

CR

COVEY ROAD

Worcester Park KT4 8RA

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A fantastic collection of just six
3 bedroom semi-detached homes



Specification

SUSTAINABLE DESIGN & CONSTRUCTION

The houses are constructed with a highly insulated, sustainable and environmentally friendly Timber Frame, and clad with traditional finishes.

By using heat pump technology in conjunction with underfloor heating to the ground floor these houses are 35% more efficient than Building Regulations currently require.

The result is a house which is highly efficient, provides environmental benefits, increased occupant comfort and at the same time lowers operating costs.

EXTERNAL

Dwellings

Facing brick with soldier course detailing to the ground level and a pre-coloured render system to the upper level that will never need painting.

The roof is finished with Terreal Giverny interlocking clay roof tiles that are guaranteed for 30 years, uPVC soffits, fascias, gutters, downpipes and windows all add to the maintenance free facade.

Multi-point locking pre-finished designer front doors continue the maintenance free theme with the added bonus of 'Secured by Design' certification.

Landscaping

Front gardens have block paved hard landscaping, pre-planted planting beds and a turfed front lawn. They feature generous parking spaces especially sized for disabled access.

A side access footpath leads to the rear garden shed, included within the specification, which also provides secure cycle storage

Rear gardens have a full width paved patio with a flush threshold to the extensive bi-fold doors. The rear garden is fully laid to turf.

INTERNAL

Doors

Internal doors to be Premdor '4 line' contemporary white finish doors with 'Zoo' polished chrome lever ironmongery.

Staircase

Feature polished oak handrails and newel caps.

Kitchen

Professionally designed and comprehensively fitted with a full range of modern high gloss style units matched with superior quality oiled solid hardwood worktops.

Plot 1 Planar white / grey units with beech worktop and grey porcelain floor tiles

Plot 2 & 5 Planar cream units with oak worktop and cream porcelain floor tiles

Plot 3 Planar white kitchen with oak worktop and grey porcelain tiles

Plot 4 Planar grey / white units with beech worktop and grey porcelain floor tiles

Plot 6 Planar white units with beech worktop and grey porcelain tiles

A one and a half bowl 'Franke' sink fitted with a 'Hansgrohe' Focus chrome mixer tap, along with a stainless steel backsplash to the hob and 100mm worktop matching upstands compliment the very contemporary yet simply stylish look.

Appliances

A complete range of superior quality 'Smeg' fully integrated appliances including full size dishwasher, generously sized fridge/freezer as well as electric oven, 5 burner ceramic hob and stainless steel chimney style extractor hood.

A freestanding washer/dryer is provided to the first floor laundry cupboard.

Specification

Bathroom Fittings

Premium quality Roca Vitra sanitaryware in white with contemporary HansGrohe chrome fittings which include hair wash shower mixer to bath with wall slide rail, chrome finish clear glass bath screen, pedestal or semi-pedestal basins and concealed cistern WC's to family bathroom and ensuite.

Thermostatic shower mixer fittings with high quality chrome finish.

Spacious full width 'walk in' showers feature in all en-suite bathrooms.

Contemporary large format polished porcelain wall and matt porcelain floor tiles.

Plots 1,3, 4 & 6 Light grey high gloss with a dark grey feature tile.

Plots 2 & 5 Cream high gloss with Mocha feature tile.

Flooring

High quality large format porcelain tiles to kitchen, cloakroom and entrance hall with a recessed floor mat adjacent to the front entrance door.

Bathrooms and en-suites have 'non slip' large format porcelain tiles.

Porcelain tiled skirtings provided to kitchen, cloakroom and entrance hall.

Matching carpeting to living room and understair cupboard, stairs/first floor hallway and all bedrooms.

Porcelain tiles / carpet: Plots 1, 3, 4 & 6 Light grey, Plots 2 & 5 Beige.

Electrical Fittings

Polished chrome switches and sockets from the Hamilton range throughout.

Polished chrome LED downlighting to entrance hall, WC, kitchen and bathrooms, pelmet lighting to kitchen and low energy lighting systems to all other rooms.

Double bedroom lighting is double switched from bedside.

Terrestrial TV sockets are provided to all bedrooms and lounge.

Cat 5 smart wiring (with multiple room data points with return to central location)

Security intruder alarm system

Heating System

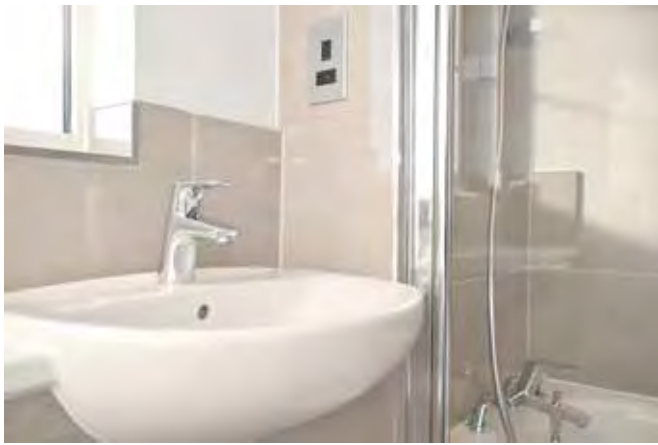
'Mitsubishi' Air Source Heat Pumps to provide both Space Heating and Domestic Hot Water. Heat pumps save money, save carbon emissions, are safe as they produce no potentially dangerous gasses and require less maintenance than a gas boiler system.

The system comprises of an external condenser which absorbs the heat from outside, during the winter as well as the summer, and transfers it internally for release through underfloor heating (ground floor) and radiators (first floor). A generously sized hot water cylinder provides 'mains' pressure hot water throughout the house.

