

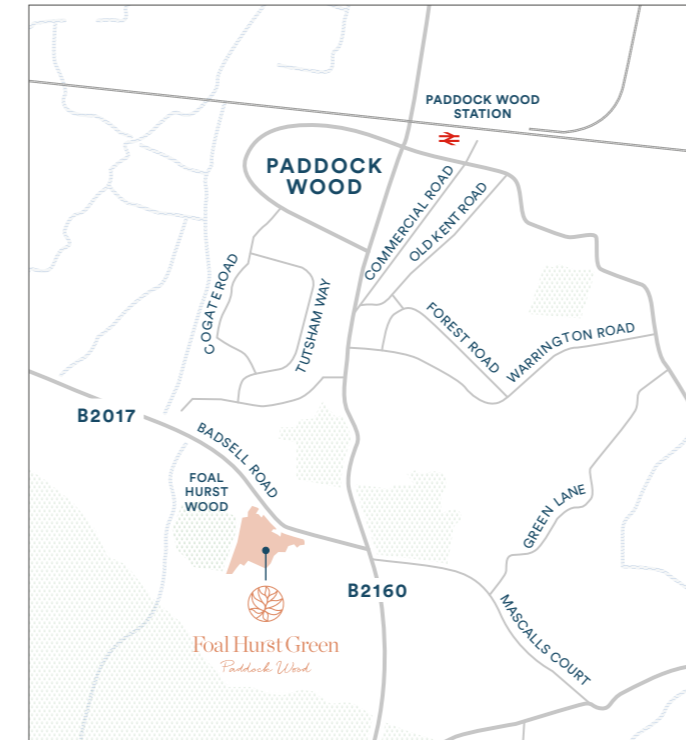
Stylish & chic spaces



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.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Foal Hurst Green is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. EO60/05CA/0422



Foal Hurst Green
Paddock Wood



The Linnet
Three Bedroom House



The Linnet

Three Bedroom House

HOUSES 75, 76*, 104,
105*, 123*, 124

Total Area 114.14 sq m 1,228 sq ft



GROUND FLOOR

Kitchen	3795mm x 2700mm	12' 6" x 8' 10"
Family / Dining Room	6176mm x 2948mm	20' 3" x 9' 8"
Living Room	5357mm x 3300mm	17' 7" x 10' 10"



FIRST FLOOR

Bedroom 1	4583mm x 2845mm	15' 1" x 9' 4"
Bedroom 2	2947mm x 4014mm	9' 8" x 13' 2"
Bedroom 3	3366mm x 2462mm	11' 1" x 8' 1"



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

*Houses 76, 105 & 123 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.

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 CUPBOARD

- Space and plumbing for washing machine/washer dryer

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, family/dining room and bedrooms
- Television point provided to living room, family/dining room and bedrooms
- Telephone point provided to hall cupboard, living room and family/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, family/dining room, utility cupboard, cloakroom, bathroom, en suite and bedroom 1
- Pendant lights to living room, landings, 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.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.