



The Parks, 14b New Road, Gomshall
Surrey, GU5 9LZ



TERRA COTTA
Independent Estate Agents

Property Description :

This spacious new dwelling was developed by the Balmoral Property Group who have given considerable thought to the house designs and specification so that the wishes and demands of today's discerning house purchasers are satisfied. This 3 bedroomed end terraced house has been constructed to an extremely high standard, using a stock brick under a tiled roof with clay tile hanging on the elevations as shown. The latest energy efficient and thermal regulations apply incorporating cavity wall and roof insulation, solar roof panels and with the added advantage of uPVC low maintenance double-glazed windows.

SPECIFICATION :

CENTRAL HEATING A comprehensive gas fired central heating system with individually controlled thermostats on all radiators, utilising an ultra efficient Glowworm wall mounted combi boiler.

SPACIOUS FITTED KITCHEN A working kitchen incorporating a select range of floor and wall mounted kitchen units with work surfaces complimented by fitted Bosch appliances including a fitted cooker with gas hob and extractor hood, integrated fridge/freezer and dishwasher along with a fitted combination washer/dryer.

BATH/SHOWER ROOMS High quality modern sanitary ware with co-ordinated wall tiles. Clear glass and chrome shower screens and practical chrome ladder heated towel rails.

WINDOWS Low maintenance uPVC double glazed windows with a 10-year manufacturer's warranty from our chosen supplier, fitted with chrome effect ironmonger & security locking system.

DOORS The front door has glazed panels and is fitted with chrome effect ironmongery. Internally and generally the panelled doors are smooth, painted white and finished with satin chrome handles.

DECORATIVE FINISHES A plaster finish to all walls and ceilings with plaster coving to all rooms. Emulsion paintwork and eggshell painted woodwork throughout.

EXTERNAL FEATURES Landscaped front gardens, laid to lawn with occasional flower beds. The parking spaces, two to each property have a block paviour base. A paved patio area is provided to the rear of each property incorporating close board fencing from the rear of the dwellings to the rear boundaries with gate to parking areas.

ELECTRICS Ample power points, telephone and TV points have been provided throughout each dwelling as has a security alarm system. Smoke detectors are fitted. A rear external power point has been provided which can be converted to an electric car charging point.

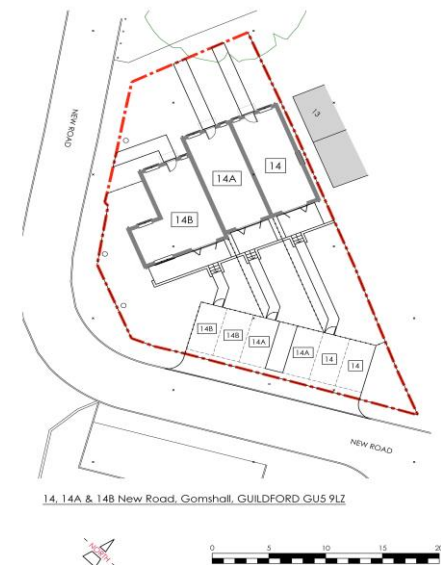
PREMIER GUARANTEE WARRANTY A 10-year Premier Guarantee Warranty certificate will be provided by the Developer at completion of the property following independent inspections during the course of construction by both Premier Guarantee and Guildford Building Control.

Situation :

Situated within walking distance of Gomshall village with local shops, pubs, cafe & station in the heart of the Surrey Hills, within circa 1/2 mile of Shere village with local schools, doctors surgery & supermarket as well as other local shops, pubs, cafes & restaurants, & providing easy access to farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.

Directions :

From our office in Gomshall, proceed on the A25 towards Guildford. Turn left opposite the petrol station into Queen Street, then right after 100 yards into New Road where you will find 14, 14a & 14b at the end of the road (before it swings round to the left) on your left.



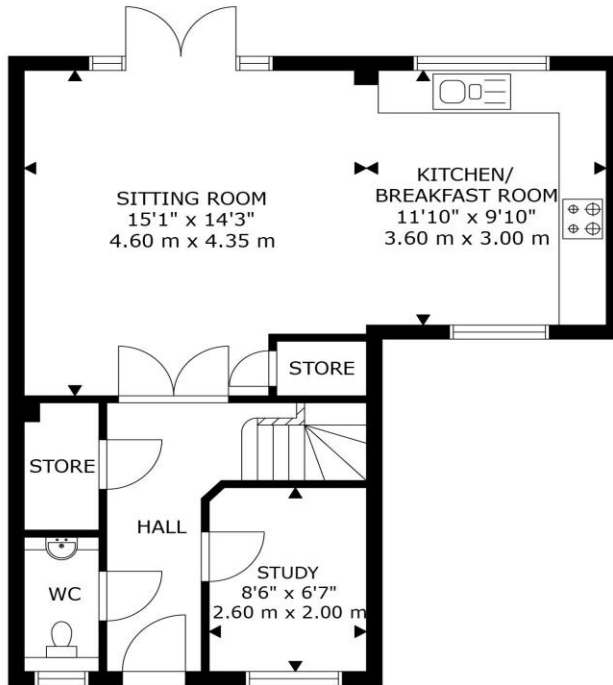
**Council Tax - Guildford Borough Council - Bandings to be confirmed just after Completion.
EPC's pending. All Mains Services**

Your Local Independent Estate Agent

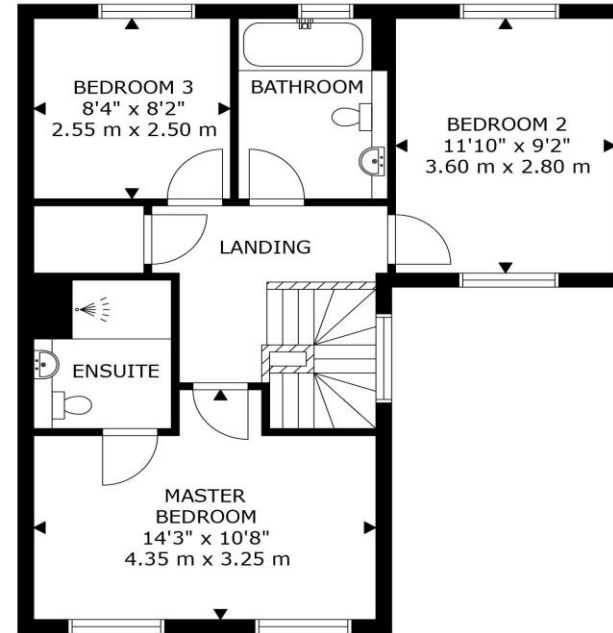


Please call 01483 205150 to arrange a viewing

The Parks, 14b New Road, Gomshall, Surrey, GU5 9LZ



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 517 sq ft, 48m²
FIRST FLOOR: 517 sq ft, 48 m²
TOTAL: 1034 sq ft, 96 m²

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Vendor reserves the right to alter these specifications and plans during the course of construction. Floor plans and elevation illustrations are for guidance purposes only and are occasionally subject to change. Prospective purchasers are therefore advised to check details that may be especially crucial to their interests prior to visiting and/or purchasing

Gomshall Office
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Tel: 01483 205150

Opening Hours
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm