EVERY LITTLE DETAIL

KITCHENS

- Contemporary styled kitchen with a choice of three colour options (Customer Upgrade: Shaker style door with brass ironmongery)
- Composite stone worktop with upstand and hob splashback
- Full Bosch appliances, including:
  - Single oven
  - Induction hob
  - Microwave oven with hot air
  - Integrated extractor
  - Integrated fridge/freezer
  - Integrated dishwasher
- Pre-plumbed location for freestanding washer/dryer in utility (washer/dryer not provided)
- Stainless steel undermount sink

BATHROOMS

- Contemporary styled bathroom
- Vanity basin
- Mirrored wall unit (Customer Upgrade: Mirror cabinet with LED lighting)
- Shaver socket to all bathrooms/ensuites
- Individually designed bathrooms/ensuites with:
  - Standalone shower
  - Shower over bath
- WC with dual-flush plate, concealed cistern and soft-close seat
- Lower ground floor WC
- Chrome finish heated towel rails
- Wall tiling to wet areas with feature tiling to vanity units
- Composite stone vanity top

HEATING & ELECTRICAL

- Hot water and heating provided by:
  - Hot water heat pump and electric panel heaters with programmer
- USB sockets to kitchen, study and bedroom 1

LIGHTING

- LED downlights: hall/landing, kitchen, bathroom/ensuites/wc
- Pendant lights: living/dining, bedrooms
- LED strip: wardrobes, base of kitchen wall units

HOME ENTERTAINMENT & COMMUNICATIONS

- Multimedia allowance (2no. double socket, 2 no. RJ45 outlet, 1no. TV Coax)
  - Living room only

INTERIOR FINISHES

- Painted internal doors with chrome finish door furniture
- Satin paint finish to internal joinery
- Double stepped skirting/architraves with skirting blocks
- Built-in wardrobe:
  - Bedroom 1 & 2
- Flooring:
  - Karndean LVT to kitchen/dining, ground floor wc, study, utility and living room
  - Fitted carpets to stairs, first floor landing and bedrooms

EXTERNAL

- External lights to porch and rear
- Grass and paving to rear garden with shed
- Remote EVC provision (cabling provision only)
- External bib tap and socket to rear garden

SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- Mains fed smoke and/or heat detectors
- 10 year building warranty provided by NHBC

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. Berkeley Homes LLP reserves the right to amend the specification as they deem necessary.

HERTFORD LOCKS

SALES & MARKETING SUITE
15 Mead Lane, Hertford, Hertfordshire SG13 7AG
T: 07484 964 781
E: sales@hertfordlocks.co.uk
W: hertfordlocks.co.uk

Berkeley
Designed for life

Specification is at draft stage and subject to change. Kitchen layout is indicative only and may vary. Floorplans shown for Hertford Locks 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. Furniture layouts are indicative only. Hertford Locks is a marketing name and will not necessarily form part of the approved postal address. Site plan (including Marketing names) is indicative only and subject to change. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Type H2/H2.V. Issue Date: September 2026.



HERTFORD LOCKS

4 BEDROOM TOWNHOUSES

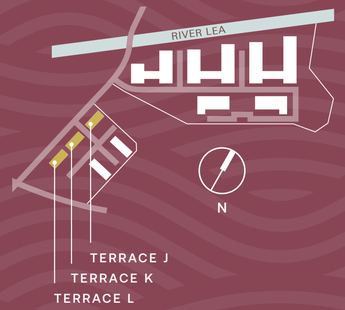
Berkeley
Designed for life

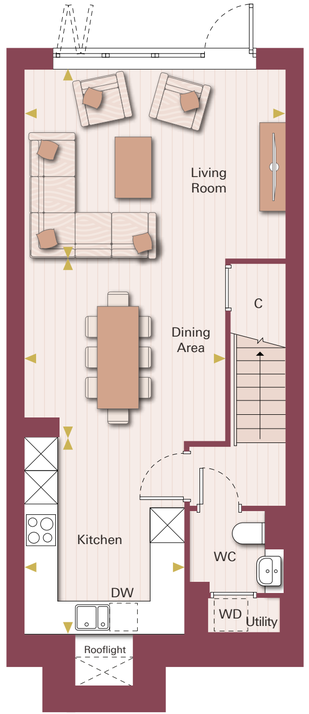
4 BEDROOM TOWNHOUSES

TOTAL INTERNAL AREA:
138.25 SQ M / 1488.1 SQ FT

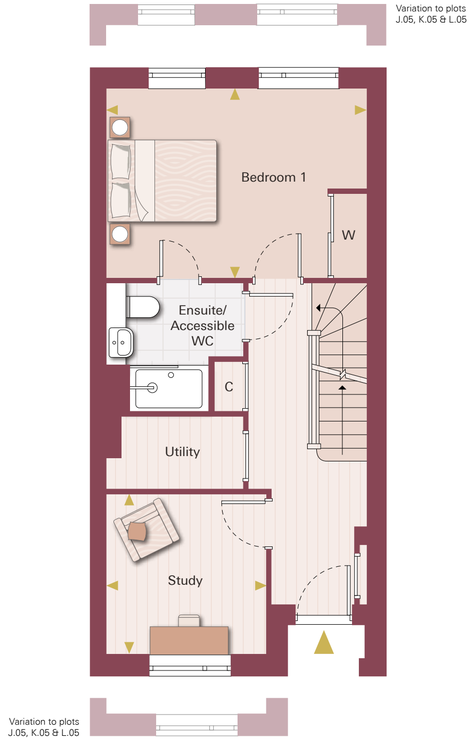
PLOTS

J.01, J.02, J.03, J.04, J.05
K.01, K.02, K.03, K.04, K.05
L.01, L.02, L.03, L.04 & L.05

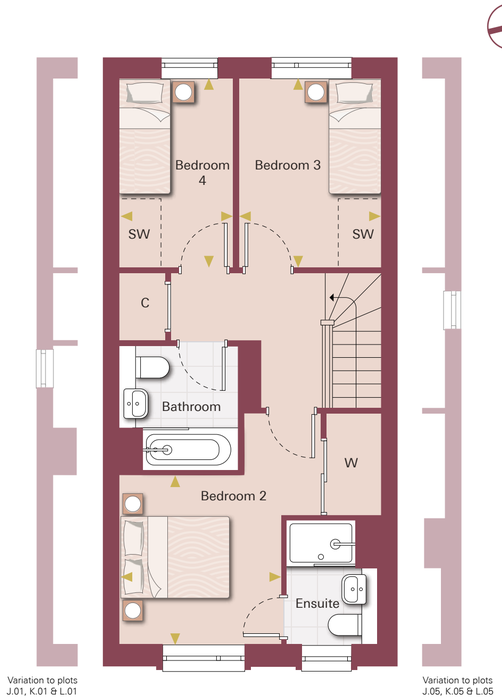




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR

Kitchen
3.51m x 2.84m 11'7" x 9'4"

Dining Area
3.55m x 3.19m 11'8" x 10'6"

Living Room
4.61m x 3.35m 15'2" x 11'0"

GROUND FLOOR

Study
2.85m x 2.82m 9'5" x 9'3"

Bedroom 1
4.61m x 3.35m 15'2" x 11'0"

FIRST FLOOR

Bedroom 2
3.00m x 2.86m 9'10" x 9'5"

Bedroom 3
3.35m x 2.52m 11'0" x 8'3"

Bedroom 4
3.35m x 2.01m 11'0" x 6'7"

KEY

C	Cupboard
WD	Space for washer/dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe





Computer generated images are indicative only.