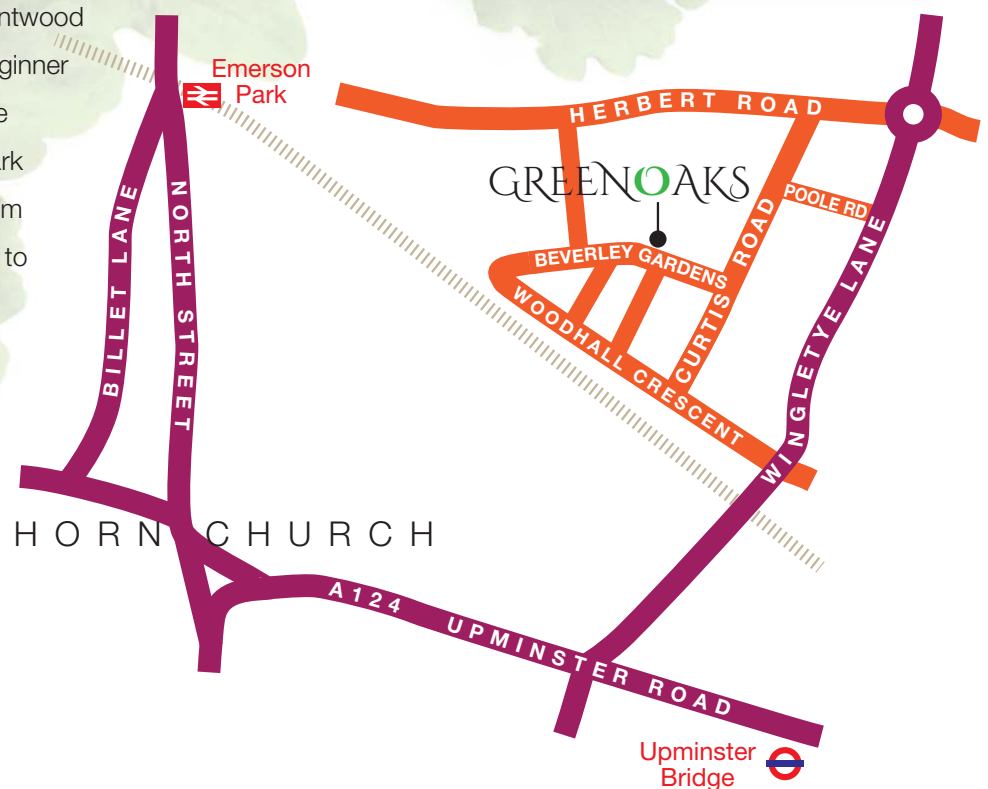
Set in a quiet location away from the main thoroughfare, Greenoaks Close provides a haven of peace within a popular, thriving community.

This is an ideal address for both city commuters and local workers. Emerson Park Station, under a mile away, has regular services to Romford and Upminster, whilst Gidea Park main line station, approximately 1.9 miles distant offers a regular service into London Liverpool Street, with journeys taking 25 - 30 minutes. Additionally, Crossrail is due to open in 2017/18, offering easy access to many more destinations. Underground users will benefit from the close proximity of Upminster Bridge Station, under a mile away and road users have the advantage of easy access to the A127, A12 and M25.

Schools and colleges are numerous in the area, and cover ages from primary right through to adult further education, most within a couple of miles.

The area is rich in amenities; local shopping is comprehensive, whilst for wider options Intu Lakeside Shopping Centre, with its mix of high street chains, individual outlets and restaurants is a mere 8.2 miles away. Bluewater, too, is easily reached.

For those of an active disposition, golf courses and clubs at Upminster, Gidea Park and Brentwood offer challenges for both the beginner and experienced player, and the David Lloyd Centre at Gidea Park includes a range of activities from gymnasium and fitness classes to tennis, swimming and a spa.



ATTRACTIVE HIGH SPECIFICATION HOMES

Greenoaks Close is a select group of properties grouped around a magnificent oak tree, and designed to offer a peaceful, private and secure environment for its residents.

