

The *FARNBOROUGH* (Plots 15 & 23)

4 Bedroom Detached Home

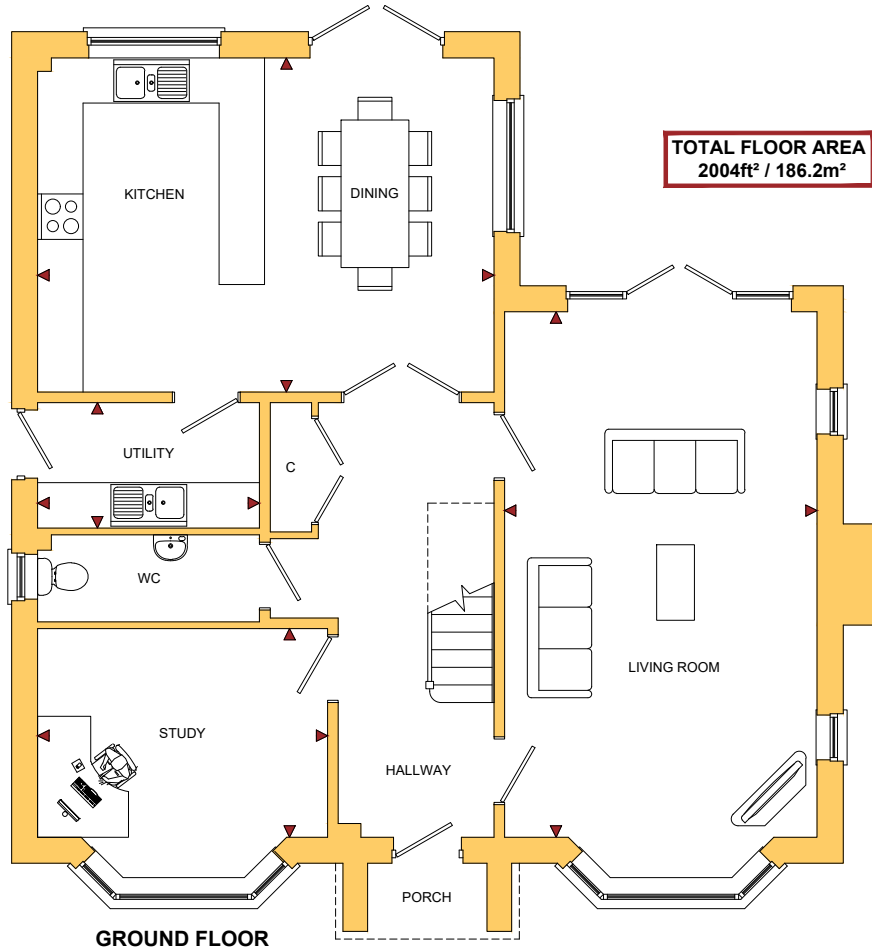


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be happy to discuss the external finish on any specific plot with you.

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ROOM	IMPERIAL / "	METRIC / mm
Living Room	13' 7" x 22' 10"	4135 x 6950mm
Kitchen / Dining	19' 10" x 14' 6"	6035 x 4420mm
Study	12' 7" x 9' 1"	3835 x 2760mm
Utility	9' 8" x 5' 5"	2935 x 1660mm

