

St George's Park

Hornchurch

THE GATE HOUSES

3 BEDROOM HOMES
PLOTS 353-356



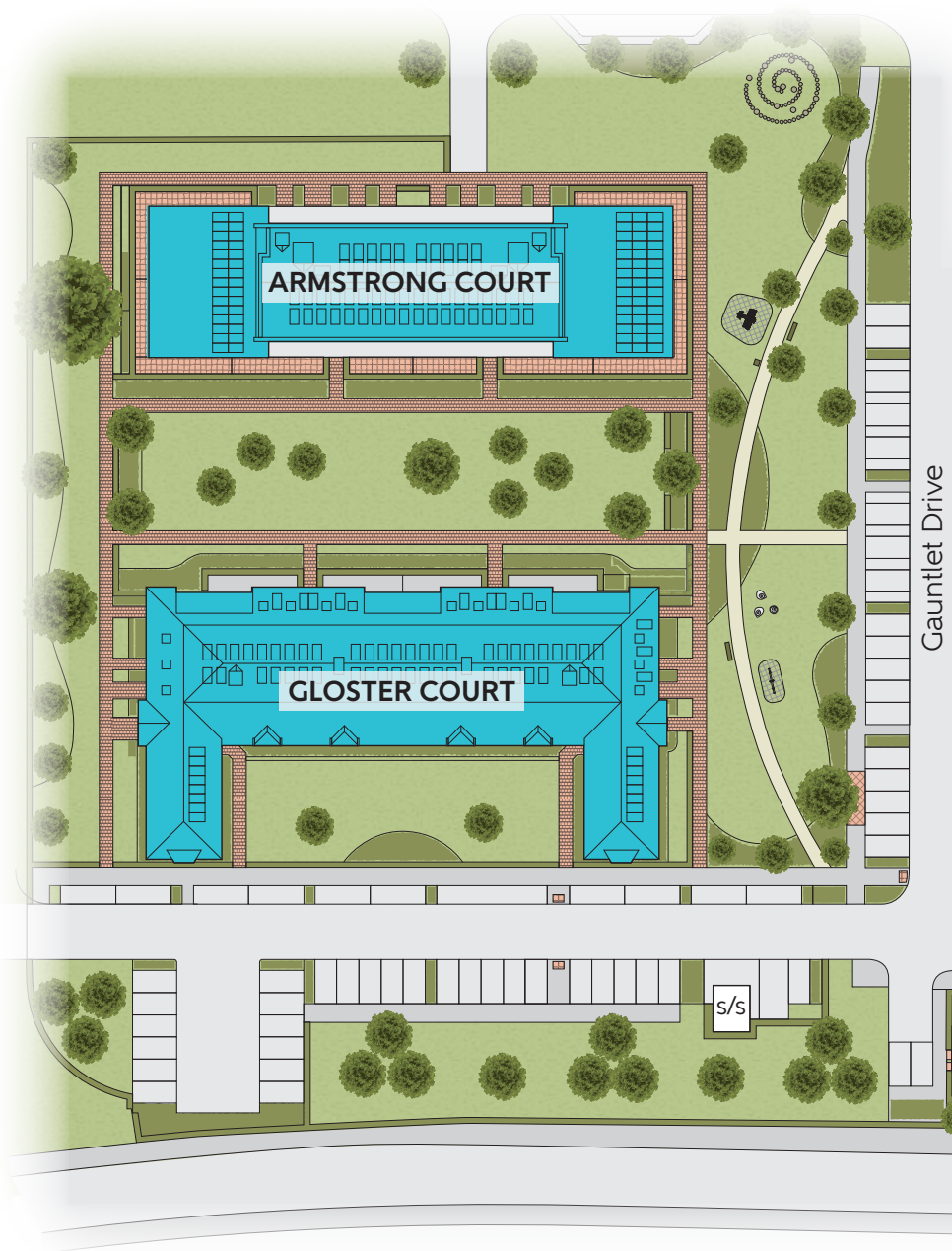




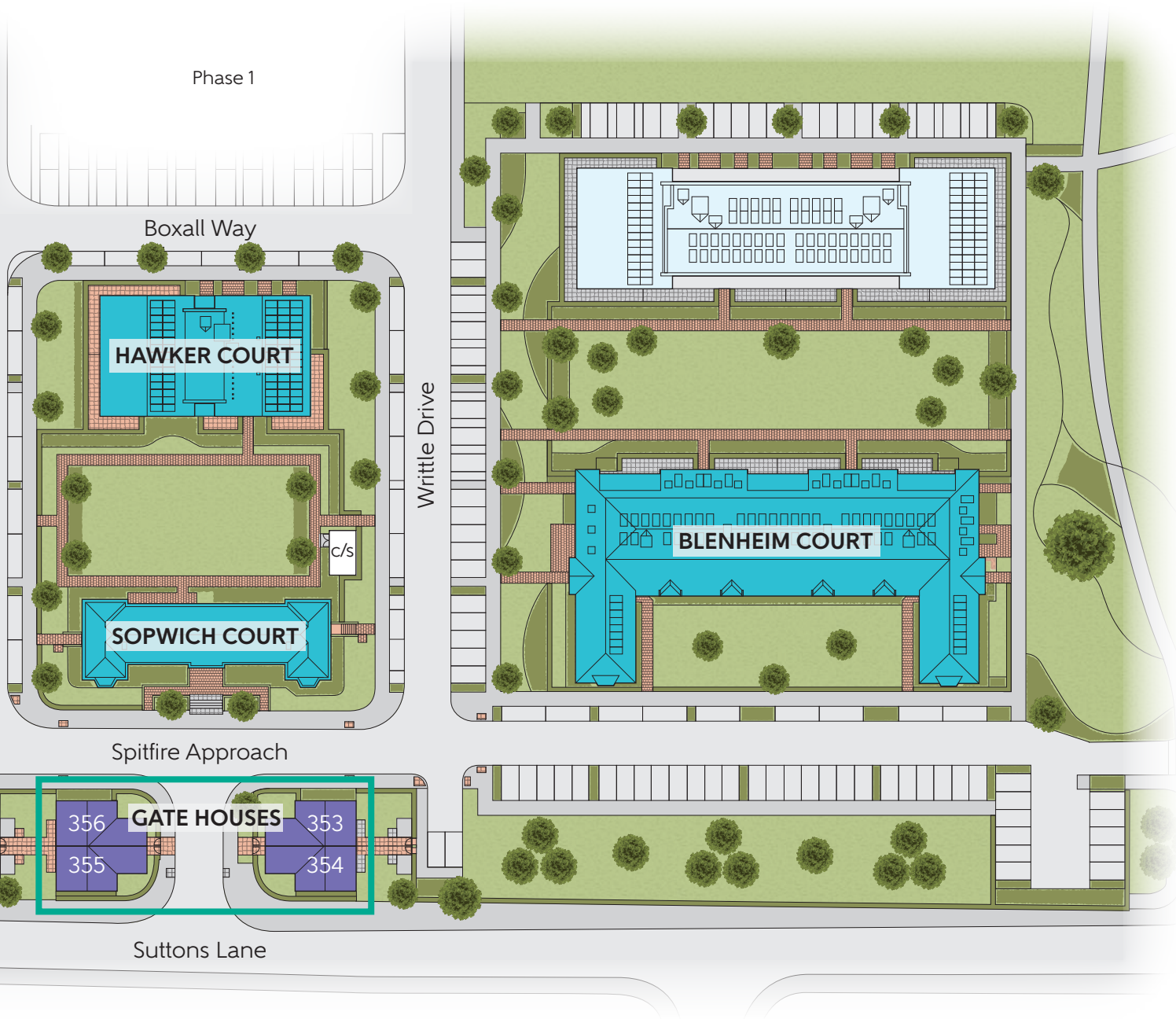
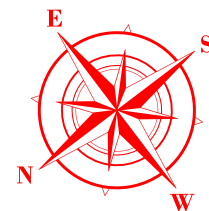
St George's Park

Hornchurch

DEVELOPMENT
PLAN



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.



