

QUEEN'S GARDENS

CRANHAM NR. UPMINSTER ESSEX

A FINE COLLECTION OF
3 BEDROOM SEMI DETACHED AND
DETACHED NEW HOUSES



A HOME FOR THE HEART

QUEEN'S
GARDENS



Picture a new home with timeless quality. A traditional house that's set in a traditional, popular, tree-lined residential area, yet a modern home that offers 21st century energy conserving features and cutting edge appliances. Queens Gardens is just such a place, set in leafy, suburban Cranham, a welcoming area with good road, rail and tube links via nearby Upminster.

At Queens Gardens you'll find just five 3 bedroom semi-detached and detached houses built to impeccable standards. Each new home will feature a stylish bathroom, a contemporary kitchen with smart, built-in appliances, a considered approach to internal and external features with craftsman built standards throughout.

Queens Gardens will provide flexible living accommodation designed for minimum maintenance and maximum energy efficiency. With thoughtful planning and a careful choice of quality materials to ensure that each new home complements the existing surroundings.

Queens Gardens is located on the 346 Hail and Ride bus service connecting with Upminster tube and mainline rail services. Upminster to Fenchurch Street is approximately 25 minutes overground*, whilst Stratford and Canary Wharf are under 30 minutes away by tube**. Queens Gardens also has good access to an excellent choice of local schools for all ages.

They say home is where the heart is, we think these delightful new properties will offer you the 'Queen of hearts'.

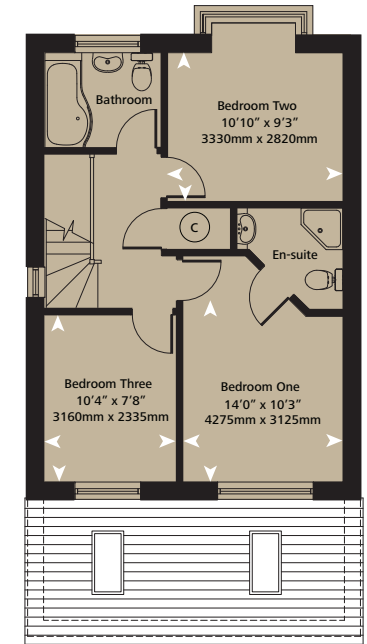
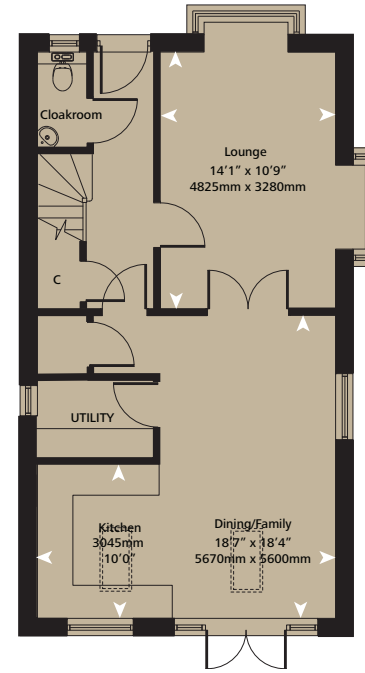
*Source: National Rail Enquiries **Source: Transport for London



PLOT 1

A three bedroom detached family home set in a generous corner plot.

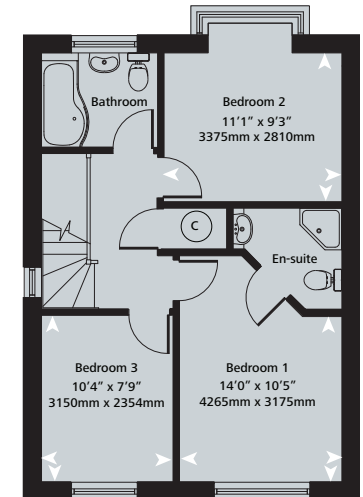
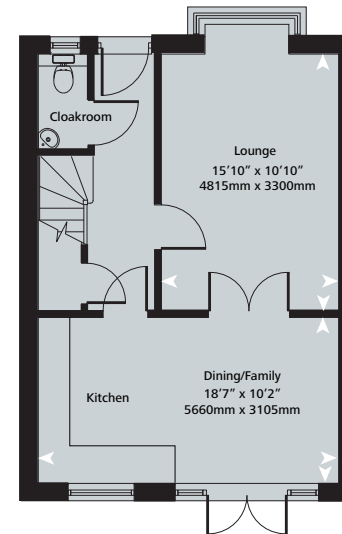
A dual aspect lounge overlooks the landscaped front and side gardens. Double doors open into a light and airy "L" shaped family/dining/breakfast area with vaulted ceilings and French doors opening out onto the southerly facing rear garden. With a separate utility room, coat cupboard and ensuite to the master bedroom this home offers great family accommodation. Parking for three cars off-road.



