



LONDON
SQUARE

WALTON ON THAMES

KT12

THE
EDWARDES
Four bedroom home

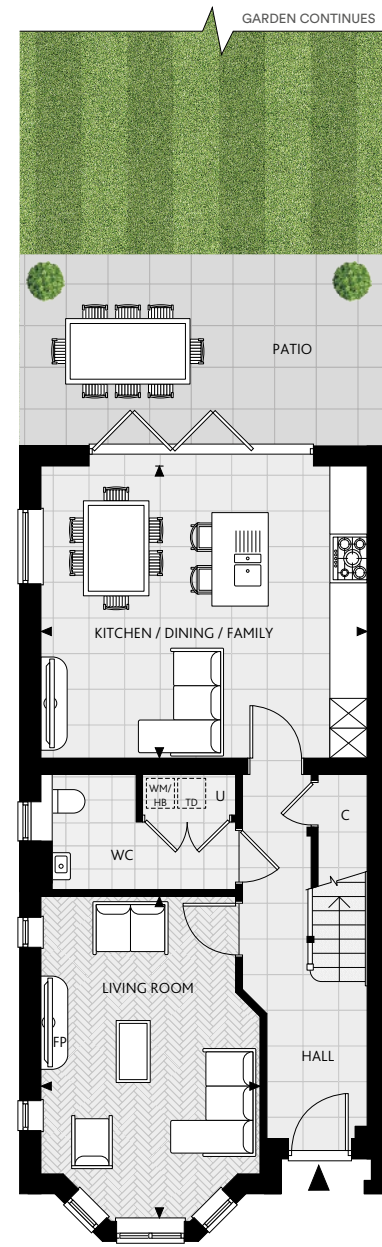


THE
EDWARDES
Four bedroom home

Plots 44, 75 & 76



Map of London Square Walton-on-Thames is indicative only.



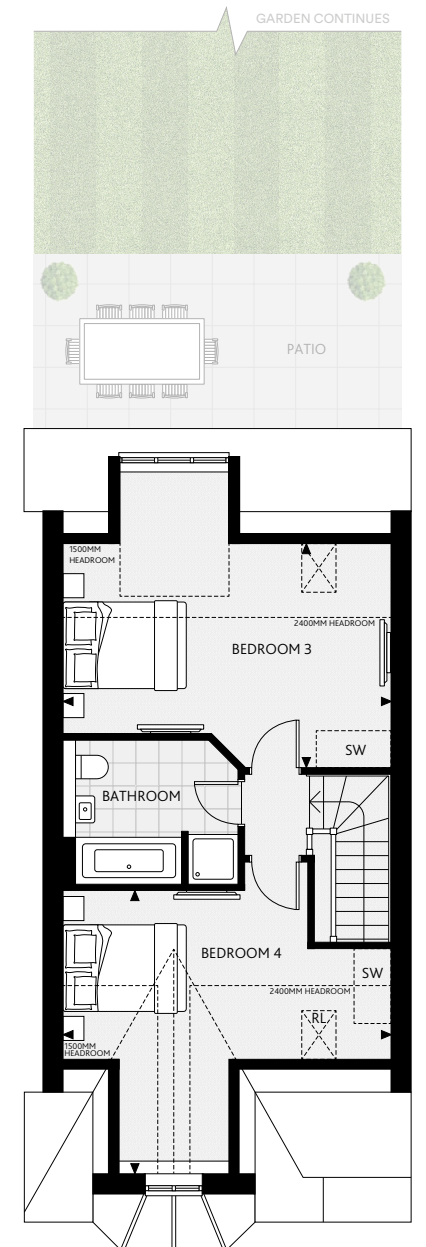
GROUND FLOOR

Kitchen/Dining/Family	5210mm x 4632mm	17' 1" x 15' 2"
Living Room	3495mm x 5174mm	11' 5" x 16' 11"



FIRST FLOOR

Bedroom 1	5205mm x 4744mm	17' 1" x 15' 6"
Bedroom 2	3495mm x 5367mm	11' 5" x 17' 7"



SECOND FLOOR

Bedroom 3	5210mm x 3544mm	17' 1" x 11' 7"
Bedroom 4	5213mm x 4503mm	17' 1" x 14' 9"

- ◄► Measurement Points
- C Cupboard
- SW Space for Wardrobe
- L Linen Cupboard
- U Utility Cupboard
- RL Rooflight
- FP Optional Upgrade Fireplace
- WM Washing Machine
- TD Tumble Dryer
- HB Home Water Booster

Floorplans shown for London Square, Walton-on-Thames are for approximate measurements only. Exact layouts and sizes may vary.
All measurements may vary within a tolerance of +/-50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Please ask Sales Executive for further information.

Garden sizes may vary between plots, please speak to your Sales Executive for more information.

SLIP INTO *Luxury & comfort*



Computer generated images of London Square Walton-on-Thames are indicative only.

MODERN *Specification*

GENERAL SPECIFICATION

- IG front door with obscure glazed panel
- White painted walls and ceilings
- Grey moulded panel internal doors and matching grey painted skirting, architraves and staircase
- Bi-fold patio doors to garden
- Contemporary chrome ironmongery
- Underfloor heating to ground floor and radiators to remainder. All with smart control heating capability
- Separately controlled electric underfloor heating and towel radiators to upper floor bathrooms and ensuites
- A choice of tiled flooring to the hallway, kitchen/dining/family area*, utility and WC
- A choice of timber herringbone flooring to the living room
- A choice of carpet to the bedrooms*, stairs and landing
- Fitted full height wardrobes to the dressing room in the principal bedroom in a choice of finishes*
- Optional upgrade of gel fireplace to living room*
- All plots feature a garage with electrically operated door

ELECTRICAL

- Stainless steel sockets and switches with white inserts above kitchen worktops. White screwless sockets and switches throughout the remainder of the house
- USB port to principal bedroom and second bedroom either side of the bed and further port fitted to the living room and above the kitchen worktop
- Recessed downlights throughout
- Wired for SkyQ, Virgin Media, BT and Hyperoptic connections with data points in living room and all bedrooms

SECURITY & PEACE OF MIND

- Security locks to windows and doors
- Hardwired smoke alarms and detection
- Heat detection to the kitchen
- The development adopts the Secured by Design initiative
- Ten-year Premier Guarantee warranty
- 2-year London Square Customer Service Warranty

KITCHEN

- Shaker style matt lacquer kitchen units in a choice of colours* with soft-close hinges and feature glass doors
- A choice of 3 stainless steel door handle options
- Silestone worktops with matching full height splashback in a choice of colours*
- LED strip lighting fitted to the underside of wall units
- Stainless steel one-and-a-half bowl underslung sink with brushed nickel boiling water and mixer tap
- Siemens stainless steel integrated single oven
- Siemens stainless steel integrated combination microwave and oven
- Siemens warming drawer
- Siemens 5-ring gas hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Caple integrated wine fridge
- Elica telescopic integrated extractor

UTILITY CUPBOARD

- Freestanding Zanussi washing machine
- Freestanding Zanussi tumble dryer
- Home water booster

WC

- Wall hung WC with soft-close lid and dual flush plate
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Chrome ladder heated towel rail

PRINCIPAL ENSUITE

- A choice of wall and floor tiling*. Full height tiling to the shower enclosure and half height elsewhere
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Mirrored cabinet above basin with LED lighting to the underside
- Shaver socket inside cabinet
- Wall hung WC with soft-close lid and dual flush plate
- Shower enclosure with fixed shower head, handheld shower and thermostatic controls
- Feature tiled recess within the shower enclosure
- Chrome ladder heated towel rail

BEDROOM 2 ENSUITE

- A choice of wall and floor tiling*. Full height tiling to the shower enclosure and half height tiling behind the WC and basin
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Full height mirror above the basin with tiled bottle ledge
- Wall hung WC with soft-close lid and dual flush plate
- Shower enclosure with fixed shower head, handheld shower and thermostatic controls
- Feature tiled recess within the shower enclosure
- Chrome finish taps and brassware
- Chrome ladder heated towel rail

SECOND FLOOR BATHROOM



- A choice of wall and floor tiling*. Full height tiling to the shower enclosure and half height elsewhere
- Bespoke vanity unit to underside of basin with storage drawer. Available in a choice of colour options*
- Full height mirror above the basin with tiled bottle ledge
- Wall hung WC with soft close lid and dual flush plate
- Double ended bath with centre fill, wall mounted thermostatic controls and handheld shower
- Shower enclosure with fixed shower head above, handheld shower, thermostatic controls and shower screen
- Feature tiled recess within the shower enclosure
- Chrome finish taps and brassware
- Chrome ladder heated towel rail

*Please ask your Sales Executive for further details, choices and upgrades are subject to timeframes and cut off dates.

For the detailed specification, please contact our Sales Executives. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. London Square reserves the right to make these changes as required.

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