-  Blenheim Court: 1 & 2 Bedroom Apartments
plots 195-224
-  Sopwich Court: 1 & 2 Bedroom Apartments
(Refurbished)
plots 261-268
-  Hawker Court: 1 & 2 Bedroom Apartments
plots 269-286

-  Gloster Court: 1 & 2 Bedroom Apartments
plots 287-316
-  Armstrong Court: 1 & 2 Bedroom Apartments
plots 317-352
-  The Gatehouses: 3 Bedroom Homes
plots 353-356
-  Affordable Homes

THE GATE HOUSES

GROUND & FIRST FLOORS

PLOTS 353, 354(h), 355 & 356(h) THE HEATHER

GROUND FLOOR

Kitchen	3.795m x 2.894m	12'5" x 9'6"
Living/Dining Room	5.584m x 3.498m	18'4" x 11'6"

FIRST FLOOR

Bedroom 1	3.221m x 3.059m	10'7" x 10'0"
Bedroom 2	3.403m x 3.339m	11'2" x 10'11"
Bedroom 3	3.553m x 2.150m	11'8" x 7'1"
Total area	99.5 sq.m.	1071 sq.ft.

PLOTS 353, 354(h), 355 & 356(h) THE HEATHER



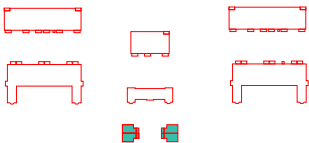
GROUND FLOOR

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

PLOTS 353, 354(h), 355 & 356(h)
THE HEATHER



FIRST FLOOR



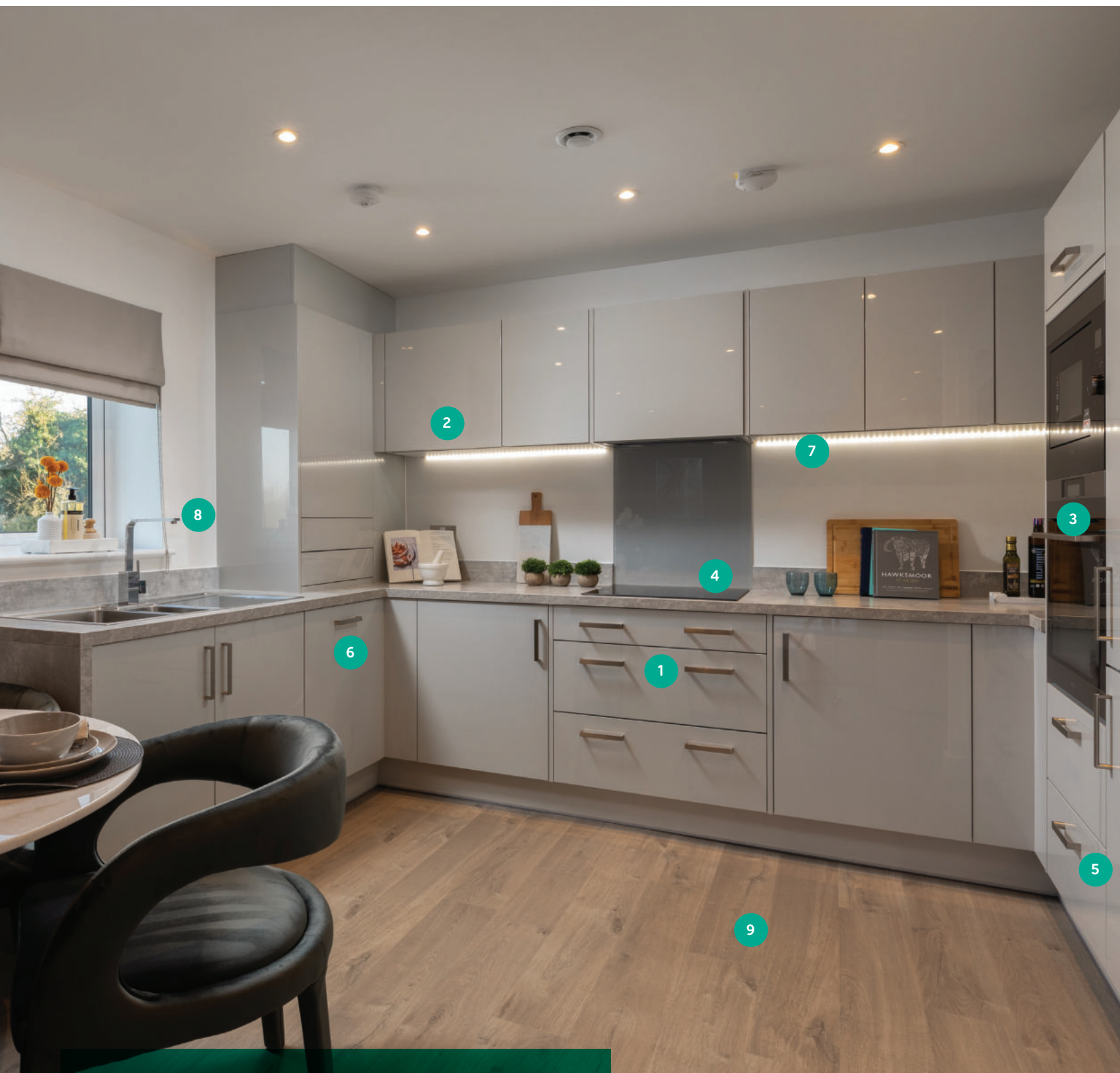
Ground & First Floors

KEY	
<div></div>	3 Bedroom
W	Fitted Wardrobe
B	Boiler
▸	Indicates where dimensions are taken from
<div></div>	Suggested working from home area with USB socket
(h)	Handed plot



