THE EPSOM



4 BEDROOM DETACHED WITH INTEGRAL GARAGE

Designed for modern living, this attractive home offers a welcoming entrance hall, spacious lounge, cloakroom, and an open-plan kitchen/ dining area with French doors leading to the fully turfed rear garden.

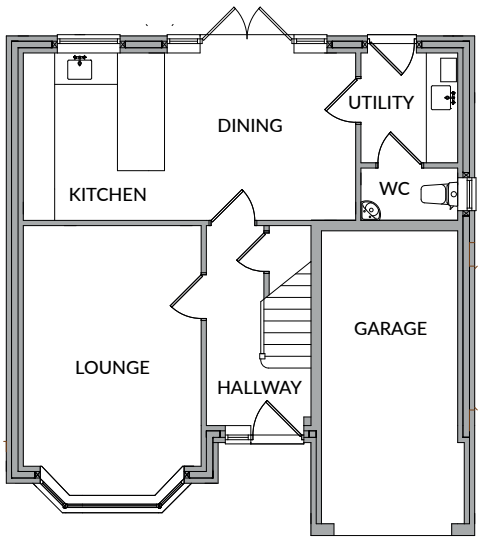
The property also benefits from a practical utility room, a generous principal bedroom with en-suite, and three further bedrooms.

For added peace of mind, the home is backed by a 10-year NHBC warranty.

AT A GLANCE

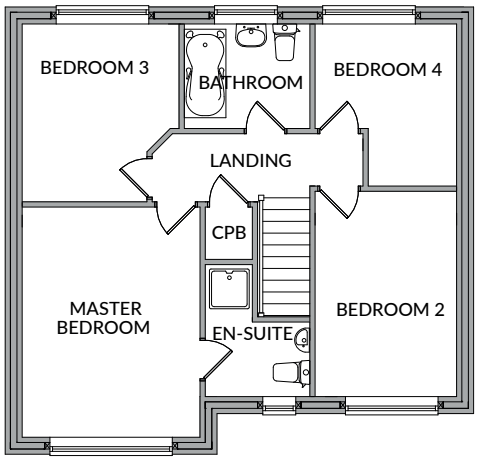
- FOUR BEDROOM HOME
- EN-SUITE MASTER BEDROOM
- OPEN PLAN KITCHEN / DINING
- UTILITY AND WC
- FRENCH DOORS TO GARDEN
- INTEGRAL GARAGE

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	2.0m x 2.5m max	6’7” x 8’2”
BEDROOM 2	4.0m x 2.7m max	12’9” x 8’9”
BEDROOM 3	3.4m x 3.0m	11’1” x 9’9”
BEDROOM 4	3.1m x 2.7m	10’1” x 8’10”
BATHROOM	2.4m x 2.0m	7’10” x 6’6”

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www.edwardshomes.co.uk

EDWARDS® HOMES
DESIGNED WITH YOU IN MIND

SPECIFICATIONS

4 BED DETACHED WITH INTEGRAL GARAGE

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 satin.

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. Solar panels fitted to the roof of the property that are connected to the Solis Inverter in the loft.

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 and towel rail.

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 rear. Rear gardens will receive turf. Paths and patios will be concrete slabs. Driveways will be tarmac with the provision for off road parking. White UPVC bargeboards, soffits, facias and rainwater goods. Outside tap and rear light included. 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.

NHBC
Raising Standards. Protecting Homeowners

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