PLOTS 2 & 3

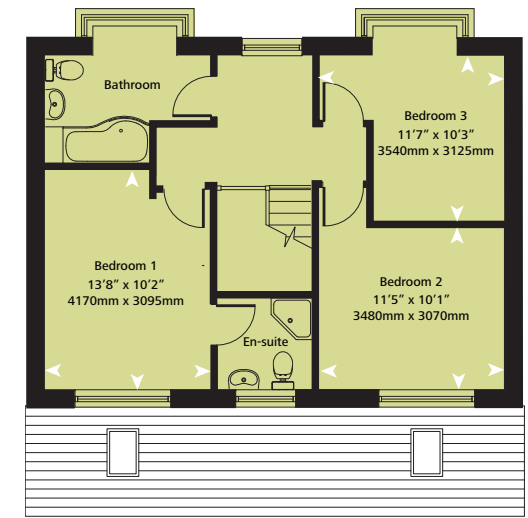
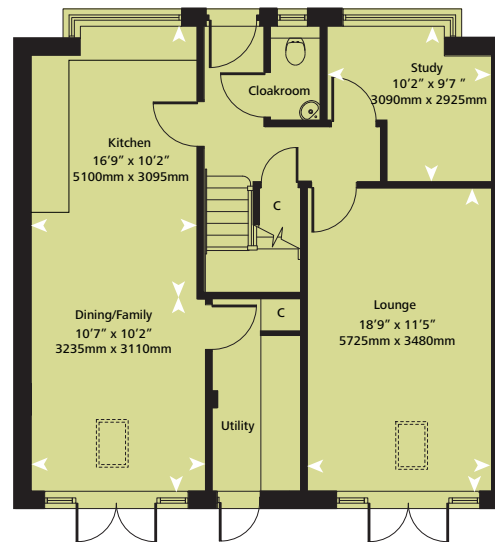
A pair of traditional three bed semi detached homes.

With a downstairs wc and kitchen/family room opening onto the south facing garden, the generously proportioned ground floor accommodation is complimented with three good sized bedrooms on the first floor. Bedroom one has an 'en-suite' whilst the main bathroom accommodates a "P" shaped shower bath. To the front there is parking for two cars in the driveway.



Plot 2 is illustrated. Plot 3 is a mirror image of plot 2.

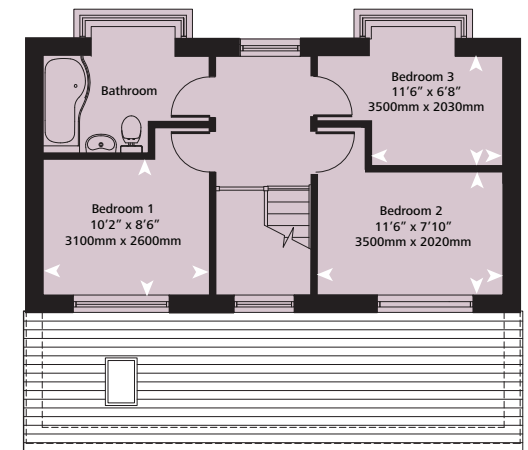
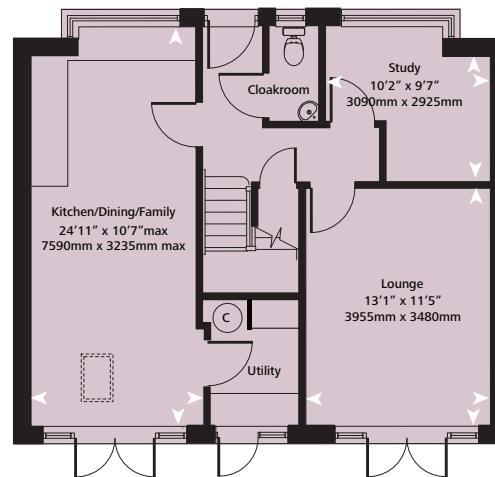
The computer generated illustration is drawn from plan and is indicative only of how the matured completed development may appear. Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only.



