

BH NEW HOMES

HERMITAGE COTTAGES
£389,000 EACH



Two 4 bedroom
semi-detached houses
in the heart of the village of St Johns, Woking

HERMITAGE COTTAGES

54 Hermitage Road, St Johns, Woking, Surrey GU21 8TQ

Property Profile

2no x 4 bedroom semi detached houses with en-suite shower room.

High performance timber frame construction with traditional brick outer skin.

UPVC windows and fascias for low maintenance.

Highly insulated property to exacting modern standards.

Kitchen/Dining Room

To be finished in high gloss white flush doors with laminated worktops tiled surrounds and tiled floor. Integrated appliances include dishwasher, stainless steel gas hob and electric double oven, extractor vent to exterior.

Bathrooms

Roca white sanitary ware with modern chrome taps Aqualisa Quartz showers and back to wall units to main bathroom. Tiled showers, surrounds to baths and fully tiled floors.

Central Heating

Advanced system of gas condensing boiler supplemented with solar panels on the hot water system. Under floor heating to ground floor separately controlled to lounge and front of property. White gridded radiators to upper floor. Fully insulated to exceed latest requirements.

Electrical

Chrome L.E.D down lighters to kitchen and bathrooms. Wall light points to lounge. Satellite wiring to all TV points for flexibility by home owner

Audio system allows different sources of music to be sent around house from central point ie radio/hifi/I pod plus intercom between rooms.

Doors & Windows

External white upvc windows and French doors. Upper windows can be cleaned from inside, Woodgrain front door.

Six panel sound resisting internal doors with glazed to lounge and kitchen.

Finishes

Moulded mdf skirting and architraves throughout ground floor and chamfered edge to first floor. Decorated spindles to staircase with hardwood handrail. Walls to be finished in emulsion and woodwork in gloss white.

Ground floor finished in Oak strip flooring (except Kitchen) and carpet to stairs and upper floor (except bathrooms).

External

Enclosed rear garden with access gate and paved path to patio.

Hard surface for waste bins. Shingle drive with front landscaped area.

Outside tap and power point.

Choices

Dependant on stage of contract exchange Clients have selection of paint colours and tiling. Upgrades to kitchen or wardrobes may be available.



Location

St Johns is a popular village, the centre of which has a mix of shops, restaurants and businesses. The village also offers a range of leisure and community facilities. Access to the centre of Woking and its excellent links to London by rail is very easy as it is less than two miles. There are frequent and fast bus services to Woking centre.

St Johns Lye, a large open park, borders the village. It has been designated as a Site of Nature Conservation Importance. Walks from here go through to Hook Heath and Woking Golf Course.

Another feature of St Johns is the Basingstoke Canal which is a fully navigable waterway. It has been designated a Conservation Area. The canal and its tow path are used for recreation such as canoeing and cycling.