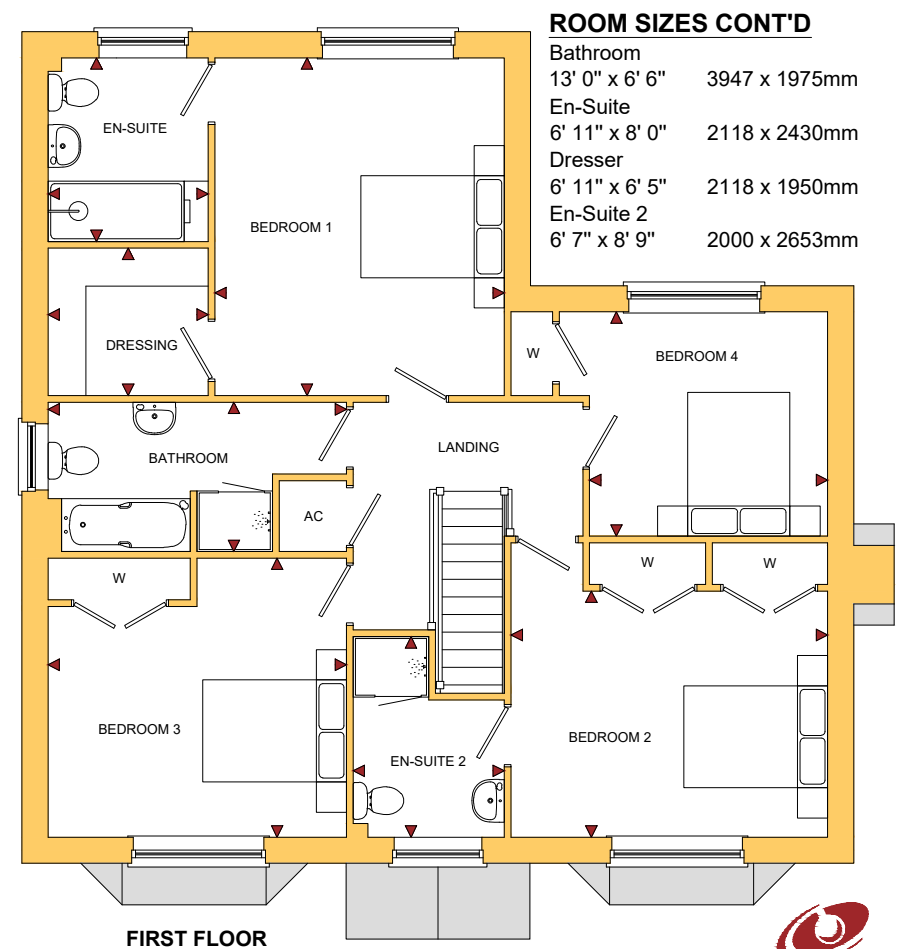


GROUND FLOOR

Faraday Gardens

Madley, Herefordshire, HR2 9PJ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 7" x 14' 8"	3829 x 4468mm
Bedroom 2	13' 9" x 10' 8"	4187 x 3256mm
Bedroom 3	13' 0" x 12' 1"	3947 x 3691mm
Bedroom 4	10' 4" x 9' 9"	3149 x 2968mm



FIRST FLOOR

ROOM SIZES CONT'D

Bathroom	13' 0" x 6' 6"	3947 x 1975mm
En-Suite	6' 11" x 8' 0"	2118 x 2430mm
Dressing	6' 11" x 6' 5"	2118 x 1950mm
En-Suite 2	6' 7" x 8' 9"	2000 x 2653mm

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We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.

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Key Features/Included Specification

- Choice of Kitchens and Laminate Worktops (Quartz Worktop to Kitchen)
- Separate Utility
- Choice of Wall & Floor Tiles to Kitchen, Bathroom & En-Suite's
- White Low Energy LED Downlighters to Kitchen, Bathroom & En-Suite's
- AEG Built Under Double Oven, Gas Hob, Stainless-Steel Chimney Hood, Fully Integrated Dishwasher & Fridge Freezer 50/50
- Under Pelmet Lighting to Kitchen
- Worcester Bosch Energy Efficient Gas System Boiler with Storage Cylinder
- Choice of Carpets
- Open Plan Kitchen / Diner with French Doors to Secure Rear Garden
- Spacious Family Living Room with Wood Burning Stove & French Doors to Secure Rear Garden
- Oak Cottage Style Internal Doors with Chrome Ironmongery
- Hardwood Staircase with MDF Treads & Risers
- Family Bathroom with Separate Shower Enclosure & Geberit Sanitaryware
- En-Suite with Mira Shower Enclosure & Dressing Room to Bedroom 1
- En-Suite with Mira Shower Enclosure & Fitted Wardrobes to Bedroom 2
- Chrome Towel Radiators to Bathroom & En-Suites
- Landscaped Front Gardens & Paved Patio Area to Rear Garden
- Double Garage (Electrically Operated) with Lighting, Power Points and Additional Parking
- External Power Point & Tap
- Wiring for Electric Car Charging Point
- Fully Integrated Alarm System
- 10 Year LABC Structural Guarantee
- No Management Company, Therefore No Management Company Fees

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