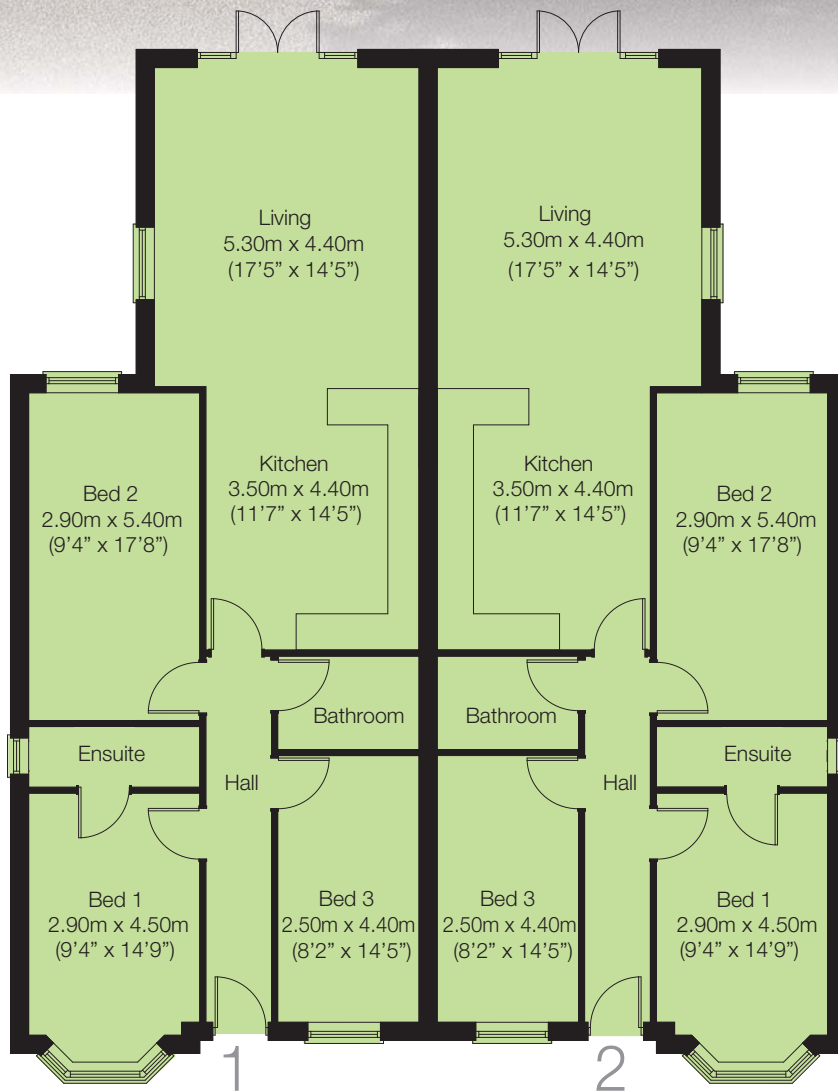
Entrance to Greenoaks Close is via secure, private electric gates, with a drive taking owners down to these superlative properties. Each home has allocated parking for two vehicles, with plots 3 & 4 including a garage per property.

The homes themselves are set on one level, with the entrance hall providing access to all rooms. Kitchens and living areas are combined to offer a spacious, sociable area ideal for both entertaining and family use, and double doors provide an attractive entrance to comfortably sized gardens. Kitchens are equipped with an assortment of integrated appliances, all positioned to offer a streamlined environment. Master bedrooms include ensuite facilities, whilst second and third bedrooms enjoy the luxury of a contemporary bathroom complete with superior sanitaryware. A combination of carpeting and wood flooring, together with a degree of underfloor heating, provides a further touch of luxury.



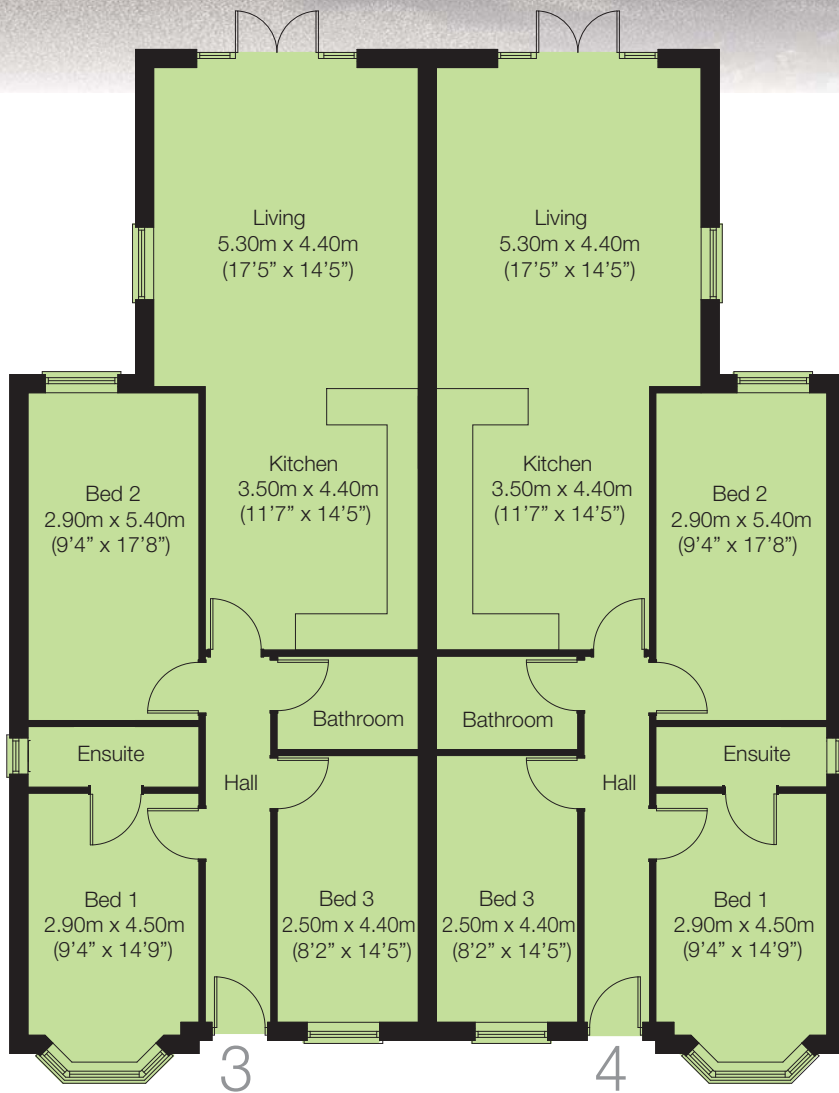


PLOTS 1 & 2



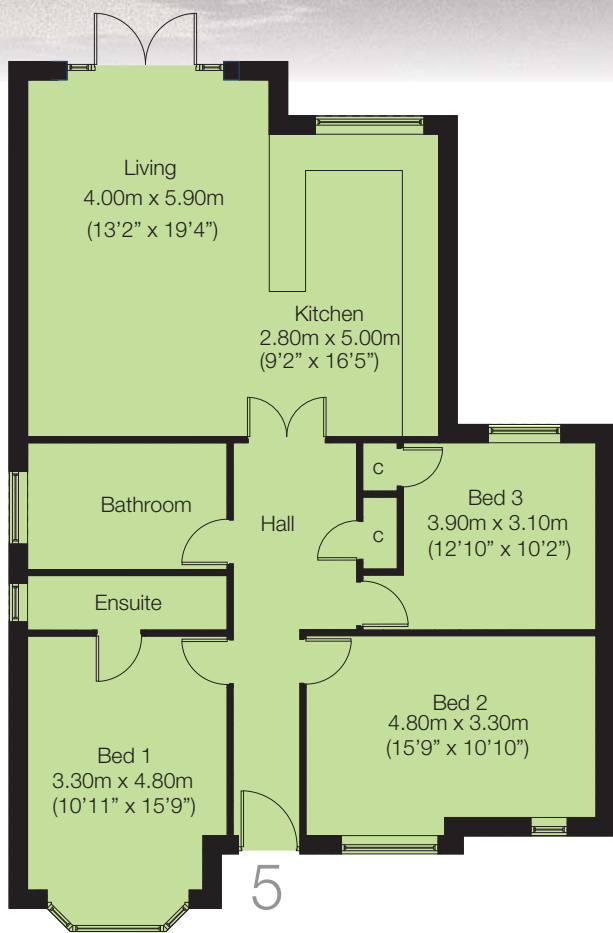


PLOTS 3 & 4





PLOT 5



SPECIFICATION

Kitchen

- Luxury fitted kitchen with integrated appliances including 50/50 fridge freezer / washing machine / double oven and built in microwave
- Under cabinet lighting
- Wood flooring
- Under floor heating

Bathroom & Ensuites

- White sanitaryware
- Bristan mixer shower and matching taps
- Chrome heated towel rail
- Full height ceramic wall tiling to shower areas with half tiling to the remaining walls and floor
- Under floor heating to bathroom

Electrics & Lighting

- Energy efficient down lighting to kitchen / bathroom & hall
- Electric shaver point in bathroom & ensuite

- Mains powered smoke & carbon monoxide detector
- Sky & TV point to lounge and bedrooms
- Security alarm provided by Icol security
- Electric meter within hallway cupboard
- Perimeter /mood lighting in living rooms

Heating & Hot Water

- Gas fired central heating & hot water
- Grade A combi boiler to be located within a nominated kitchen cupboard
- Gas meters housed outside building

General

- Traditionally built redbrick building with tiled roof
- Grade A UPVC windows
- Latest high-level insulation to all walls and floors

- White panelled or oak doors with satin chrome furniture
- Smooth plastered and painted antique white walls and white painted ceilings
- Secure British standard locks on all doors and multipoint locks on all patio doors
- Light brown carpet throughout
- 10 Year new build warranty provided by Premier Guarantee

Externally

- Landscaped front/rear and side gardens
- 2 x car parking spaces per bungalow
- Plots 3 & 4 have a detached garage
- Common lighting provided in brickwork pillars
- Large steel electric gates operated by a keyfob give this luxury development ultimate security
- Leafy setting

Interiors below depict previous developments





RESERVING YOUR NEW HOME AT GREEN OAKS CLOSE

