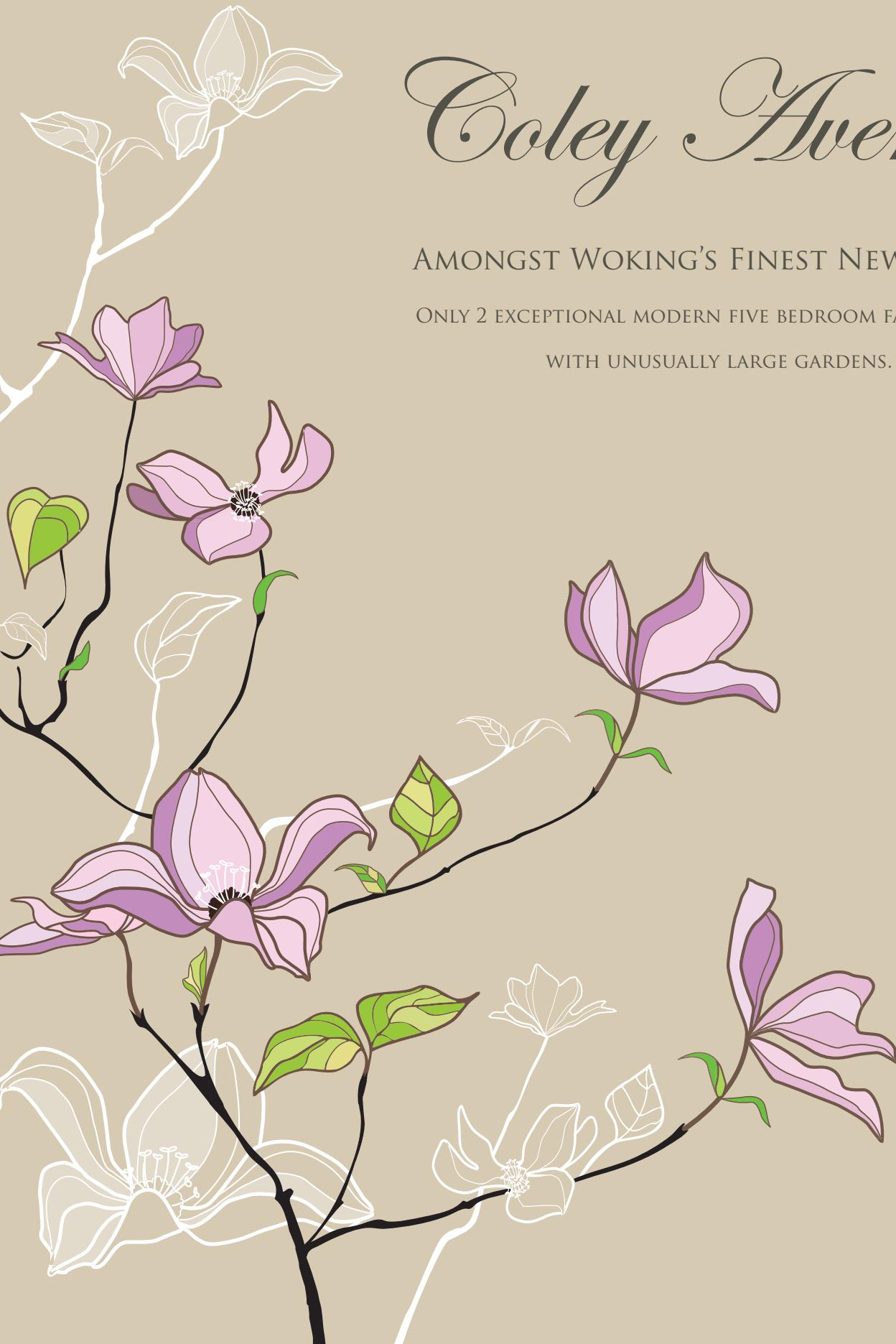


# Coley Avenue

AMONGST WOKING'S FINEST NEW HOMES

ONLY 2 EXCEPTIONAL MODERN FIVE BEDROOM FAMILY HOMES

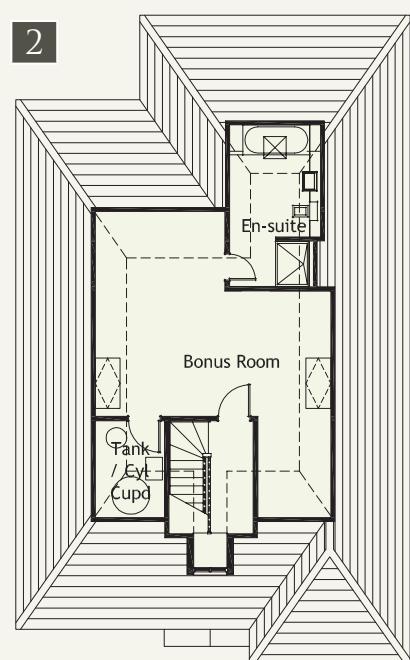
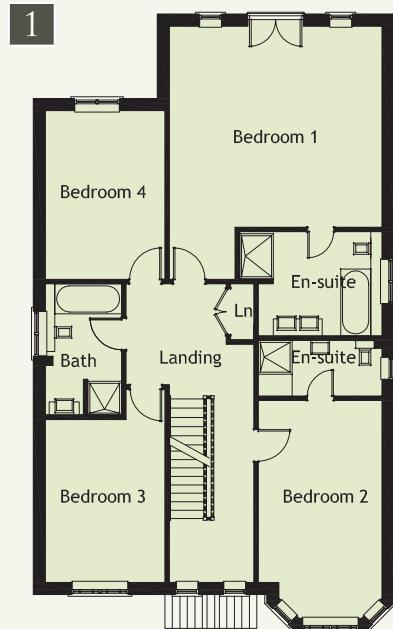
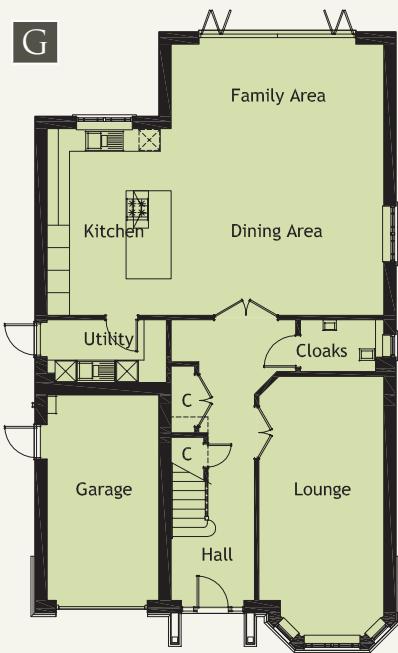
WITH UNUSUALLY LARGE GARDENS.





PLOT 1

# Coley Court GU22 7BT



## GROUND FLOOR

Lounge	6.92m x 3.32m (22'8" x 10'11")
Dining & Family Area	7.22m x 5.66m (23'8" x 18'7")
Kitchen Area	4.97m x 3.30m (16'4" x 10'10")
Utility	3.18m x 1.67m (10'5" x 5'6")
Cloakroom	2.22m x 1.38m (7'3" x 4'6")
Garage	5.49m x 2.99m (18'0" x 9'10")