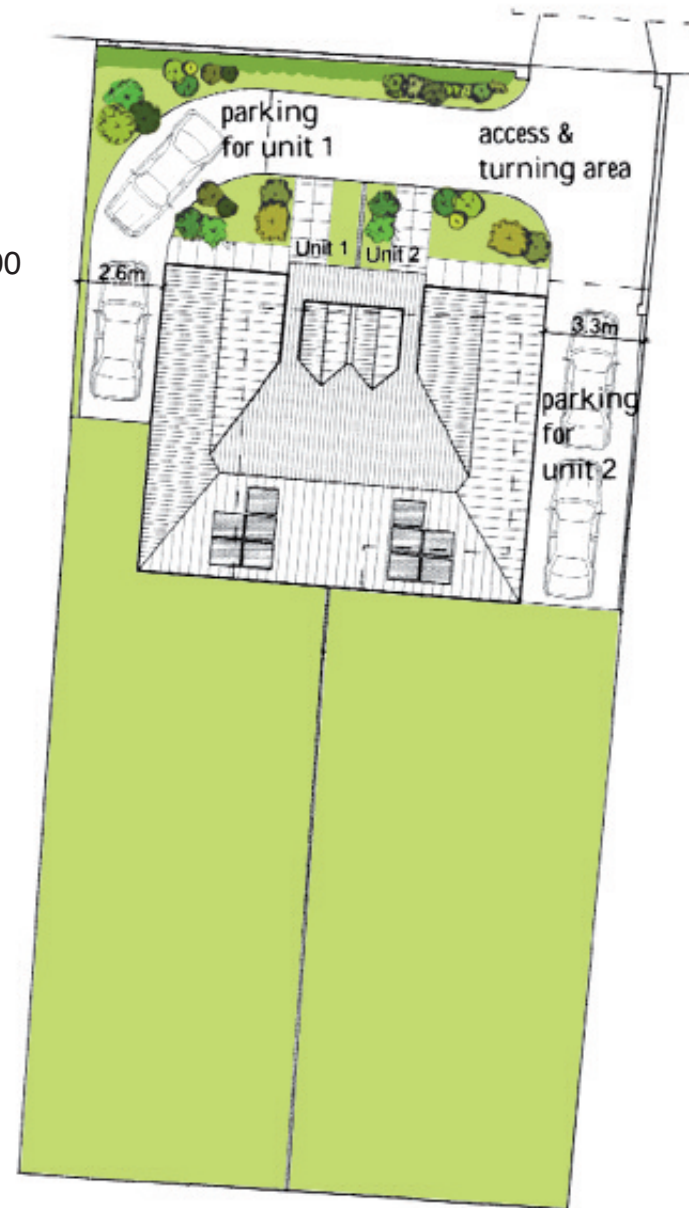
Hermitage Cottages are within a short walking distance of all the facilities of St Johns, including its excellent schools. These are: St Hugh of Lincoln, Hermitage County Middle School and Sir Winston Churchill School.

Reservations

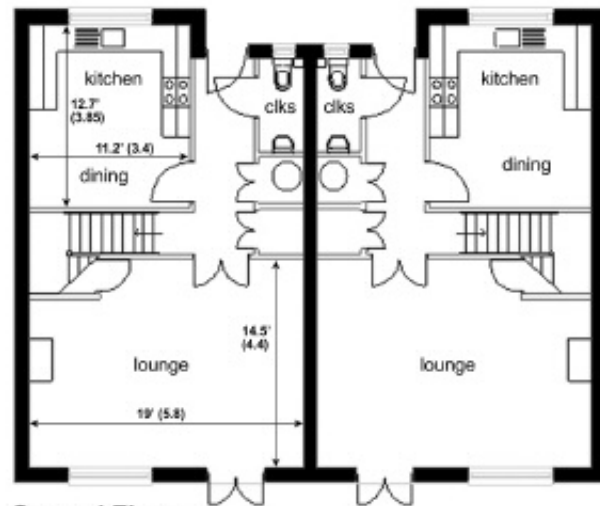
A preliminary deposit of £1,800 is required to reserve the plot of your choice of which £900 is non-refundable, in the event of the purchaser withdrawing.

Contracts should be exchanged within 28 days of receipt of a draft contract by the purchaser's solicitor.

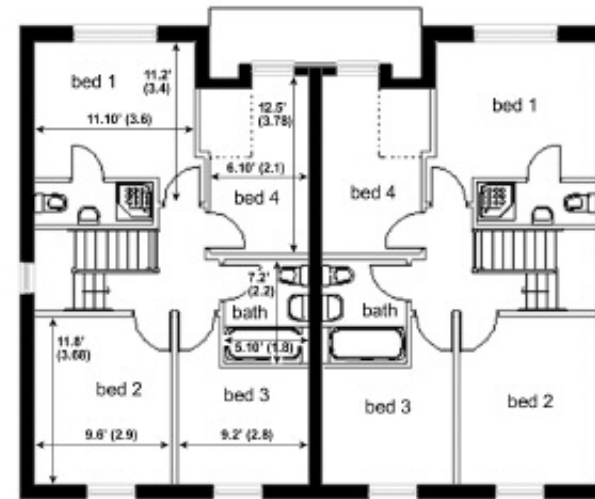
1 : 200



Telephone: 01483 472060 • Email: info@bisleyhomes.co.uk



Ground Floor



First Floor

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and we give no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us.