



COACHMAN'S MEWS
HAROLD WOOD

A fine collection of only 9 two, three
and four bedroom family homes
overlooking open countryside

View of the open countryside backing onto the rear of Coachman's Mews





COACHMAN'S MEWS

HAROLD WOOD

Welcome to Coachman's Mews, Sunbury Homes' collection of traditionally built new homes in the excellent commuter location of Harold Wood. The development comprises just nine properties with private rear gardens set in a leafy landscape that includes an adjacent area of open green space. Approached via its own drive from Reginald Road, Coachman's Mews has a calm, family-friendly environment.

Coachman's Mews offers a choice of internal layouts*, sensitively designed to appeal to different lifestyles. 3 and 4 bedroom houses with spacious kitchen/dining areas and good sizes throughout. There is also a distinctive 2-bedroom coachhouse with a ground floor utility room and integral garage. All properties have an en suite shower room to the master bedroom.

Our high specification throughout includes gas central heating by radiators, double glazed uPVC windows, sparkling white sanitaryware, and beautifully fitted kitchens with integrated appliances including an oven, hob, and dishwasher.

The development lies about ten minutes walk from Harold Wood main line railway station for a service to London Liverpool Street, (journey time average 35 minutes). Harold Wood is within the capital's Oyster Card zone, and of course the opening of the new Crossrail service in 2018 promises to greatly improve the region's transport network.

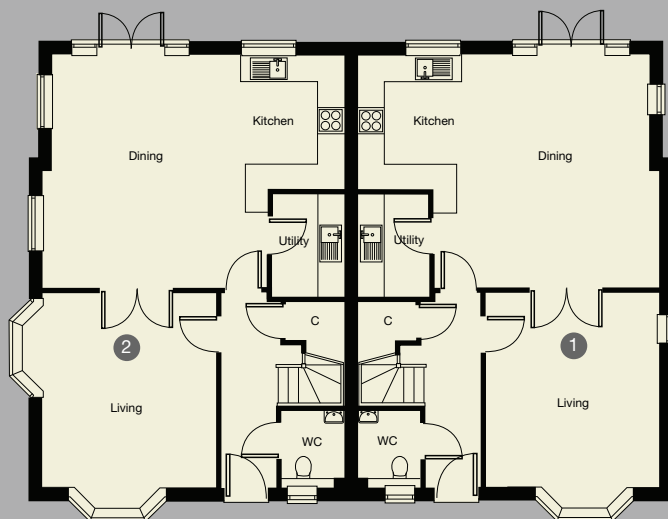
Coachman's Mews is also within very easy reach of the A127, A12 and M25 (junction 28 or 29), while the M11 is accessed at junction 27 of the M25. Stansted (about 30 miles away) and London City are the closest of the capital's airports.

Harold Wood has a useful parade of shops including a supermarket, hair salons and bakery, a public library, park with sports amenities. Nearby schools include Harold Wood Primary, and Redden Court for older pupils. Harold Wood is deceptively close to both Romford, and to open countryside and woodland. Romford is a major shopping destination with two malls, a large open-air market, as well as restaurants, health clubs, a multiplex cinema and other entertainment venues. Alternatively, Brentwood offers many individual shops, boutiques and cosmopolitan bars, and Hornchurch the well-regarded Queen's Theatre.

The many local green spaces include Bedfords Park in Havering-atte-Bower, Thorndon and Weald country parks in Brentwood.

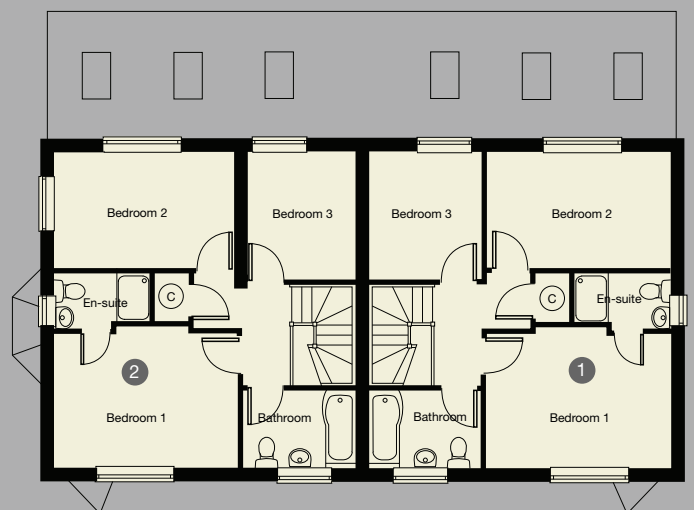


Three bedroom semi detached house with utility room and ensuite to master bedroom
(Plots 1 and 2)