THE LIVING SPACE

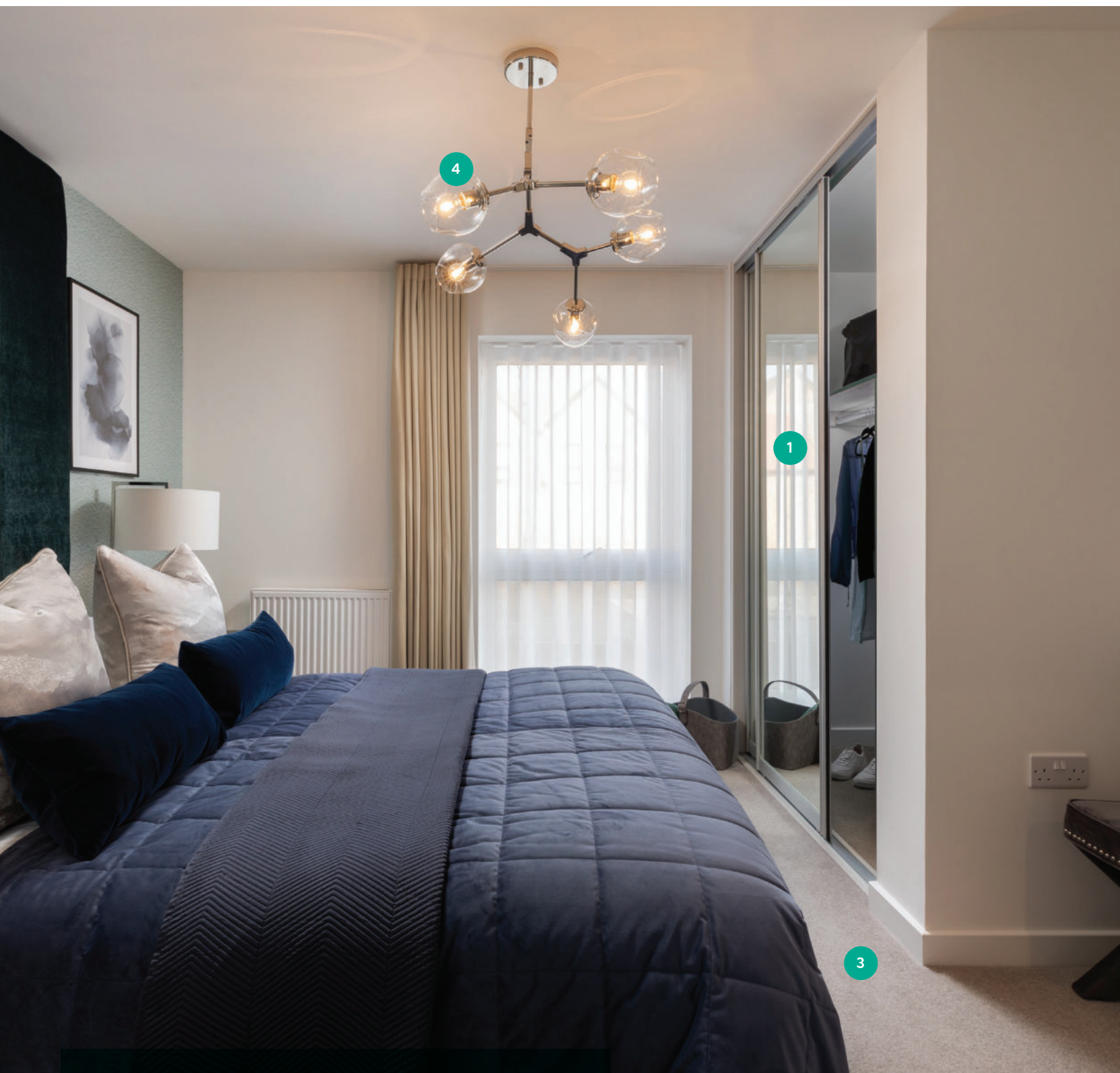
- 1 | Walls and ceilings finished in white
- 2 | Laminate wood flooring
- 3 | Pencil rounded skirting
- 4 | Media plate to living room with Sky Q/Sky+ HD (connection to Sky to be arranged by purchaser via satellite dish)
- 5 | Lower energy downlights to living area with dimmer switch
- 6 | Mains linked smoke detector
- 7 | uPVC French doors and windows



THE KITCHEN

- 1 | Soft close doors and drawers
- 2 | Handle-less wall units
- 3 | Integrated oven (typically in tall housing unit where space permits)
- 4 | Glass splashback with ceramic hob and telescopic extractor hood
- 5 | Integrated fridge/freezer
- 6 | Space and connections for a washer dryer, dishwasher and microwave (where possible)
- 7 | Feature LED lighting
- 8 | Satin chrome sockets and switches
- 9 | Ceramic floor tiles

All appliances come complete with manufacturer warranties for your peace of mind.



THE BEDROOMS

- 1 | Fitted wardrobes to bedroom 1
- 2 | BT socket, USB and TV/data point to bedroom 1
- 3 | Cormar Oaklands carpets to all bedrooms
- 4 | Energy efficient pendant lighting to all bedrooms



THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Soft close WC with concealed cistern
- 4 | Dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower (half tiled to remaining walls)
- 6 | Ceramic tiles to floor
- 7 | Armarii slot-in shelving
- 8 | Mira thermostatic shower
- 9 | Heated chrome towel rail
- 10 | Mirror