## FIRST FLOOR

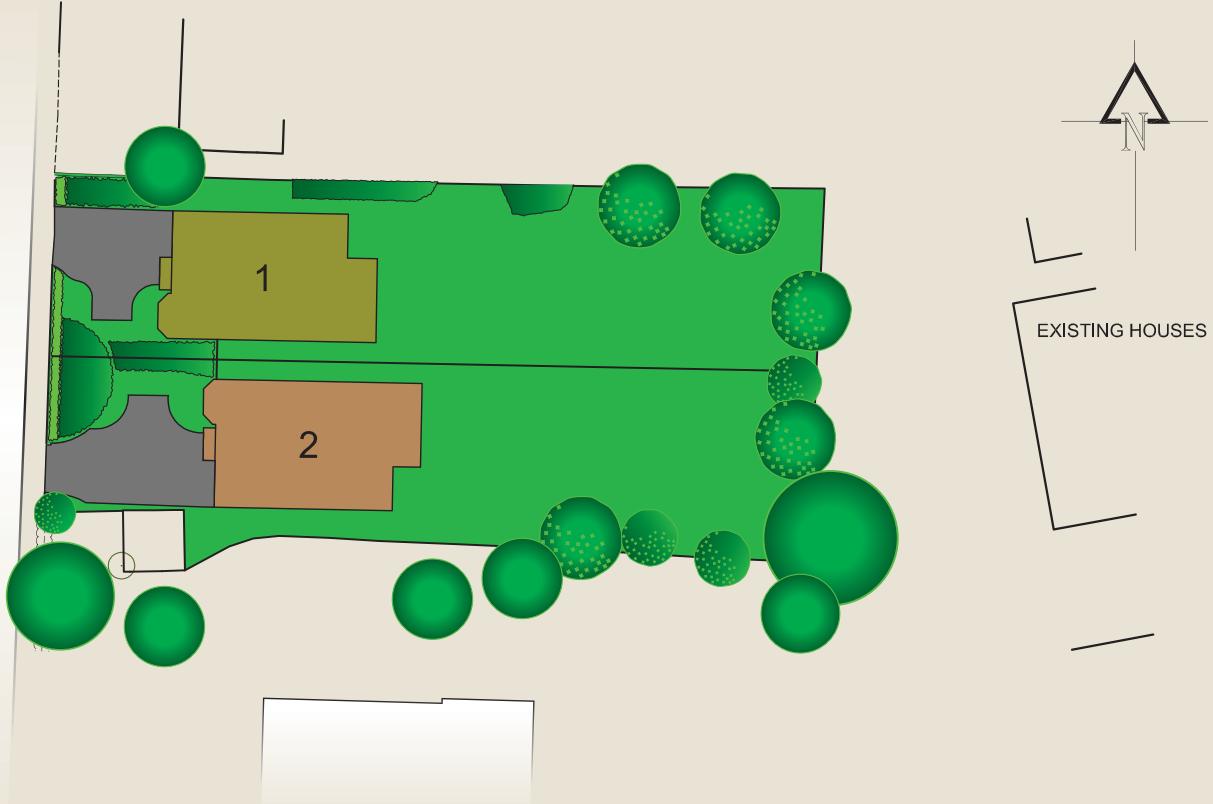
Bedroom 1	6.74m x 5.66m (22'1" x 18'7")
En-suite bathroom	3.29m x 2.48m (10'8" x 8'2")
Bedroom 2	5.79m x 3.29m (19'0" x 10'9")
En-suite shower room	3.29m x 1.48m (10'9" x 4'10")
Bedroom 3	4.64m x 3.18m (15'3" x 10'5")
Bedroom 4	4.49m x 3.18m (14'9" x 10'5")
Family bathroom	3.19m x 2.03m (10'6" x 6'8")

## SECOND FLOOR

Bonus room (max)	8.15m x 6.27m (26'9" x 20'7")
En-suite bathroom	4.30m x 2.42m (14'1" x 7'11")

Floor plans and illustrations are for guidance purposes and are subject to change in the course of construction.

COLEY AVENUE



Please note: This plan is for identification purposes only and is not to scale.

## *Site Plan*



## *Coley Avenue* WOKING

Coley Avenue lies just to the south of Woking town centre some ten minutes walk from the main railway station which offers an exceptional train service to both London Waterloo, the south and south west.

Attractive mature residential properties abound in this quiet area and these two new dwellings are being built close to Woking Park with its exceptional "Pool in the Park" and leisure facilities.

This area of Woking affords easy access to Guildford, the M3 motorway and junction 10 of the M25 at Ripley.

Each plot will have unusually large south facing rear gardens.

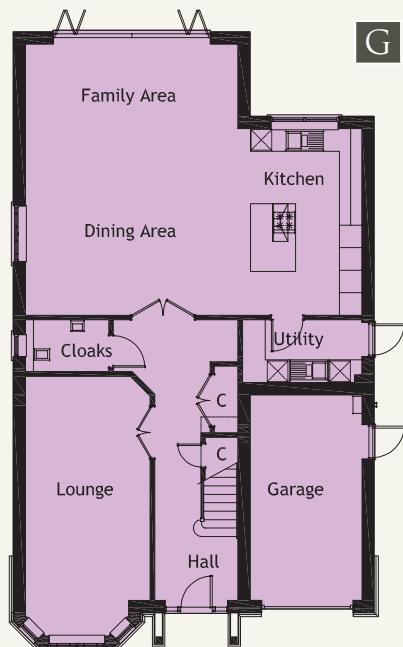


Kitchen pictures courtesy of Le Cucine/Interdesign to show style of Kitchen but please enquire for full details and layout.



PLOT 2

# Magnolia House GU22 7BT

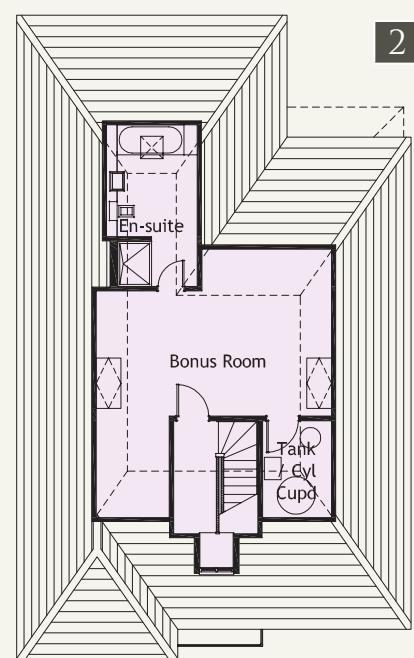


## GROUND FLOOR

Lounge	6.92m x 3.32m (22'8" x 10'11")
Dining & Family Area	7.22m x 5.66m (23'8" x 18'7")
Kitchen Area	4.97m x 3.30m (16'4" x 10'10")
Utility	3.18m x 1.67m (10'5" x 5'6")
Cloakroom	2.22m x 1.38m (7'3" x 4'6")
Garage	5.49m x 2.99m (18'0" x 9'10")

## FIRST FLOOR

Bedroom 1	6.72m x 5.66m (22'1" x 18'7")
En-suite bathroom	3.29m x 2.48m (10'8" x 8'2")
Bedroom 2	5.79m x 3.29m (19'0" x 10'9")
En-suite shower room	3.29m x 1.48m (10'9" x 4'10")
Bedroom 3	4.54m x 3.18m (14'11" x 10'5")
Bedroom 4	3.49m x 3.18m (11'5" x 10'5")
Family bathroom	3.29m x 2.03m (10'10" x 6'8")



## SECOND FLOOR

Bonus room (max)	7.15m x 6.27m (23'5" x 20'7")
En-suite bathroom	4.30m x 2.42m (14'1" x 7'11")

Floor plans and illustrations are for guidance purposes and are subject to change in the course of construction.

# Specification & Features

Considerable thought has been given to the house designs and specifications such that the wishes and demands of today's discerning house purchasers are satisfied. These new executive-style properties will be constructed to an extremely high standard and will be built using a stock brick under a tiled roof. The latest energy efficient and thermal regulations will apply incorporating cavity wall and roof insulation with the added advantage of uPVC low maintenance double glazed windows.



## CENTRAL HEATING

A comprehensive gas-fired central heating system with individually controlled thermostats on all radiators to the first floor and underfloor heating to the ground floor will be provided utilising a wall-mounted boiler.

## SPACIOUS FULLY FITTED KITCHEN

A professionally-designed contemporary working kitchen incorporating a select range of floor and wall mounted kitchen units with granite work surfaces, complemented by fitted appliances including an eye level cooker with gas hob and extractor hood, integrated fridge-freezer and dishwasher from the Bosch or Neff range. Utility room with space for washing machine and tumble dryer.

## BATHROOMS

Sanitary ware by Villeroy & Boch or similar with co-ordinated wall tiles. Clear glass and chrome shower screens. Practical chrome ladder towel rails.

## FIREPLACE

A provisional cost sum of £1,000 will be offered for the purchase and installation of a feature fireplace surround.

## DOORS

The front door to be half glazed and painted with fitted chrome effect ironmongery. Internally and generally, the doors will be panelled doors pre-finished in light oak and fitted with brushed chrome effect door furniture. Where appropriate on the ground floor the doors will be fitted with safety glass and prefinished in light oak.

## WINDOWS

Low maintenance uPVC sash windows with a 5 year warranty from our chosen supplier. Security locking facility, with sealed double glazed units..

## GARAGES

Will have electronically operated up and over doors, internal power and lights are provided.



BALMORAL HOMES

**premier**  
guarantee

**Vincent James**  
HOMES LIMITED  
Established 1978

The vendor reserves the right to alter these specifications. Prospective purchasers are advised to check details which are especially crucial to their interests prior to visiting the development.

