



# VERMEER

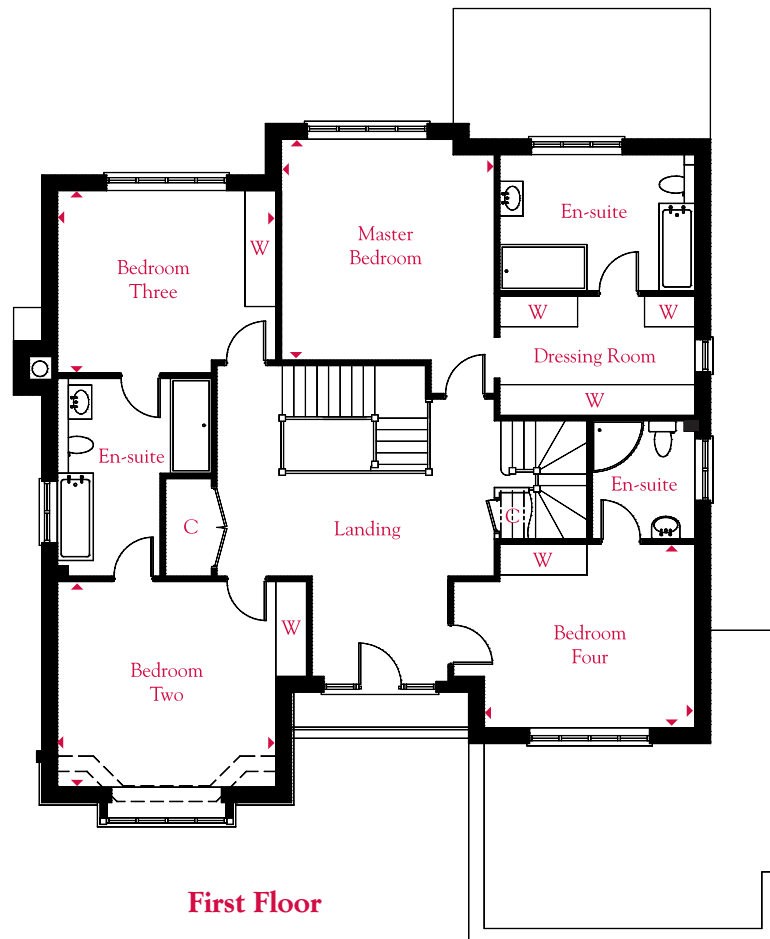
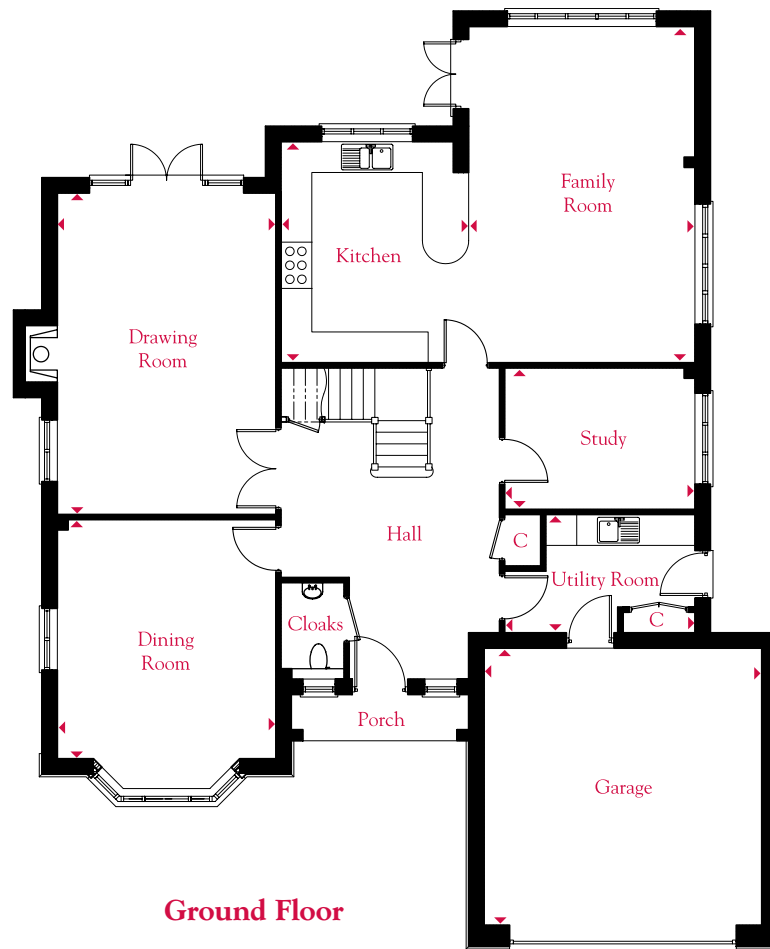
Forty Green Road  
Knotty Green, Beaconsfield, HP9 1XL