Haverbridge Homes Ltd will ask prospective purchasers to pay, subject to contract, an initial reservation deposit of £5000 to their selling agents, Davis Estates, which will be retained if the purchaser withdraws from negotiations or substantially exceeds the exchange deadline to cover abortive costs.

Reservation - Upon reservation, Davis Estates will require details of your solicitors and how you propose to fund your purchase. The reservation will be taken on the understanding that you immediately instruct your solicitors as Haverbridge Homes Ltd will expect contracts in respect of your purchase to be exchanged within 90 days or sooner by agreement (whilst construction is on going) of the reservation or 28 days if complete of the draft papers being issued to your solicitors. Haverbridge Homes Ltd reserves the right to re-offer the property for sale if the exchange date is not adhered to. Any alterations will need to be paid in full prior to being carried out.

Completion - Upon exchange of contracts, Haverbridge Homes Ltd will provide a provisional anticipated completion date and their selling agents will keep you informed as to progress. Completion will be subject to a 10 day notice being issued to your solicitors from the developer's solicitors.

Please note

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Davis Estates has any authority to make or give any representation of warranty whatsoever in relation to this property.

All negotiations through Davis Estates.

Agent



Developer

HAVERBRIDGE
Homes Ltd

**For further details please telephone Davis Estates on
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Haverbridge Homes Ltd reserve the right to change the name of the development at any time. In addition they reserve the right to change the specification in the event that quoted materials are unavailable but will undertake to supply similar quality.

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquires and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Neither Haverbridge Homes Ltd nor their Agents Davis Estates accept liability for any error contained in these particulars.