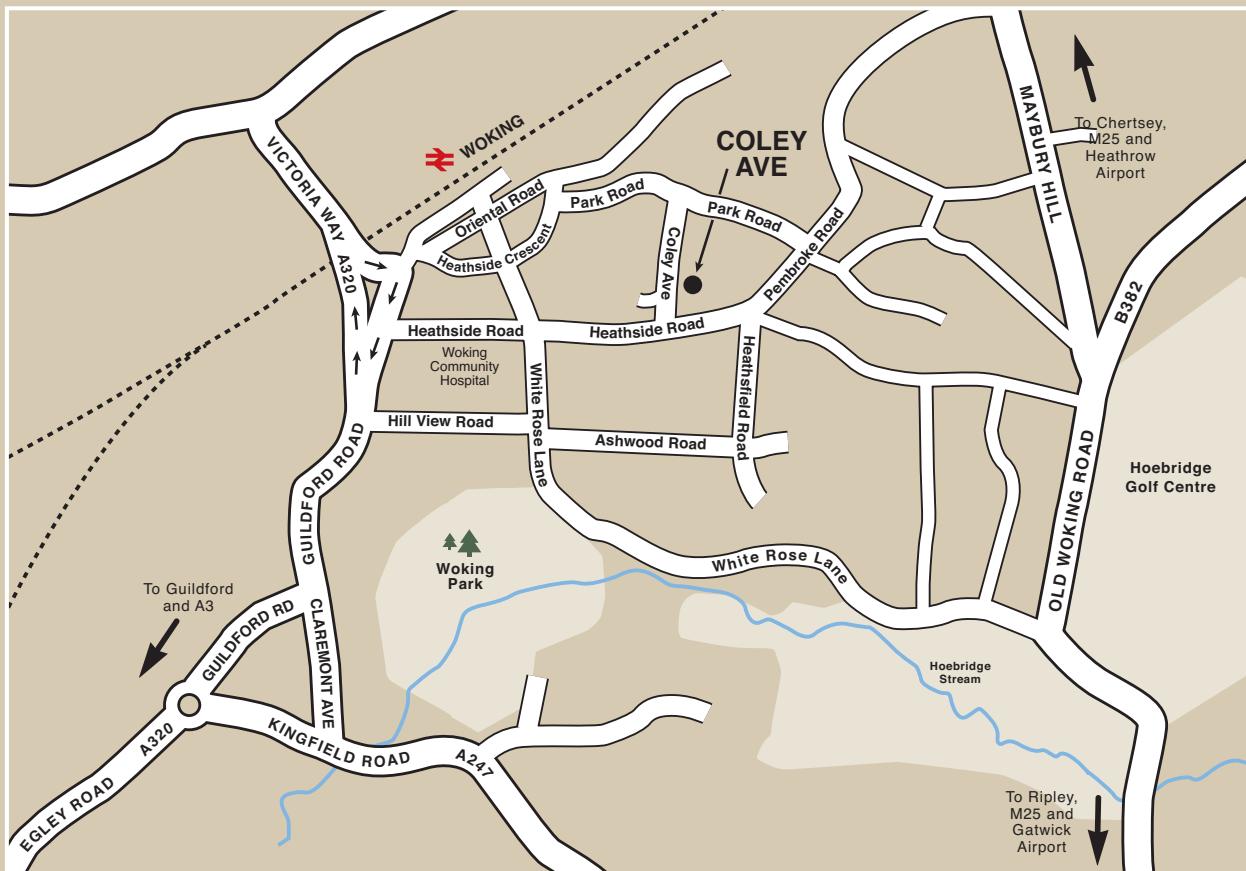
## APPOINTED SELLING AGENTS:



## RESERVATION PROCEDURE

Prospective purchasers should first contact the appointed selling agent to check availability and prices. Assuming the property is available, the selling agent will then require the name and address of your solicitors and a non-returnable deposit of £2,000 made payable to Ayres Property Services Ltd.

Once the reservation has been accepted, a period of four weeks is allowed in which the purchasers are expected to exchange contracts.



COLEY AVENUE, WOKING GU22 7BT

Please note this brochure was produced in June 2013. Whilst every care has been taken in the preparation of this brochure, it may be necessary during the course of construction to alter the specification or design. Please refer to the price and current availability list prior to visiting the site to check any amendment that may have taken place. All measurements quoted are approximate and the artist's impressions are for illustrative purposes only. These particulars are offered on the understanding that all negotiations are conducted through the appointed agents. Neither these particulars nor oral representations form any offer and their accuracy cannot be guaranteed.