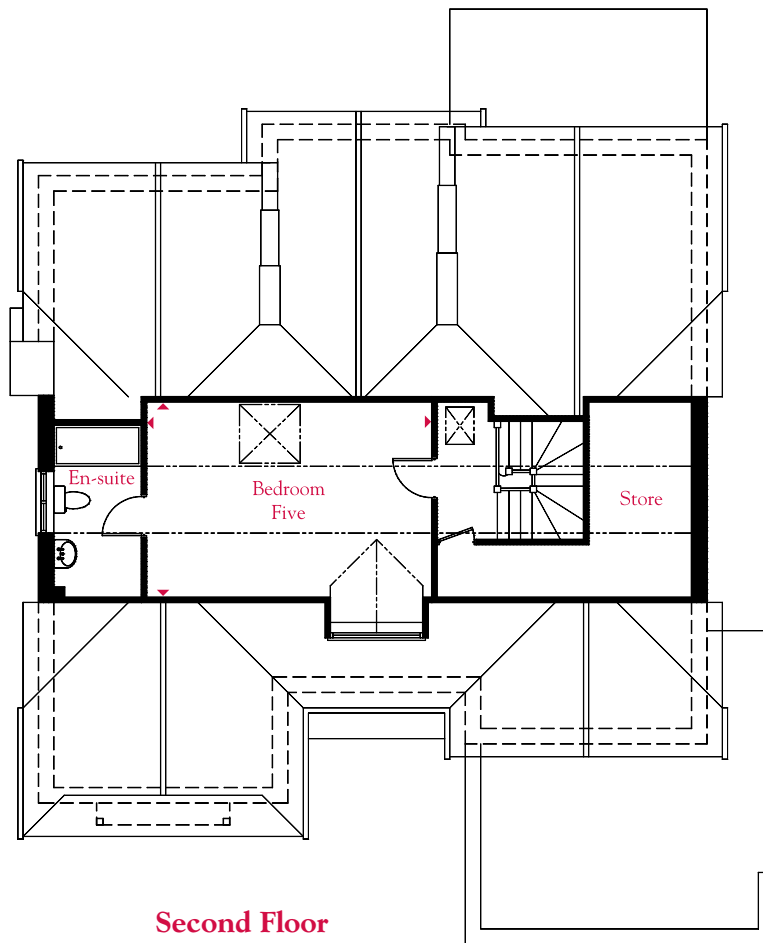
A traditionally built house of great quality offering spacious accommodation including a superb kitchen/family room, three further reception rooms, five bedrooms and four bathrooms.



## NATIONCREST PLC

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**Second Floor**

**Ground Floor**

Drawing Room	6.22m x 4.24m	20'5" x 13'11"
Dining Room	4.62m + bay x 4.24m	15'2" + bay x 13'11"
Kitchen	4.27m x 3.66m	14'0" x 12'0"
Family/Breakfast Room	6.50m x 4.34m	21'4" x 14'3"
Study	3.69m x 2.74m	12'0" x 9'0"
Utility Room	3.69m x 2.29m	12'0" x 7'6"
Garage	5.36m x 5.36m	17'7" x 17'7"

**First Floor**

Master Bedroom	4.27m + lobby x 4.09m	14'0" + lobby x 13'5"
Bedroom Two	4.22m x 3.51m	13'10" x 11'6"
Bedroom Three	4.22m x 3.96m	13'10" x 13'0"
Bedroom Four	4.67m x 3.53m	15'4" x 11'7"

**Second Floor**

*Bedroom Five	5.49m x 3.76m	18'0" x 12'4"
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\*This room has partially restricted headroom.