Ground floor

Living Room	4502 x 3998	14'9" x 13'1" 1'5"
(plus 450mm (1'5") into bays)		
Kitchen	3089 x 2187	10'2 x 7'2"
Dining Room	5370 x 4574	17'7" x 15'0"
Cloakroom		

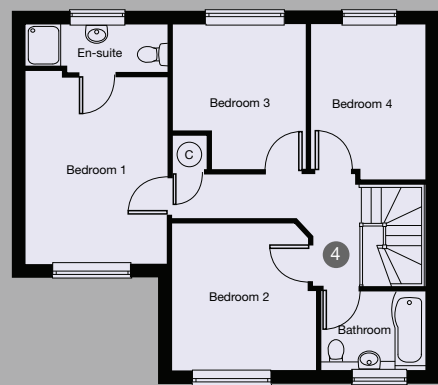
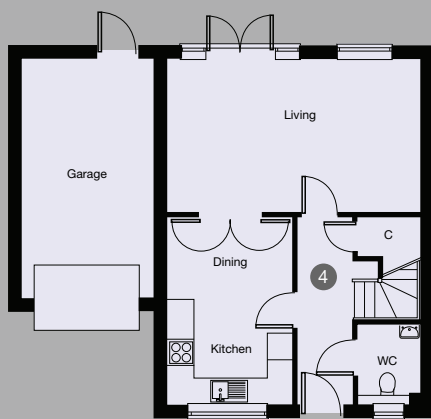


First floor

Bedroom 1	4251 x 3088	13'11" x 10'6"
En-suite shower room		
Bedroom 2	4251 x 2680	13'11" x 8'9"
Bedroom 3	2914 x 2605	9'7" x 8'6"
Family bathroom		



Four bedroom semi detached house with attached garage
(Plot 4)



Ground floor

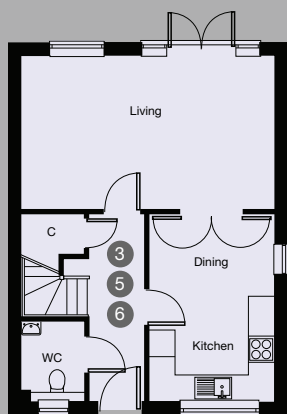
Living Room	5861 x 3542	19'3" x 11'7"
Kitchen /Dining	4305 x 2903	14'1" x 9'6"
Cloakroom		
Garage	5525 x 3050	18'2" x 10'0"

First floor

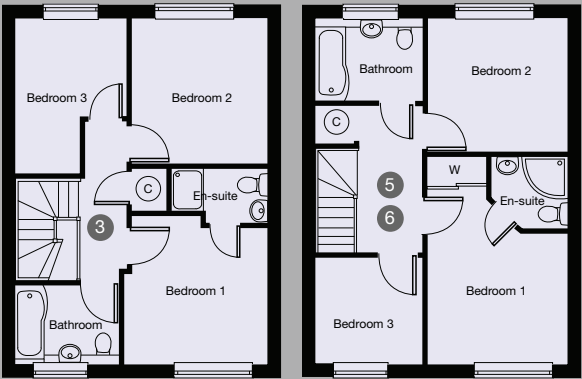
Bedroom 1	3320 x 3262	10'11" x 10'8"
En-suite shower room		
Bedroom 2	3375 x 3126	11'1" x 10'3"
Bedroom 3	2605 x 3562 (max)	9'7" x 11'8"
Bedroom 4	4292 x 3245	14'1" x 10'8"
Family bathroom		



Three bedroom semi detached with separate living room and ensuite to master bedroom
(Plots 3, 5 and 6)



Note: plot 6 is handed



Note: plot 6 is handed

Ground floor

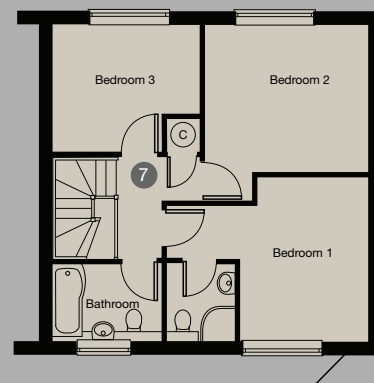
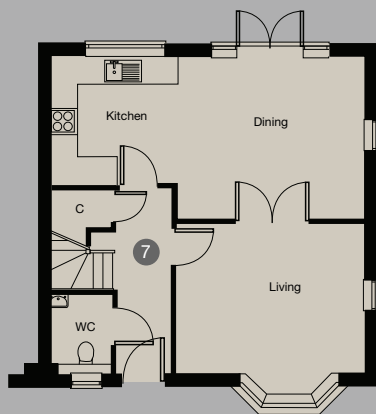
Living Room	5861 x 3542	19'3" x 11'7"
Kitchen /Dining	4305 x 2903	14'1" x 9'6"
Cloakroom		

First floor

Bedroom 1	3320 x 3262	10'11" x 10'8" (plot 3)
	4170 x 3320 (max)	13'8" x 10'11" (Plots 5 & 6)
En-suite shower room		
Bedroom 2	3375 x 3126	11'1" x 10'3" (plot 3)
	3320 x 3062	10'11" x 10'1" (Plots 5 & 6)
Bedroom 3	2605 x 3562 (max)	9'7" x 11'8" (plot 3)
	2498 x 2411 (max)	8'2" x 7'11" (Plots 5 & 6)
Family bathroom		



Three bedroom semi detached house with kitchen/diner and separate living room
(Plot 7)



Ground floor

Living Room	4328 x 3450	14'2" x 11'8" 1'5"
(plus 450mm (1'5") into bays)		
Kitchen	3008 x 2904	9'10" x 9'6"
Dining Room	4318 x 3722	14'2" x 12'3"
Cloakroom		

First floor

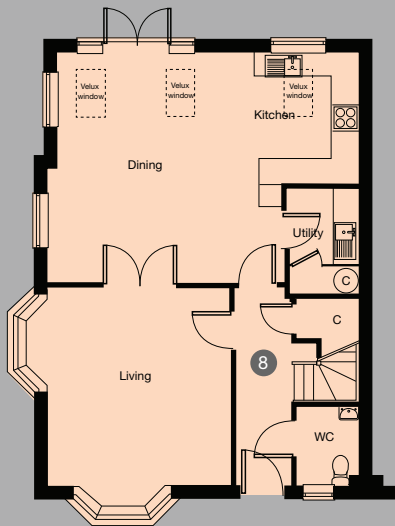
Bedroom 1	3770 x 2936	12'4" x 9'6"
En-suite shower room		
Bedroom 2	3706 x 3422	12'2" x 11'3"
Bedroom 3	3481 x 2924	11'5" x 9'7"
Family bathroom		

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. The computer generated illustrations are drawn from plan and are indicative only of how the completed development will appear.



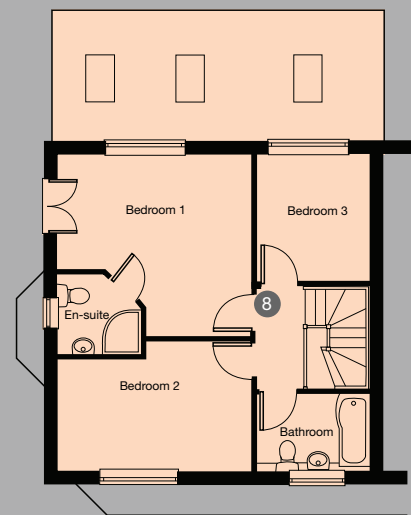
Plot 8 is the left hand property shown

Three bedroom semi detached house with Utility room and en-suite to master bedroom
(Plot 8)