PLOT 4

An impressive double bay fronted detached home with study.

The largest of the properties being constructed which includes a study and separate utility room. Both the lounge and the family dining area benefit from vaulted ceilings with roof lights giving a contemporary feel to the ground floor. Upstairs there are three good sized bedrooms with an en-suite shower room to the master. The attractively landscaped front garden provides parking for two cars.



PLOT 5

An attractive wide fronted home with flexible living space.

With a ground floor utility and study, this attractive home shares many of the same features as plot 4 but on a slightly more modest scale. With a family bathroom and three bedrooms to the first floor, south facing garden and parking for two cars, the needs of most households are well catered for.

SITE LAYOUT



Whilst the site plan, floorplans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. The illustrations are drawn from plan and are indicative only of how the completed development will appear. For further detail please ask to see the landscaping and conveyance plans.

SPECIFICATION

KITCHEN

Fully fitted kitchen with choice of finish* Laminate worktop and stainless steel bowl & a half sink with mono-bloc mixer
Integrated oven, gas hob and hood in stainless steel finish
Coloured glass splash-back and under cabinet lighting
Integrated fridge freezer and dishwasher
Integrated washer dryer (plots 2&3 only)
Option to upgrade to: Composite stone worktops and under mounted stainless steel bowl and a half sink.*

UTILITY ROOMS (PLOTS 1, 4 AND 5 ONLY)

Sink base unit with laminated worktops
Single bowl stainless steel sink and drainer and monobloc tap
Space and services for free standing washing machine and tumble drier

BATHROOMS & EN-SUITES

Stylish white sanitaryware by Ideal Standard with chrome finish taps
'P' shaped shower bath to main bathroom with thermostatic filler, separate thermostatic shower and curved glass screen. Shaver point

HEATING AND HOT WATER

Energy Efficient Gas fired central heating by radiators
Mains pressure hot water – thermostatically controlled to baths and showers
Heated chrome finish towel rails to bathroom and en-suite

ELECTRICAL

Down-lighters to hallway, kitchen, cloakroom, bathrooms and en-suites
Chrome electrical fittings to kitchen, bathrooms and en-suites
Media panel to living room – wired to accept Sky+ decoder and satellite (by others) TV points to living room, family room and all bedrooms
Additional phone outlet and electrical socket outlets to study or bed three for home-working

INTERNAL FINISHES

All walls and ceilings plaster skimmed prior to decoration
Soft white paint to walls, brilliant white to ceilings and bathrooms/ensuite*
Skirting and architrave finished in white satinwood
White painted timber staircase with stained oak handrail
White painted 4 panel internal doors with chrome finish ironmongery
UPVC Windows and Patio Doors

EXTERNAL FEATURES

Paved patio and block-paved driveways
Outside tap and power socket to rear garden
Secure cycle storage for two cycles
Front gardens turfed and landscaped, rear gardens top-soiled rotovated and leveled
1.8 close-boarded fence to rear gardens with side access gate

SECURITY & PEACE OF MIND

Specification complies where possible with Secured by Design criteria including door and window locking and PIR external lighting
Dedicated fused spur for future installation of wire-free alarm system
High standard of wall and loft insulation

* Choice subject to stage of construction. Internal photographs illustrated are indicative only





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CRANHAM NR. UPMINSTER ESSEX

Satellite Navigation reference : postcode RM14 1JW



www.sunbury-homes.co.uk

Misrepresentation Act 1967

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Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from the photograph, plans or artists impression of the property. Artists impressions shown are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. In view of the variety of property designs on larger developments, typical house styles may be illustrated. Development names are for marking purposes only and may not be adopted by the local authority.

SELLING AGENTS

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