Measurements are indicated by arrow heads.

All measurements have been scaled from the architect's plans and may differ from built dimensions.

## BRIEF SPECIFICATION

### General Construction

- Traditionally constructed in brick and block beneath a tiled roof.
- Concrete ground and first floors to reduce sound transmission.
- Side hung casement windows fitted with double glazed units and Espagnolette locking mechanism.
- High level of insulation throughout the house to improve energy efficiency.

### Internal Features

- Painted softwood staircase with American White Oak bullnosed tread and risers, handrails and newel caps.
- Drawing room fireplace: White Oak surround with black granite slips and hearth.
- Ornate cornice in the hall, landing, reception rooms and bedrooms.
- Oak veneered panelled doors to all reception rooms and bedrooms. Glazed double doors to drawing room.
- Fitted wardrobes from the Lawrence Walsh ranges in master bedroom dressing room and bedrooms 2, 3 and 4.
- Chrome finished door and window furniture.
- Floor coverings:-  
Porcelain tiles - hall, kitchen, family room, utility, bathrooms and WC.  
Engineered Timber (French Oak) – dining room and study.  
Carpets - drawing room, stairs, landings, all bedrooms, master bedroom dressing room and second floor store.

### Kitchen

- Furniture: Design Matters bespoke collection.
- Fronts: High gloss lacquer and stained oak.
- Worktops: Quartz stone.
- Appliances: Miele induction hob with Siemens telescopic extractor, Miele multi function oven, microwave combination oven, steam oven, fully integrated dishwasher, two fridge freezers (includes ice maker) and wine cabinet with 38 bottle capacity. Quooker boiling water tap.
- Provision for washing machine and tumble dryer in utility.

### Bathrooms and Cloakrooms

- Quality sanitaryware throughout, with chrome finished fittings.
- Fitted bathroom furniture.
- Bathroom walls fully tiled with cloakroom walls half tiled.
- Heated towel rails, mirrors and toilet roll holders in all bathrooms.

### Electrics / Lighting

- Circuit lighting in drawing room and master bedroom.
- Low energy LED downlights in all rooms.
- Courtesy lights in all wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout (except inside cupboards and garage).
- Smoke detectors in the hall and on the landings.
- Heat detectors in kitchen and utility.
- Carbon monoxide detector in living room.
- Garage door electrically operated.

### Media Installations

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for two playback systems for satellite TV. (One loop configured for satellite viewing at all TV points).
- Star-wired telecom structure with CAT5e cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in family room, master bedroom and bedrooms 2 and 3.

### Plumbing and Heating

- Gas fired boiler located in garage for central heating and hot water.
- Heating for each room thermostatically controlled.
- Underfloor heating throughout ground floor and in first and second floor bathrooms. Remaining rooms have radiators with thermostatic control valves.
- Immersion heater fitted to an un-vented hot water cylinder.
- Water softener.
- Two outside taps.

### Security

- Intruder alarm with detectors in principal rooms and garage.
- Telecom point adjacent to burglar alarm control panel.
- Panic button in master bedroom and on key pads adjacent to front door and in garage.
- Flood lighting on rear elevation.
- Europrofile double cylinder mortice locks to all external doors (except front door which will have 2 x 5 lever dead locks and a night latch).
- Audio entry phone from entrance gates to hall and first floor landing.

### Outside

- Natural stone patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveway finished in brick paving.
- Electronically operated entrance gates.

### Services

All mains services available.

### NHBC

The property is independently inspected during construction by the National House Building Council who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

### After Sales Quality Check

Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

### Note

The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value.

The particulars contained in this document are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.