Ground floor

Living Room	4502 x 4259	14'9" x 14'0" 1'5"
(plus 450mm (1'5") into bays)		
Kitchen	3089 x 2324	10'2" x 7'7"
Dining Room	5370 x 4860	17'7" x 15'11"
Cloakroom		

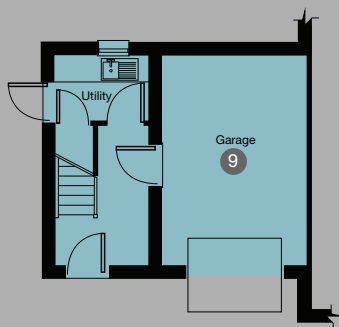


First floor

Bedroom 1	4483 x 4207	14'8" x 13'10"
En-suite shower room		
Bedroom 2	2988 x 2488	9'10" x 8'2"
Bedroom 3	2924 x 2605	9'7" x 8'6"
Family bathroom		



Two bedroom coach house with ground floor utility room
(Plot 9)



Ground floor

Utility Room
Garage

First floor

Kitchen/Dining 3863 x 2705 x 12'8" x 8'10"
Living 6197_{max} x 4600 x 20'4"_{max} x 15'1"
Bedroom 1 3769 x 3362 12'3" x 11'0"
En-suite shower room
Bedroom 2 3856 x 2902 12'7" x 9'6"
Family bathroom

Site layout

Plots 1-3 and 5-8

3 bedroom semi detached

Plot 4

4 bedroom semi detached

Plot 9

2 bedroom coach house



Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a guide only. Ground levels and other variances are not shown.



Specification

KITCHEN

- Fully fitted kitchen with a choice of finish* Quartz worktop and up-stand, stainless steel bowl and half undermount sink with Franke tap.
- Bosch Integrated oven and hob.
- Stainless steel and glass chimney hood.
- Integrated dishwasher.
- Freestanding Stainless Steel effect American style Fridge Freezer with ice and water facility (where space permits).

UTILITY ROOMS (PLOTS 1,2,8 AND 9)

- Sink base unit, laminate worktop.
- Franke single bowl stainless sink and drainer and mixer tap.
- Space and services for free standing washing machine and tumble drier.

BATHROOMS AND EN-SUITES

- Stylish white sanitary ware by Ideal Standard with chrome finish taps and controls.
- P shaped shower bath to main bathroom with thermostatic controlled bath filler and shower diverter valve.
- Shaver Point.

HEATING AND HOT WATER

- Energy efficient gas fired central heating via radiators – separate zones for ground and first floor.
- Mains pressure hot water – thermostatically controlled to baths and showers.
- Heated chrome ladder towel rail to bathrooms and en-suites.

ELECTRICAL

- Energy efficient LED down-lighters to hallway, kitchen, cloakroom, bathroom and en-suites.
- Chrome electrical fittings to kitchen, bathrooms and en-suites.
- Media panel to living room, wired to accept Sky+ decoder (by others). TV points to living room, kitchen and all bedrooms.
(Additional phone socket outlets to bed 3 for home working)
- Power socket and primary BT socket in under-stairs cupboard for wireless hub installation (by others).

INTERNAL FINISHES

- All walls and ceilings skim coat plastered prior to decoration.
- White vinyl matt emulsion throughout to all walls and ceilings.
- Skirting, architrave finished in white satinwood.
- White satinwood staircase with varnished oak handrail and newel caps.
- White painted 4 panel internal doors with chrome finish ironmongery.
- Wood-grain effect composite front door with lead light glazing and multi point locking and chrome effect ironmongery.
- Vinyl wood-strip or tiled effect flooring to WC, kitchen, bathroom and en-suite.

EXTERNAL FEATURES

- Generous paved patio area to rear
- Off street parking for at least 2 cars
- Garages to plots 1,4,8 and 9.
- Outside tap and power socket to rear garden.
- Front gardens fully landscaped, rear gardens top-soiled, levelled and ready for turf (by others).
- 1.8m or 2.0m high timber close-boarded fence to rear and side boundaries with side entrance gate.

SECURITY AND PEACE OF MIND

- Specification for dwellings 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 (by others)
- High standard of wall, loft and floor insulation.
- 10 Year LABC Structural Warranty
- Consumer Code for Home Builder Protection

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



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