The system can be expected to run at typically 300% efficiency levels, simply put it has the capability of providing three units of heat for each unit of electricity consumed, 66% of your heating requirements come free!

GUARANTEE

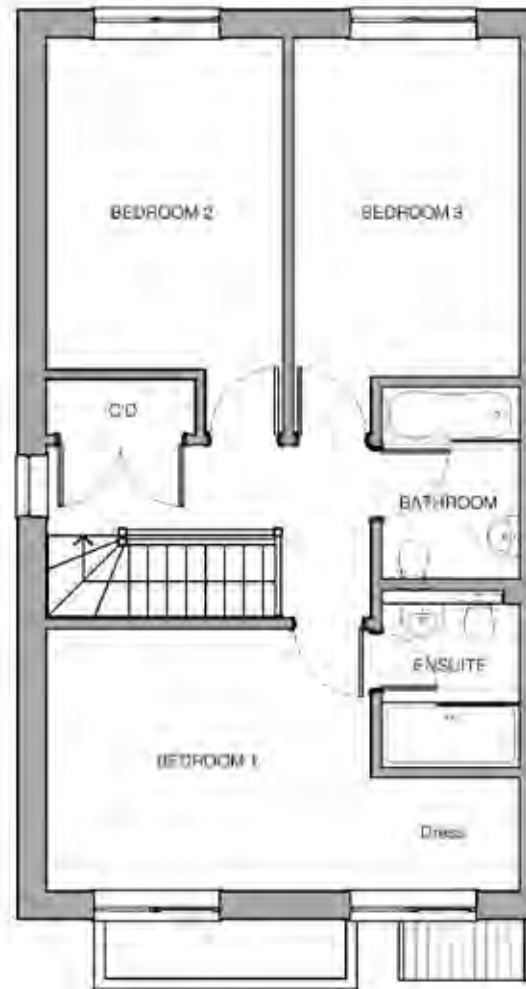
Each unit includes a 10yr Premier New Home Warranty



PLOT ONE, THREE AND FIVE



GROUND FLOOR



FIRST FLOOR

PLOT ONE, THREE AND FIVE

Bedroom 1	5.825m* x 3.240m	19'1"* x 10'7"
Bedroom 2	4.890m* x 2.925m	16'0"* x 9'7"
Bedroom 3	4.890m* x 2.790m	16'0"* x 9'2"
Kitchen Area	2.780m x 2.480m	9'1" x 8'2"
Living	4.425m x 3.910m*	14'6" x 12'10"*
Dining/Lounge	5.825 x 4.070m*	19'1" x 13'4"*

*Maximum measurement

PLOT TWO, FOUR AND SIX



GROUND FLOOR



FIRST FLOOR

PLOT TWO, FOUR AND SIX

Bedroom 1	5.825m* x 3.240m	19'1" x 10'7"
Bedroom 2	4.890m* x 2.925m	16'0" x 9'7"
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WORCESTER PARK

Covey Road is located in Worcester Park, a leafy area located at the south west edge of London where the city meets Surrey. The development is just 1 mile from Worcester Park train station which provides direct trains into London Waterloo in under 30 minutes running through Clapham Junction which provides good access to central London. Covey Road is also just 1.7 mile from the A3, connecting you to the M25, Heathrow and Gatwick airports.

Worcester Park benefits from a good selection of shops and restaurants, most of which can be found on or around the Central Road area, making the area self-sufficient. Shops and restaurants vary from family run restaurants, family butchers and boutiques to Waitrose, Pizza Express, Café Nero and local gastropub, The Brook. Nearby Wimbledon, Kingston, Epsom and Sutton also offer a wider range of shopping and dining options and are easily accessible. The local bus network provides access to the local towns and suburbs including a 24 hour bus service to Kingston Upon Thames.

The Covey Road development is also conveniently located for multiple local gyms and health and leisure centres. The closest is Cheam Leisure Centre at 0.6 miles away, followed by the River Club at 1.7 miles and Sportsdirect Fitness Epsom at 1.8 miles.



SCHOOLS

Within a few miles of Covey Road there are schools for nursery, primary and secondary level education, with additional options in Kingston, Epsom, Wimbledon and Sutton. Worcester Park boasts excellent nurseries and preschools alongside multiple Good and Outstanding Ofsted rated Primary and Secondary schools. St Cecilia's Catholic Primary School is located just 0.1 miles from Covey Road and is rated Outstanding by Ofsted and Dorchester Primary School is just 0.6 miles from the development and is rated Good by Ofsted.

The closest secondary school to the development is Cheam High School for boys and girls aged 11 to 18. The school is just 0.8 miles from the development and is rated Outstanding by Ofsted. The excellent connections in the area also offer easy access to further Outstanding Secondary Schools including Ursuline High School in Wimbledon, Glyn School in Epsom and The Holy Cross School and Coombe Girls' School in New Malden.



Worcester Park Station – 1.0 miles

A3 – 1.7 miles

M25 – 6.6 miles

Morden Underground Station – 2.2 miles

West Sutton Station – 1.1 miles

Gatwick Airport – 21 miles

Kingston Upon Thames – 5.6 miles

Cheam High School – 0.8 miles

Ursuline High School Wimbledon – 2.7 miles

Glyn School – 2.9 miles

Nonsuch High School – 1.5 miles

The Holy Cross School – 2.2 miles

Coombe Girls School – 2.8 miles

Dorchester Primary School – 0.6 miles

St Cecilia's Catholic Primary School – 0.1 miles

Cheam Leisure Centre – 0.6 miles

The River Club – 1.7 miles

Sportsdirect Fitness Epsom – 1.8 miles

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed.

Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.

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