



A WARM WELCOME

Welcome to Oakleigh Grove, an exciting collection of 1–5 bedroom homes in the north London suburb of Whetstone, with the overground and underground to the capital and local shopping these traditional homes are perfect for first time buyers, professionals or anyone seeking a cosmopolitan lifestyle.





BUY INTO A
WHETSTONE
LIFESTYLE

Oakleigh Grove delivers a stylish mix of modern 1-5 bedroom homes in the heart of the lively and exciting borough of Barnet. Benefiting from high quality specifications and all the advantages of buying new, Oakleigh Grove homes are ideal for singles, couples and families alike. Situated less than half-a-mile from the London Underground with its links to the City, and a walk away from the High Road with its café culture, shops, and supermarkets such as Waitrose, you are superbly positioned to enjoy the benefits of the local area.



LOCATION IS EVERYTHING

Step out of your door and discover all that the surrounding area has to offer. Enjoy a stroll into town or take to the local parks to enjoy the fresh air. For your everyday essentials and more, the High Road is walking distance and has everything from supermarkets to pharmacies, an excellent choice of coffee shops, and relaxing pubs to handy take-aways. Totteridge tube station will have you in Euston in 25 minutes, or 32 minutes to Moorgate, while local routes give access to major roads such as the M1 and the M25.

Underground times are from tfl.gov.uk





RELAX,
UNWIND,
ENJOY

At Oakleigh Grove you have access to a whole host of leisure gems that only a borough as diverse and dynamic as Barnet can provide. From restaurants to cinemas and theatres, gyms, bars and venues such as Wembley Stadium just 10.2 miles away, Whetstone is perfectly placed for relaxation and entertainment, with a rich choice of parks and playing fields the outdoors is yours. Take the family to Swan Lane open space or enjoy the green acres of Whetstone Stray.



**DOLLIS VALLEY
GREENWALK**

A 10-mile riverside walk from Mill Hill to the northern fringes of Hampstead Heath. Perfect for runners, cyclists or just a slow walk along the river taking in the scenery.

0.5
miles



**NORTH MIDDLESEX
GOLF CLUB**

An 18-hole golf course set in 74 acres of beautiful parkland. Its greens are renowned for their speed and difficulty. Junior golfers are also welcome to develop their skills.

0.7
miles



**BARNET LAWN
TENNIS CLUB**

The club has eight courts and provides social and competitive tennis for players of all ages. Members are also able to use the bar area with a pool and table tennis tables. Coaching is also available for both juniors and adults.

1.8
miles



DAVID LLOYD FINCHLEY

Offering something for all the family, with a modern gym, tennis courts, indoor and outdoor swimming pools and group exercise classes. You can also relax in the lounge which also offers a weekly children's disco and monthly live music.

1.8
miles



OAK HILL PARK

Considered one of Barnet's premier parks. A large area with a number of facilities such as an outdoor gym, a bowls green, football pitches, a golf course, three tennis courts, a multi-sports court and a play area for toddlers.

2.2
miles



ALEXANDRA PALACE

Alexandra Palace is a Grade II listed entertainment and sports venue in London, located between Muswell Hill and Wood Green. It is built on the site of Tottenham Wood and the later Tottenham Wood Farm.

4.6
miles




 A
WEALTH
 OF CHOICES

When it comes to leisure time, Whetstone is full of variety, for Oakleigh Grove it's a place of easy access. From shopping to nights out, you will find you're well-connected with a rich choice of pursuits to enjoy.

Take shopping for instance, for daily needs or gentler browsing Whetstone High Road has everything from florists, shoe stores and Halfords to Waitrose and a M&S Simply Food outlet. Tesco Express and Sainsbury's are under a mile away, while larger shopping expeditions can take you to IKEA (6.6 miles), Brent Cross Shopping Centre (5.2 miles) or the Spires in Barnet (2.5 miles), of course for ultimate choices London is yours to explore.

Whetstone High Road brings you a grand choice of traditional cafés or big brand coffee culture hot spots, all within walking distance of Oakleigh Grove. If you are looking for a night out the local restaurants can spoil you for choice, from upscale dining to genuine Italian and ethnic restaurants and traditional fast food such as fish and chips or take-aways, Whetstone is perfect.

Oakleigh Grove is surrounded by places to retire to or meet and greet with contemporary brewpubs such as The Bohemia, with sofas and industrial-chic lighting serving draught craft beers and a burger menu, and the traditional old fashioned pubs such as The Griffin with its friendly staff.

When you are looking for movies the fully refurbished Everyman at Barnet is a state-of-the-art cinema known for its couches with waiting service, which makes for a delightful night out. The bijou Bull Theatre in Barnet comes complete with theatre club and has a welcoming atmosphere to its enthusiastic auditorium. Further afield is the landmark venue Wembley Stadium which is just 10.2 miles away and hosts A-listers concerts, exhibitions, and of course world-class football. Totteridge & Whetstone tube line is under half-a-mile away enabling you to visit London and further afield.



ACCESS
THE CITY
DIRECTLY

With some of the world's best sights, attractions and activities in reach, Oakleigh Grove is ideal for commuting or visiting the capital. Rail connections at Totteridge & Whetstone tube station half-a-mile walk away or Oakleigh Park 1 mile away provide access to the full Underground and Overground networks, while major roads and routes in and out of the area lead variously to north London regions and the inner boroughs with all of their amenities.



Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps)

THE
OPPORTUNITIES
ARE ENDLESS



BY CAR


Travel by car and visit untold attractions. With the M1 and M25 you can cross the country or pop down to London. From famous spots to unbelievable shopping, it's all yours, and all in reach.



BY TUBE & TRAIN

totteridge & Whetstone tube station is less than half-a-mile away and opens the door to the complete Underground network putting everything London in your grasp. Theatres to clubs, museums to pubs; it's all yours, Oakleigh Park station offers overground services into London or further afield.





GRADE 'A'
EDUCATION
CHOICES

When it comes to education Oakleigh Grove is surrounded by schools and colleges of education. With such an excellent choice you'll be even happier to find that local schools are close by under a mile away. And with some of the best of the country's London colleges and universities in reach you will be spoilt for choice.



**QUENSWELL INFANT
& NURSERY SCHOOL**

A community infant and nursery school for children between 3 and 7 providing an exemplary and high quality learning environment for children to feel safe and learn.

queenswellinfantandnurseryschool.co.uk

0.2
miles

**QUENSWELL
JUNIOR SCHOOL**

A community school for children aged 7 to 11, committed to raising standards through a wide range of experiences for all children through encouragement and stimulation.

queenswelljunior.co.uk

0.1
miles

**ALMA PRIMARY
SCHOOL**

An Ofsted "Good" school with an "Outstanding" early years, Alma Primary's vision covers aspiration, belief, creative development and achievement through enjoyment.

almaprimaryschool.org.uk

0.1
miles

**DWIGHT SCHOOL
LONDON**

An independent school with a global vision. International in all respects, Dwight School excels in personalised learning, community commitment and a multi-national ethos.

dwrightlondon.org

1.2
miles

**FRIERN BARNET
SCHOOL**

A specialist arts college concentrating on high academic ambitions and personal and social development to enrich students lives, with a sixth form at Woodhouse College.

friern.barnet.sch.uk

1.3
miles

**BARNET AND
SOUTHGATE COLLEGE**

An innovative, inspirational and employment-focused college with a myriad of courses from Childcare to Higher Education taught across four separate campuses in the area.

barnetsouthgate.ac.uk

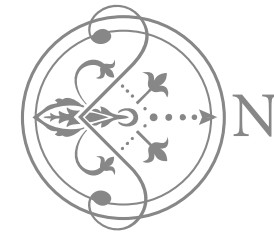
3.1
miles



DEVELOPMENT OVERVIEW

A choice of apartments and traditionally styled houses are available in a development that has been thoughtfully considered, with tree-lined avenues and green areas. A perfect setting for first time buyers, couples, families and downsizers.

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 28833/October 2018.



Sales Complex



FUTURE DEVELOPMENT

1 & 2 BEDROOM APARTMENTS

- **Dunham Court**
Plots: 203-208
- **Arnold Court**
Plots: 209-214
- **Cromwell Court**
Plots: 215-288

2 BEDROOM HOMES

- **The Harper**
Plots: 118-133
- **The Cromwell**
Plots: 16 & 17

3 BEDROOM HOMES

- **The Hampden**
Plots: 9, 10, 13, 14, 70-73, 116, 117, 172, 173, 195 & 196
- **The Fletcher**
Plots: 183-187
- **The Howard**
Plots: 35-38, 93-95, 97-99, 111-114 & 181

- **The Moore**
Plots: 1, 4 & 199-202

- **The Peisley**
Plots: 8, 74, 92, 96, 110, 115, 180 & 182

- **The Tilvern**
Plots: 24-33, 55-62, 151-159 & 165-171

- **The Sinden**
Plots: 20-23 & 64-68

- **The Sinden V1**
Plots: 100-102, 104-108, 134-142 & 144-150

- **The Tauber**
Plots: 2 & 3

- **The Beacham**
Plots: 19, 63, 69, 103, 109 & 143

4 BEDROOM HOMES

- **The Maudsley**
Plots: 5-7, 11, 12, 15, 18, 197 & 198

- **The Torrington**
Plots: 34 & 39

- **The Ashby**
Plots: 161-164

5 BEDROOM HOMES

- **The Lyttleton**
Plots: 189-194

- **The Stapleton**
Plots: 91, 160 & 188

BCP – Bin Collection Point
CF – Community Facility
R – Rented
SO – Shared Ownership
S/S – Sub Station



ELEGANTLY SOPHISTICATED INTERIORS



We create beautiful homes with high specifications for you to enjoy over the years. All internal fixtures and fittings are of excellent quality. Kitchens are stylish and boast fully integrated appliances. Bathrooms and en suites offer chic white sanitaryware and chrome fixings that are neat and functional. Clean, fresh new interiors with brand new surfaces and well-planned layouts allow plenty of light while living spaces are designed for you, your friends and family to enjoy to the full.





THE TAYLOR WIMPEY STORY

At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.



Photography is of a typical Taylor Wimpey Show Home and may include upgrades at an additional cost



Photography is of a Taylor Wimpey home at Halstead Grange, Goffs Oak.



HOW WE CAN
HELP YOU
MOVE

EASYMOVER*

We can help you sell your existing home. Even if you haven't sold your existing property, with easymover you can reserve a new Taylor Wimpey home. And you won't need to worry about managing buying, selling and moving, and paying estate agent fees – easymover makes it all so much easier!

Here's how easymover works. We'll help you through buying and selling, both before and after you reserve your new home. We'll keep in close touch with your estate agent to value your property. We'll use our marketing and negotiating skills to sell your house quickly.

When you have a buyer, we'll keep in touch with and help all buyers in your 'chain' to sort out any difficulties. We are available to help you right up to when you legally complete and move into your new home.

PART EXCHANGE†

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations. You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon we can, so you can get on with planning your move. We'll offer a fair and realistic price for your property. We'll instruct a minimum of two independent Agents to value the anticipated selling price of your property.

You won't have to pay estate agent fees. Moving home is costly enough, without having to worry about estate agents fees as well. From the time you agree a Part Exchange with us, you won't have to pay estate agents at all.

You won't have to worry about house buying chains. With Part Exchange, you won't need to worry about other people pulling out of their purchase or delaying their move. You have a buyer for your home so you can move when your new home is ready!

LONDON HELP TO BUY‡

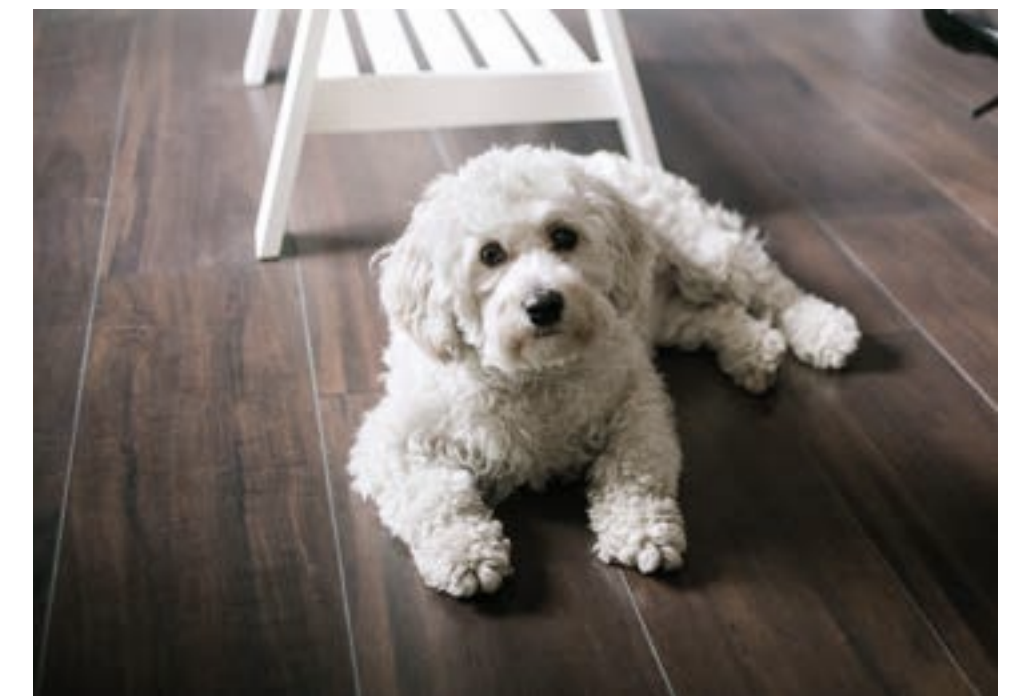


Backed by
HM Government

London Help to Buy is a Government-backed scheme that makes it easier to buy your brand new home. The Government will lend you up to 40% of the full purchase price, which is interest-free for five years. You'll only need 5% for your deposit!

HOW IT WORKS ON A HOME COSTING £400,000

You need just 5% for your deposit	£20,000
Government 40% equity loan (interest-free for the first five years)	£160,000
55% mortgage	£220,000
Your new home, 100% yours	£400,000



*EASYMOVER – This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the easymover scheme, agreed estate agents fees will be paid. Offer can be withdrawn at any time. †PART EXCHANGE – This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Your existing home cannot exceed 70% of the value of the new home. Please speak to a sales executive for more details of this scheme. ‡LONDON HELP TO BUY – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.help2obuy.gov.uk.



WELCOME TO OUR STUNNING NEW 2 & 3 BEDROOM HOMES AT OAKLEIGH GROVE

A select collection of homes built with the same passion and commitment that we have had for over 100 years. We are proud of the homes we build and we hope you'll love them too.

All these unique homes have been created for first-time buyers, those looking to move up the property ladder and for those with growing families.

With carefully considered interior layouts and the best specification and design, living in an Oakleigh Grove property will certainly be something to be proud of.



AN
AFFLUENT
LIFESTYLE

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of brand new carpets, fixtures and fittings that will be fitted in your home before you move in. Which means as soon as you unpack you can start using your dream kitchen and bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.



HOUSE TYPE	APPROXIMATE GROSS INTERNAL AREA		PG
	SQ M	SQ FT	
2 BEDROOM HOUSES			
The Harper	77 sq m	829 sq ft	08
The Cromwell	87 sq m	936 sq ft	12
3 BEDROOM HOUSES			
The Hampden	96 sq m	1033 sq ft	16
The Tilvern	109 sq m	1173 sq ft	20
The Tilvern: Plots 24, 33, 151 & 171	110 sq m	1184 sq ft	20
The Tauber	111 sq m	1195 sq ft	24
The Sinden	111 sq m	1195 sq ft	28
The Sinden V1	111 sq m	1195 sq ft	32
The Sinden V1: Plot 134	112 sq m	1206 sq ft	32
The Fletcher	112 sq m	1206 sq ft	36
The Howard	114 sq m	1227 sq ft	40
The Moore	114 sq m	1227 sq ft	44

THE HARPER

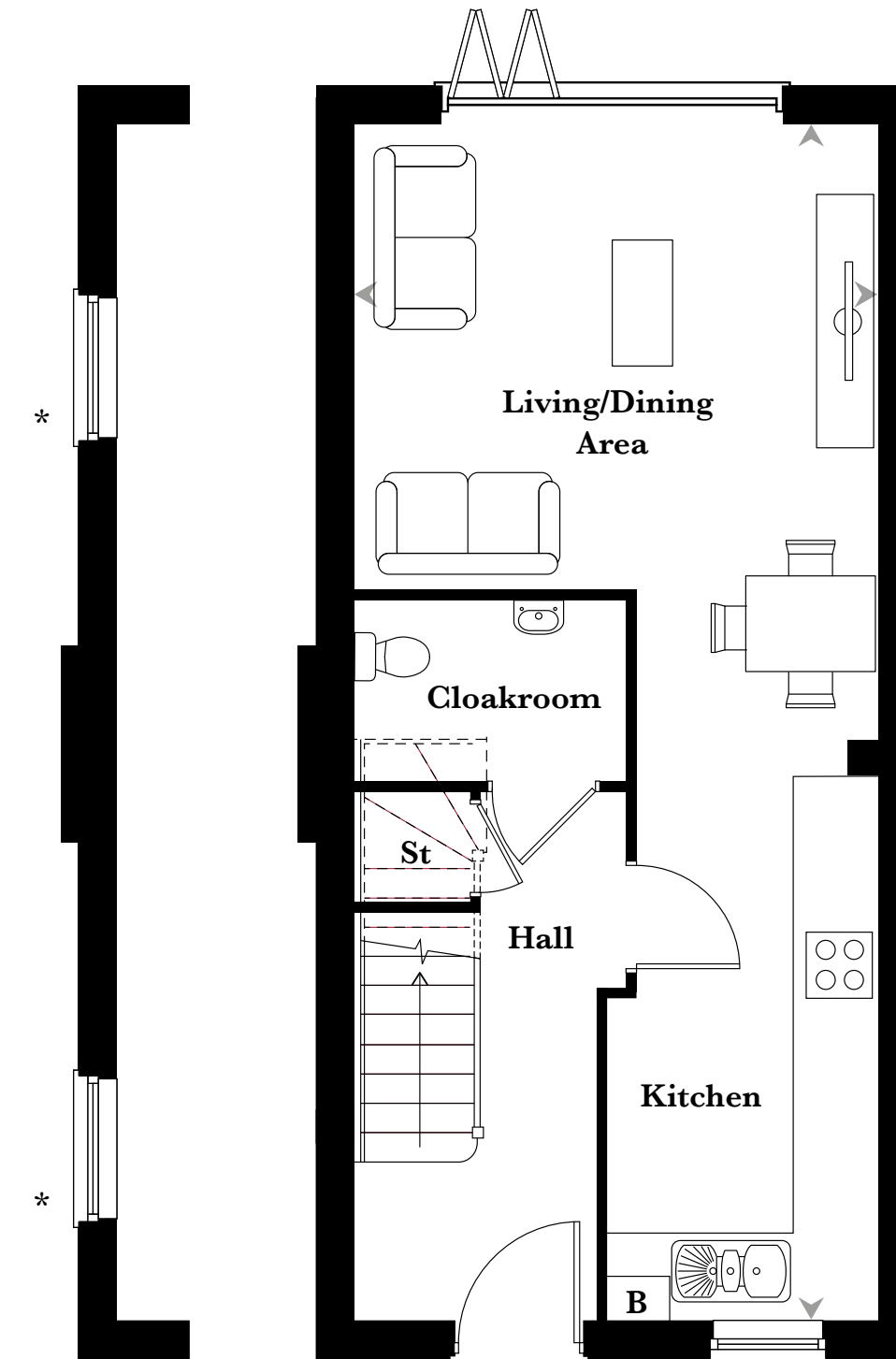


The Harper is a 2 bedroom home offering convenient accommodation that's ideal for individuals or couples. At the heart of the home is a light and airy open-plan kitchen/living/dining area which is perfect for entertaining and opens through bi-fold doors to the rear garden. A useful guest cloakroom and a storage closet are also located off the ground floor entrance hall. Upstairs, a well-proportioned master bedroom with en suite shower room spans the full width of the property. The landing also leads to a main bathroom and a second bedroom providing plenty of space to function as both a nursery, guest room or a study.

APPROXIMATE GROSS INTERNAL AREA 77 SQ M 829 SQ FT

Plots: 118-133

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THE GROUND FLOOR

Kitchen/Living/Dining Area
9350mm x 4060mm 30'8" x 13'4"

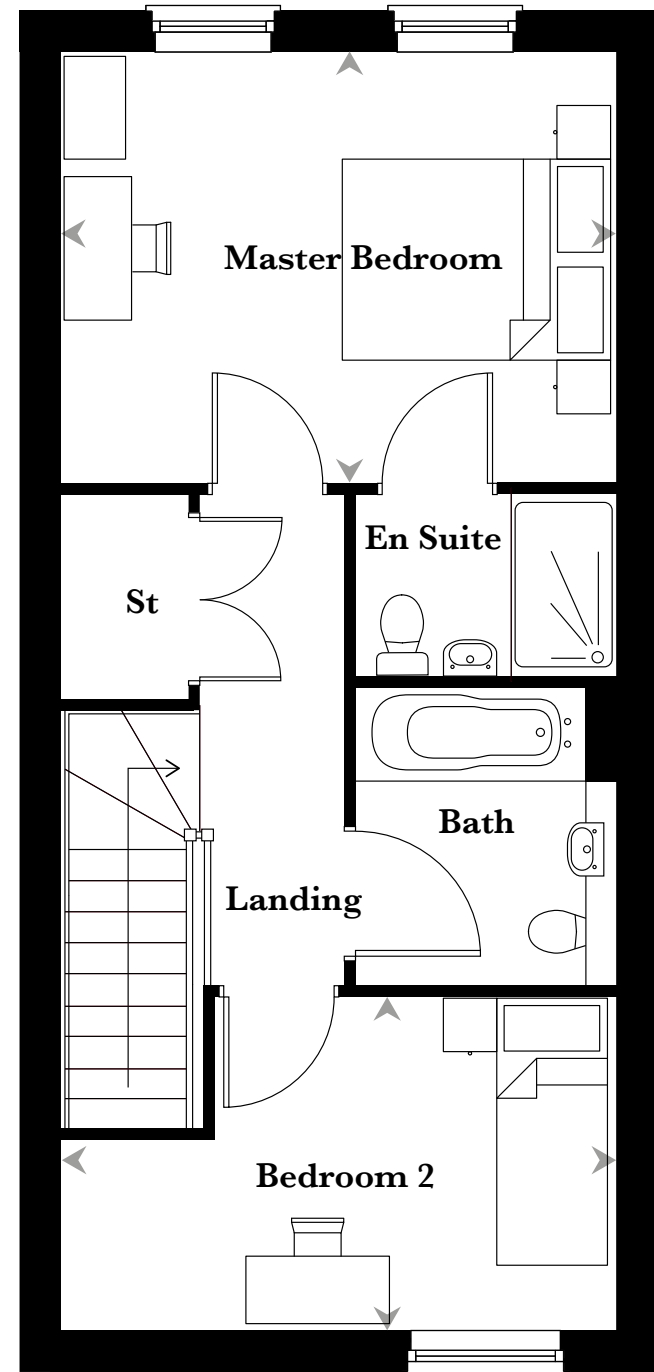
B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. Plot 133 is handed. *Window to plots 118 & 133.

THE FIRST FLOOR

Master Bedroom	
4060mm × 3160mm	13'4" × 10'4"
Bedroom 2	
4060mm × 2420mm	13'4" × 7'11"

St – Store



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THE CROMWELL

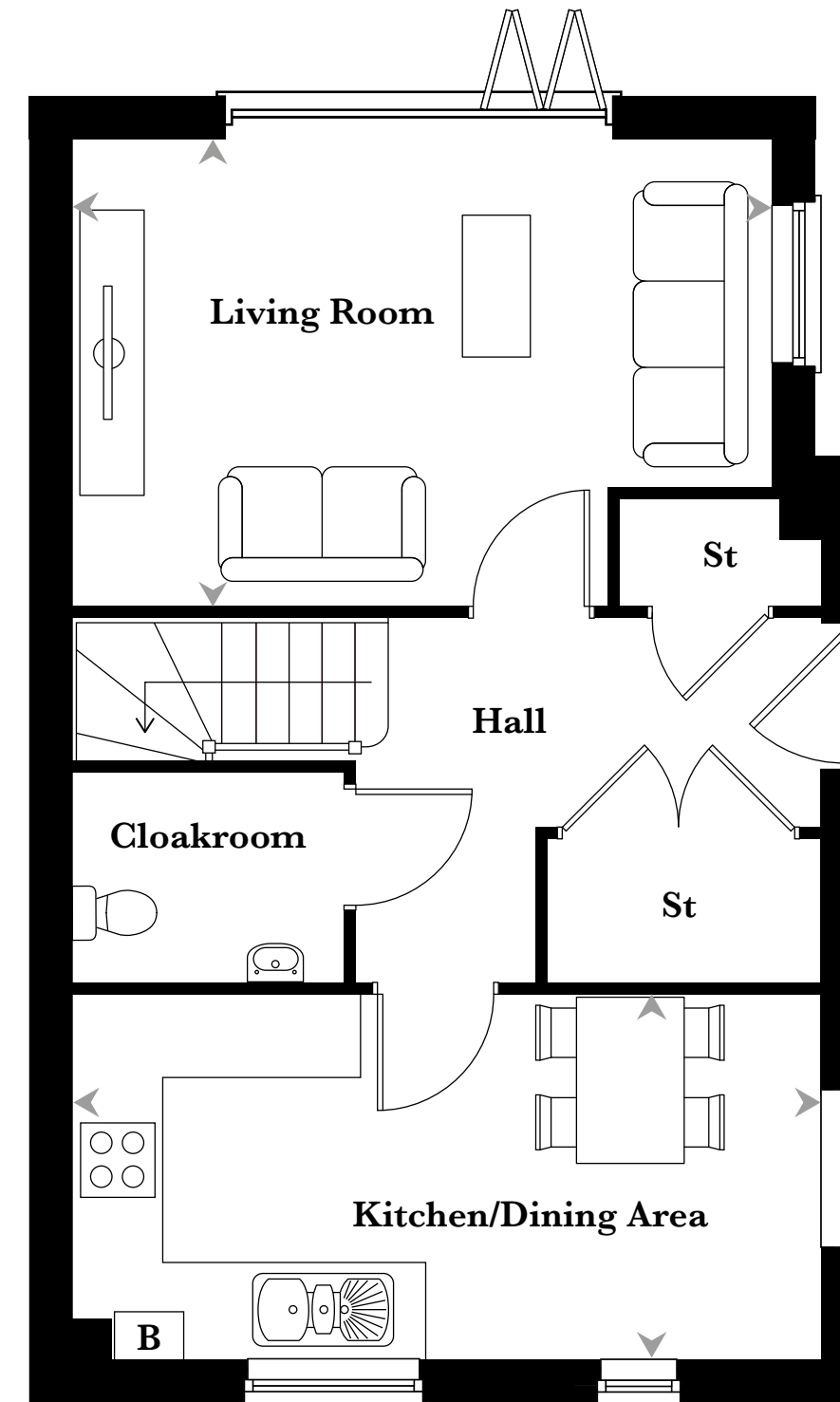


The 2 bedroom Cromwell is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary living. Through the entrance hallway, a kitchen/dining area provides ample room for cooking and dining in one friendly space, while the living room with its bi-fold doors opens out to the rear garden. A guest cloakroom and a storage cupboard complete the ground floor accommodation. On the first floor, the master bedroom features an en suite shower room while a second double bedroom, which could serve as a guest room or office, is also located off the landing, along with a main bathroom and storage space.

APPROXIMATE GROSS INTERNAL AREA 87 SQ.M 936 SQ.FT

Plots: 16* & 17

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THE GROUND FLOOR

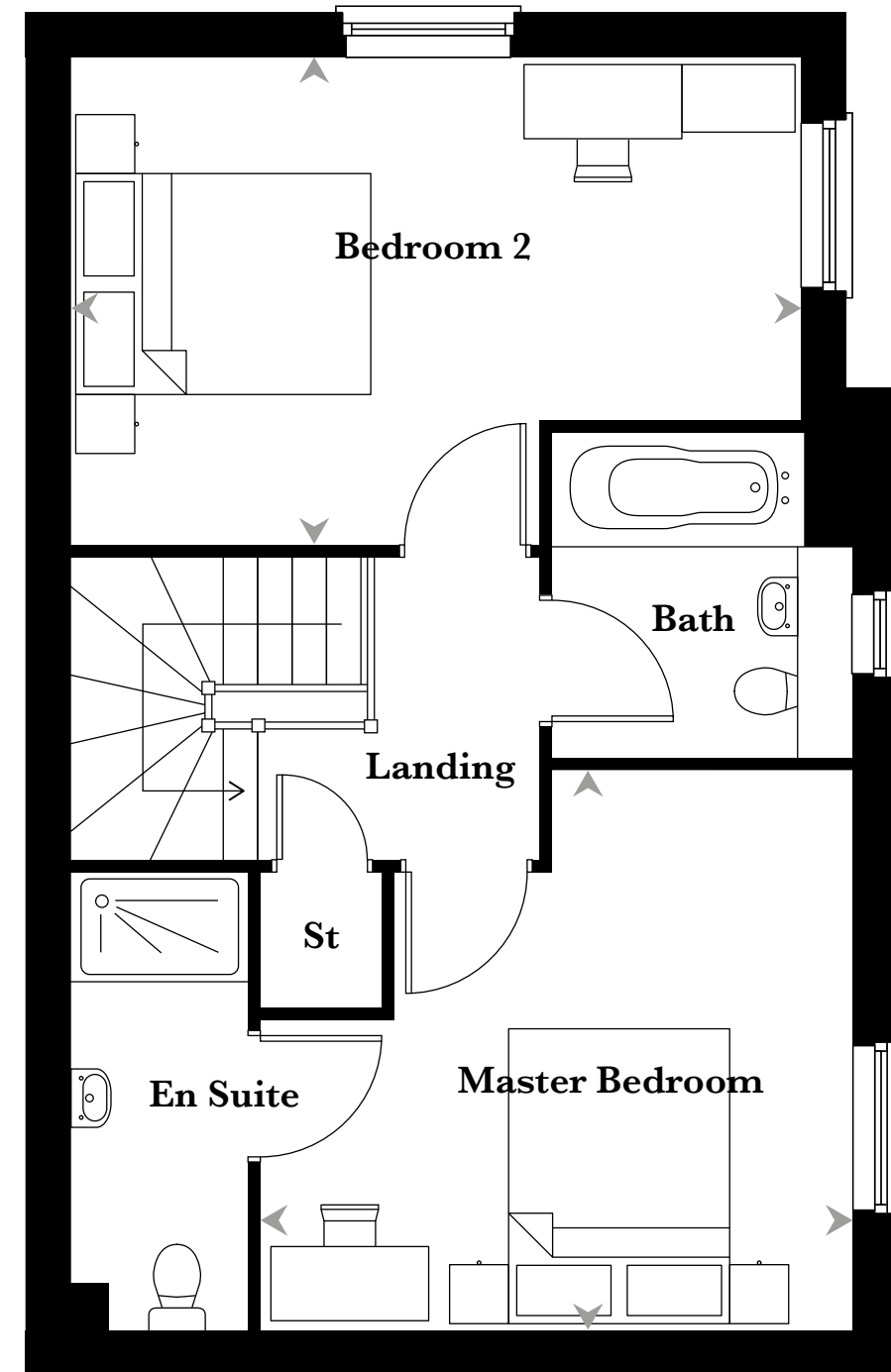
Kitchen/Dining Area	
5190mm × 2530mm	17'0" × 8'4"
Living Room	
4840mm × 3230mm	15'11" × 10'7"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Plot 16 is handed.

THE FIRST FLOOR

Master Bedroom	
3910mm x 3710mm	12'10" x 12'2"
Bedroom 2	
4840mm x 3230mm	15'11" x 10'7"



St - Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Plot 16 is handed.



Photography is of a typical Taylor Wimpey Show Home and may include upgrades at an additional cost.

THE HAMPDEN

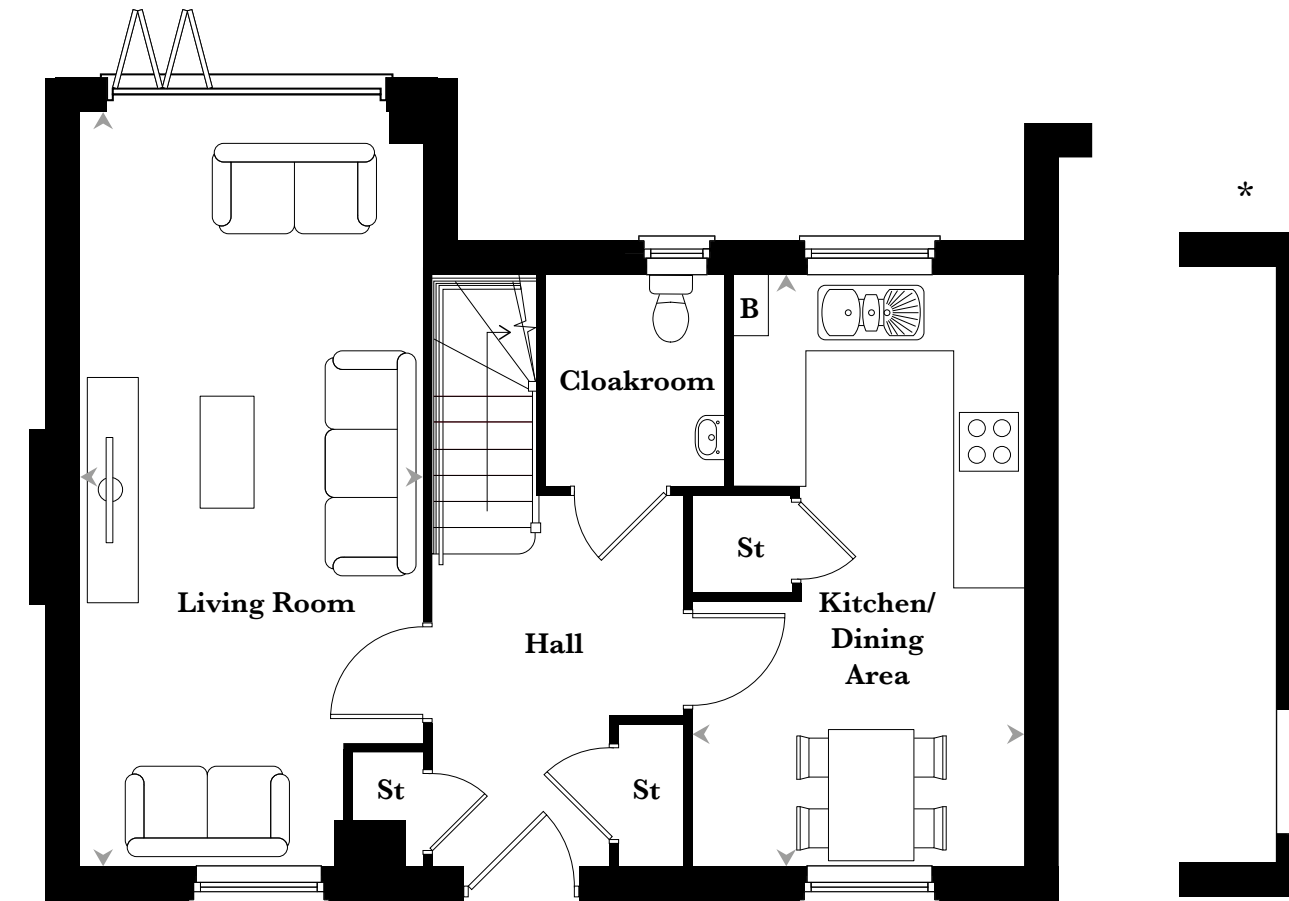


With a flexible layout to appeal to both couples and young families, the 3 bedroom Hampden is an ideal family home. Bi-fold doors lead from the open-plan living room to the garden, while there's also a handy cloakroom by the stairs. A separate kitchen with dining area offers space for meal times, while there's also handy storage off the hallway. On the first floor are found three bedrooms with plenty of space for all your bedroom furniture. The master bedroom has the benefit of an en suite while guests or the family can enjoy a separate bathroom.

APPROXIMATE GROSS INTERNAL AREA 96 SQ.M 1033 SQ.FT

Plots: 9, 10, 13, 14, 70, 71, 72, 73, 116, 117, 172, 173, 195 & 196

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THE GROUND FLOOR

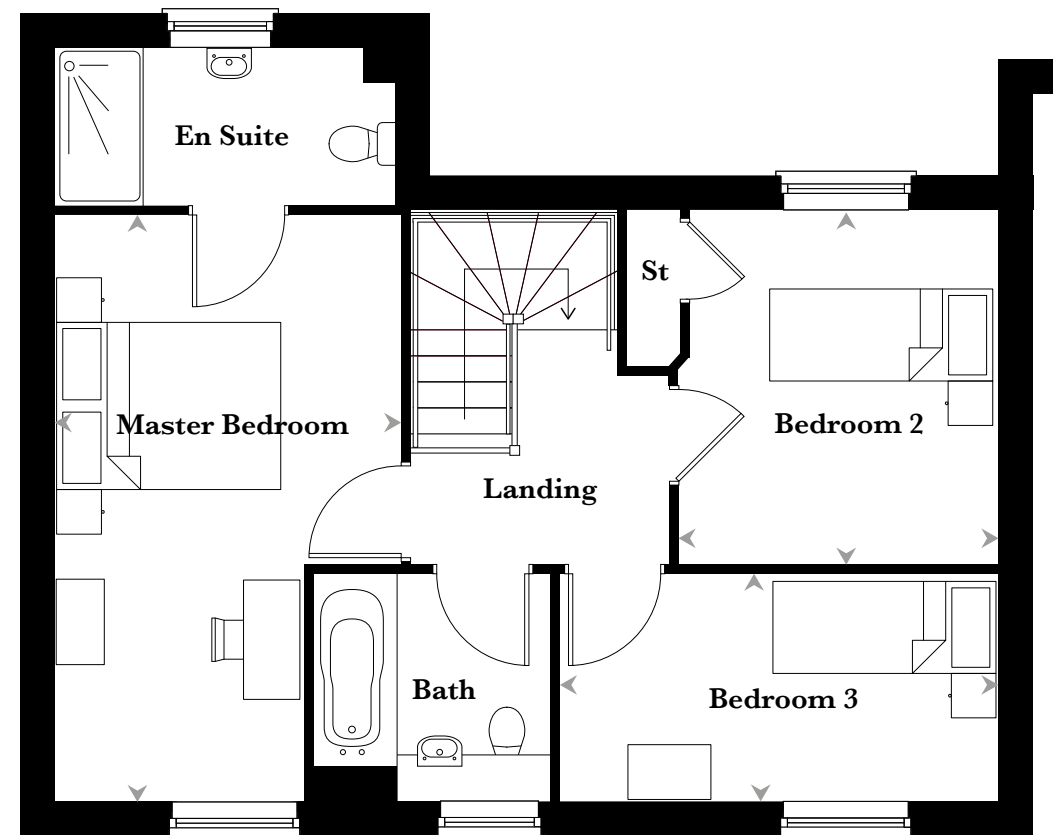
Kitchen/Dining Area	5200mm × 2910mm	17'1" × 9'6"
Living Room	6660mm × 2970mm	21'10" × 9'9"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Window to plots 172, 173, 195 & 196.

THE FIRST FLOOR

Master Bedroom	
5200mm × 3040mm	17'1" × 10'0"
Bedroom 2	
3130mm × 2800mm	10'3" × 9'2"
Bedroom 3	
3860mm × 1990mm	12'8" × 6'6"



St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.



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THE TILVERN

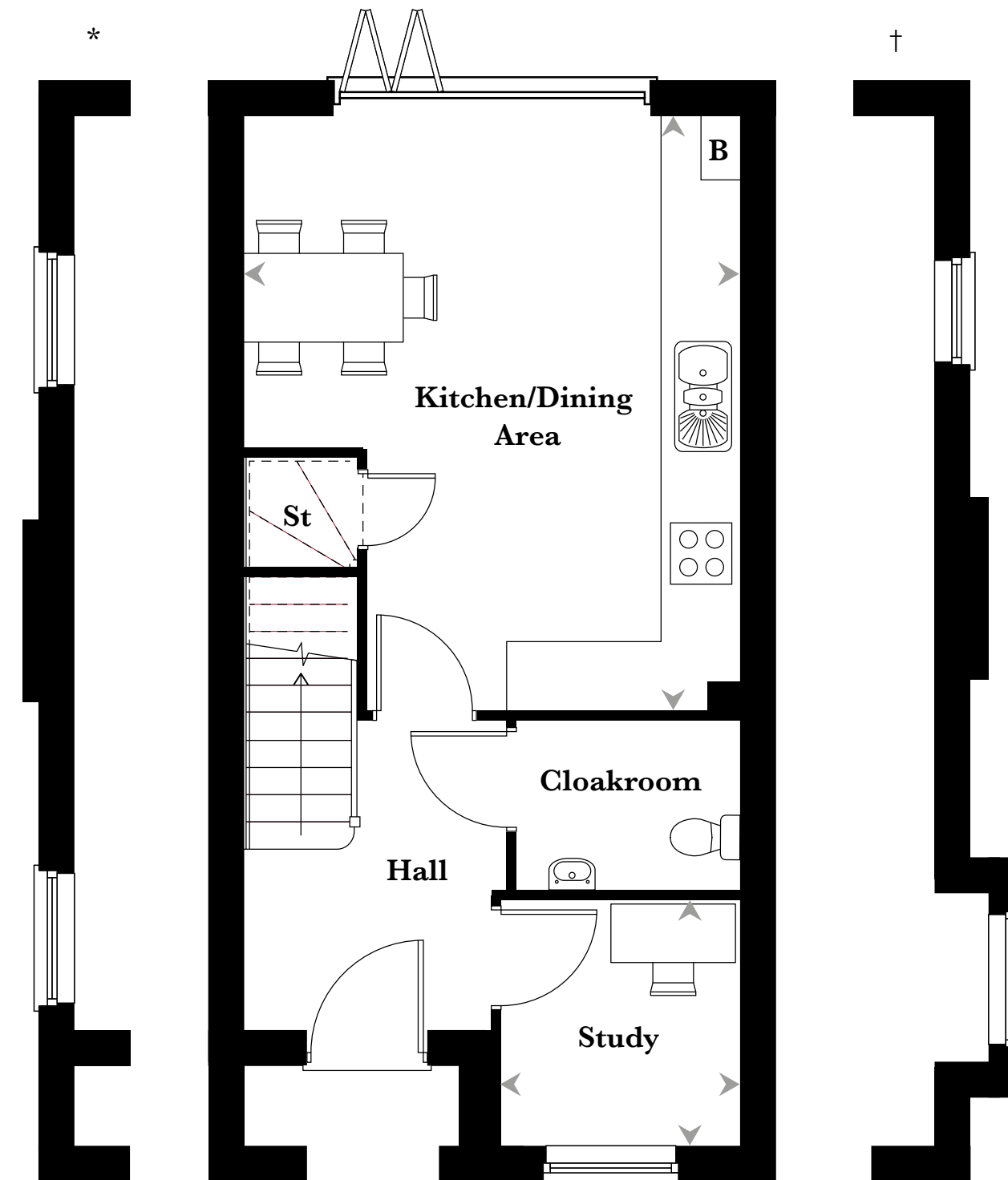


The Tilvern is a 3 bedroom townhouse designed to have the flexibility to appeal to both the young professional and growing family. The entrance to the house features a recessed porch, through which you are given access to the central hallway and leads to the open-plan kitchen with dining area. There is also a study to the front of the property and a convenient guest cloakroom as well as storage under the stairs. The first floor has a living room, a separate shower room, and a bedroom which could be a guest room. The second floor holds the master bedroom which has access to the central bathroom. Another double bedroom to the front features extra storage.

APPROXIMATE GROSS INTERNAL AREA*	109 SQ M	1173 SQ FT
*PLOTS 24, 33, 151 & 171	110 SQ M	1184 SQ FT

Plots: 24-33, 55-62, 151-159, 165-171

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THE GROUND FLOOR

Kitchen/Dining Area	5040mm × 4180mm	16'6" × 13'9"
Study	2050mm × 2020mm	6'9" × 6'8"

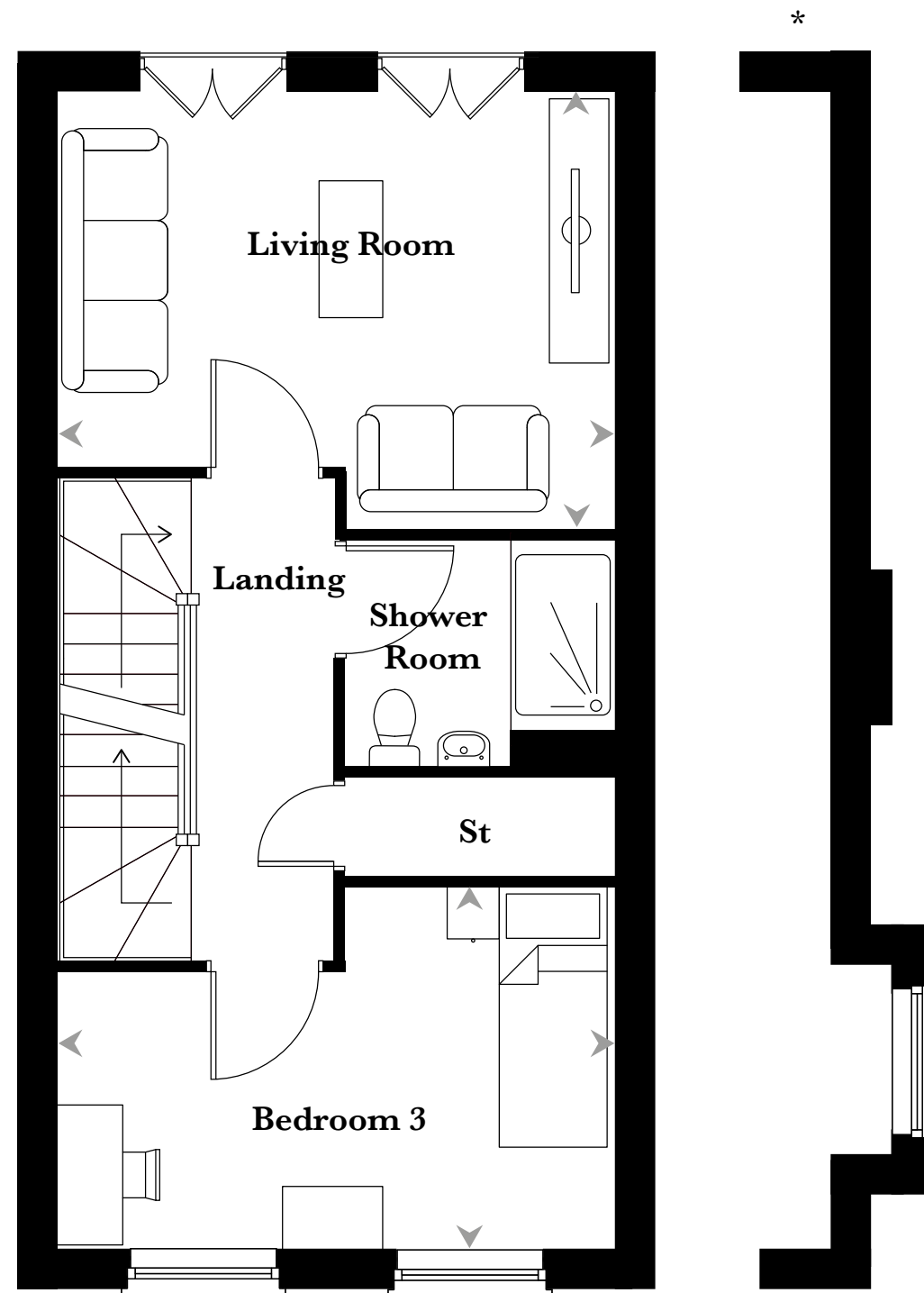
B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Window to plot 165. †Windows to plots 24, 33, 151, 171.

THE FIRST FLOOR

Living Room	4180mm × 3240mm	13'9" × 10'7"
Bedroom 3	4180mm × 2750mm	13'9" × 9'0"

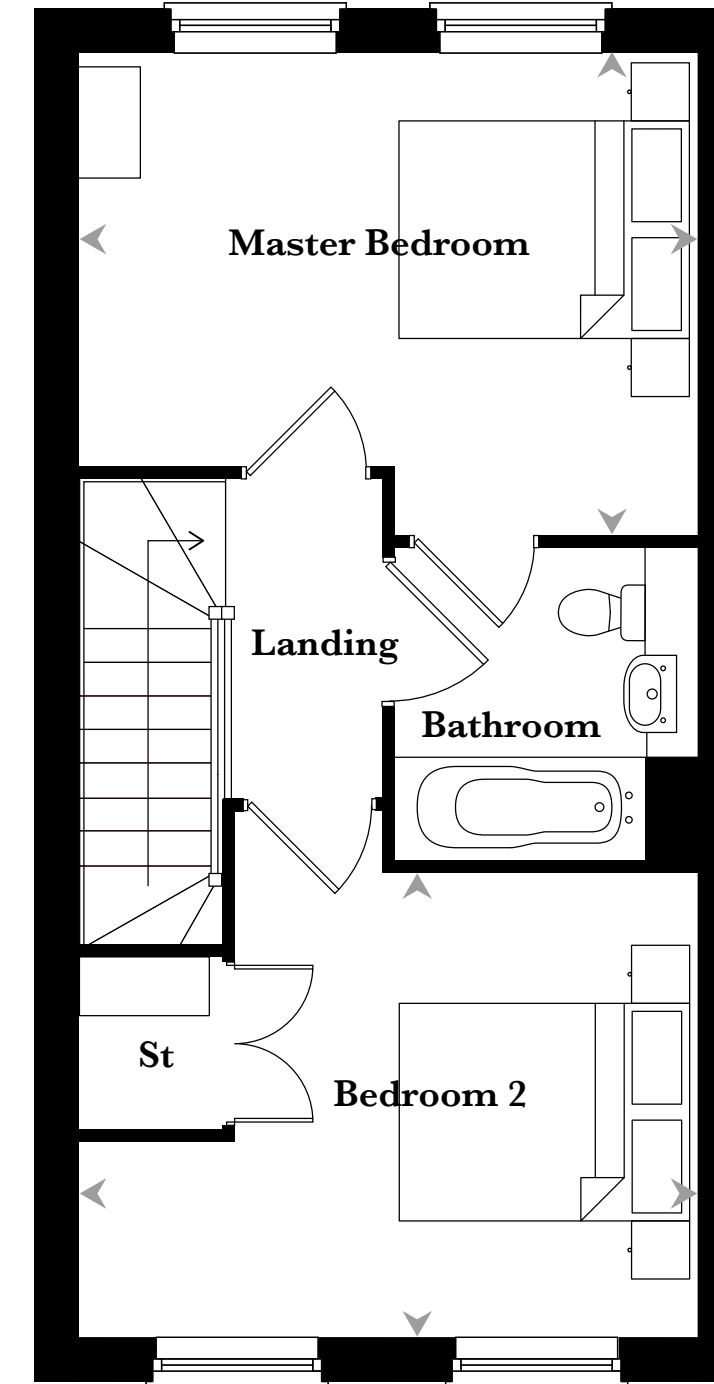
St – Store



THE SECOND FLOOR

Master Bedroom	4180mm × 2800mm	13'9" × 9'2"
Bedroom 2	4180mm × 3160mm	13'9" × 10'4"

St – Store



THE TAUBER

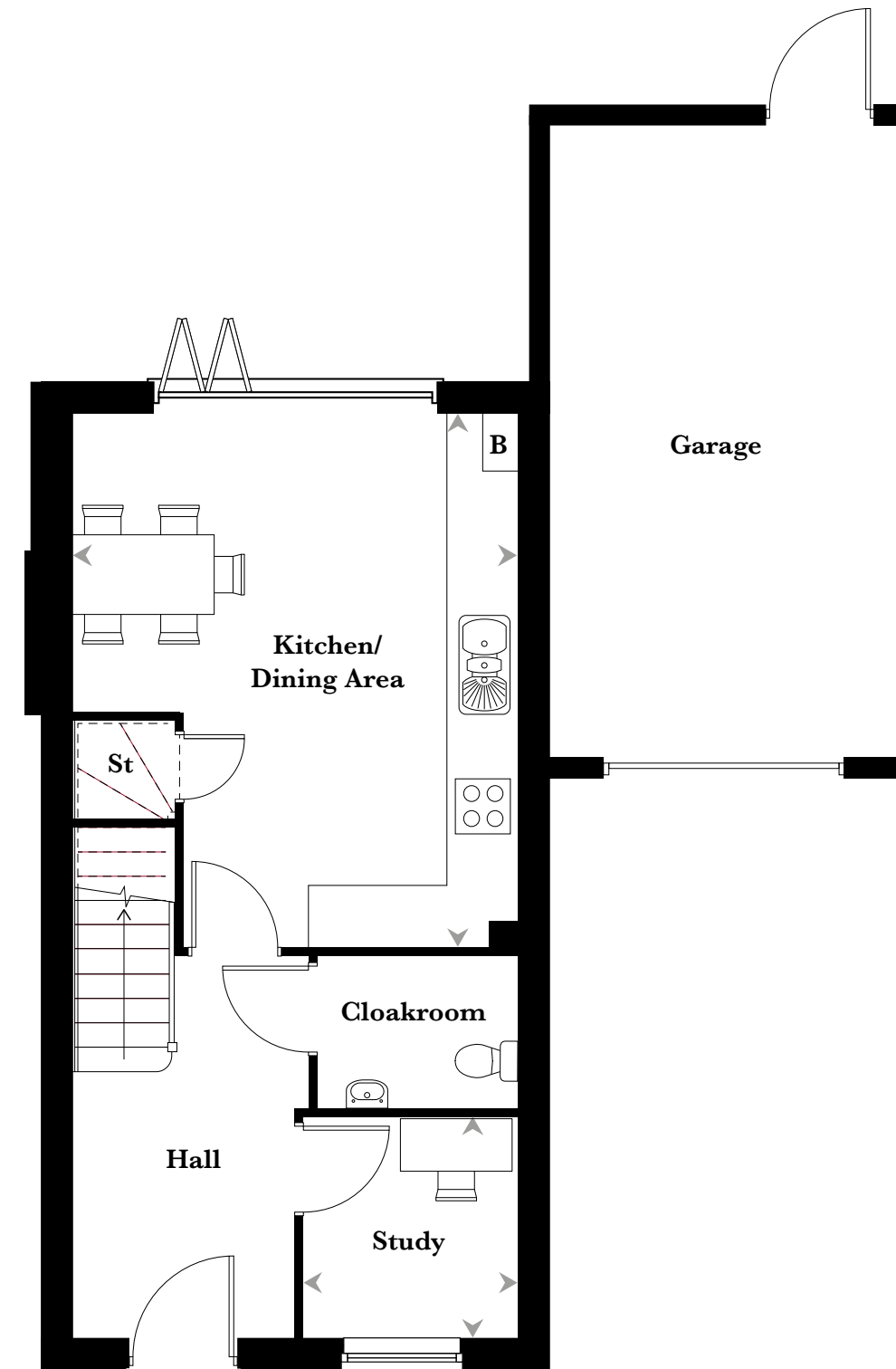


The Tauber 3 bedroom home is characterised by a wealth of generous accommodation across three floors with plenty of space for growing families. The kitchen/dining area with bi-fold doors to the rear garden is ideal for family and friends and allows access to the handy garage, attached to your home. A study, cloakroom and the stairs to the first floor lead off of the hallway. Upstairs there is a living room which overlooks the garden, a bedroom to the front of the house and separate shower room as well as landing storage. The second floor has a central family bathroom which has access from the master bedroom at the rear of the property, and another double bedroom with storage space.

APPROXIMATE GROSS INTERNAL AREA 111 SQ.M 1195 SQ.FT

Plots: 2 & 3

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THE GROUND FLOOR

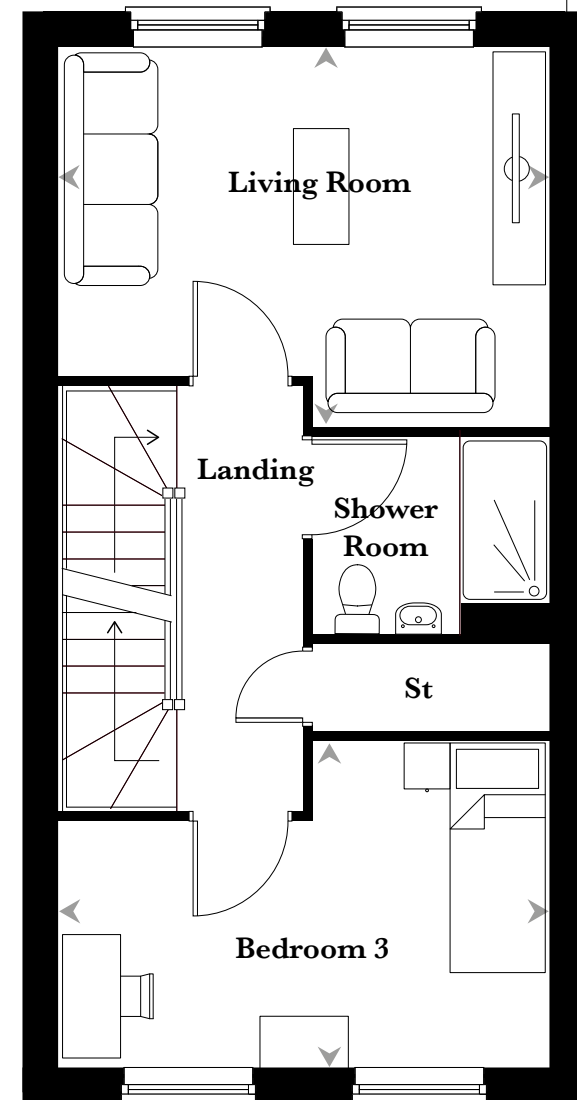
Kitchen/Dining Area	5040mm × 4180mm	16'7" × 13'9"
Study	2040mm × 2020mm	6'7" × 6'6"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE FIRST FLOOR

Living Room	4180mm × 3240mm	13'9" × 10'8"
Bedroom 3	4180mm × 2750mm	13'9" × 9'0"

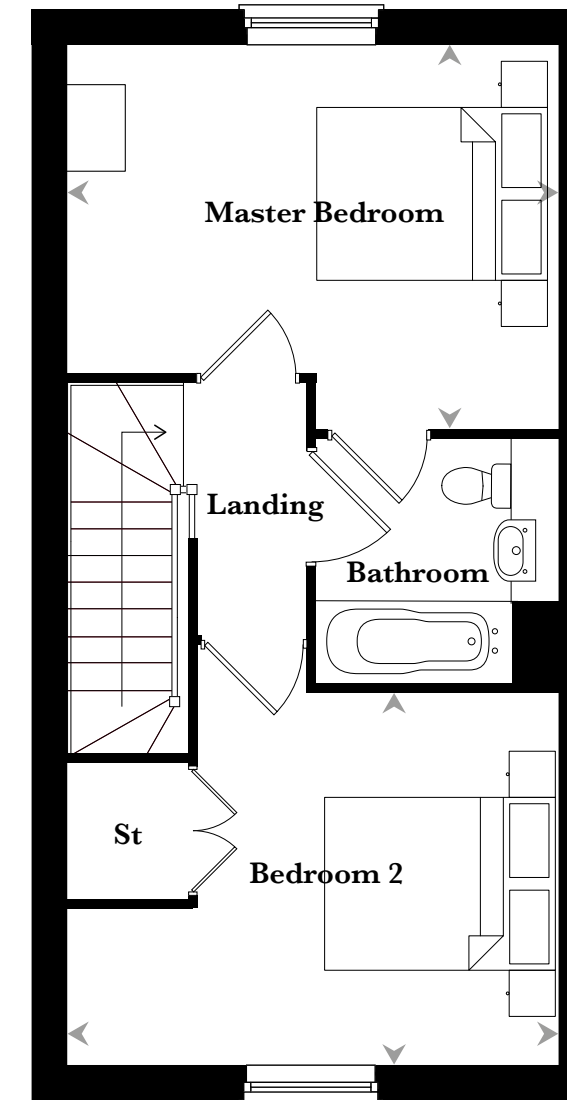


St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE SECOND FLOOR

Master Bedroom	4180mm × 3270mm	13'9" × 10'9"
Bedroom 2	4180mm × 3160mm	13'9" × 10'4"



St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE SINDEN V1

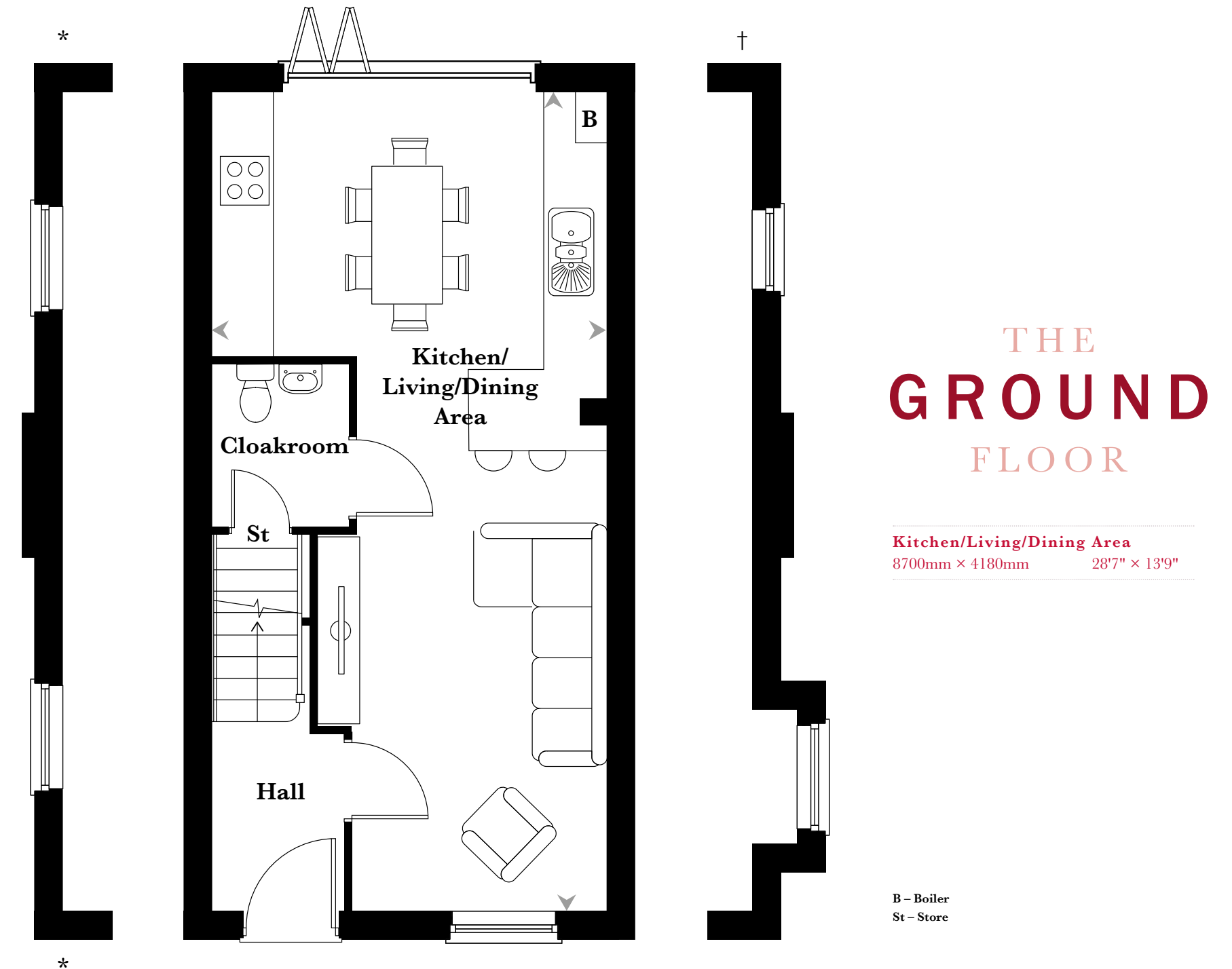


The 3 bedroom Sinden features three floors of flexible living space which would perfectly suit families or couples looking for extra space. The ground floor comprises an open-plan kitchen/living/dining area, ideal for family living. On the first floor you'll find the living room/bedroom 4 at the back of the house, a single bedroom at the front of the house and a central family shower room. The top floor has a master bedroom with access through to the main family bathroom, whilst bedroom two features a storage cupboard, making it ideal for guests.

APPROXIMATE GROSS INTERNAL AREA*	111 SQ M	1195 SQ FT
*PLOT 134	112 SQ M	1206 SQ FT

Plots: 100-102, 104-108, 134-142 & 144-150

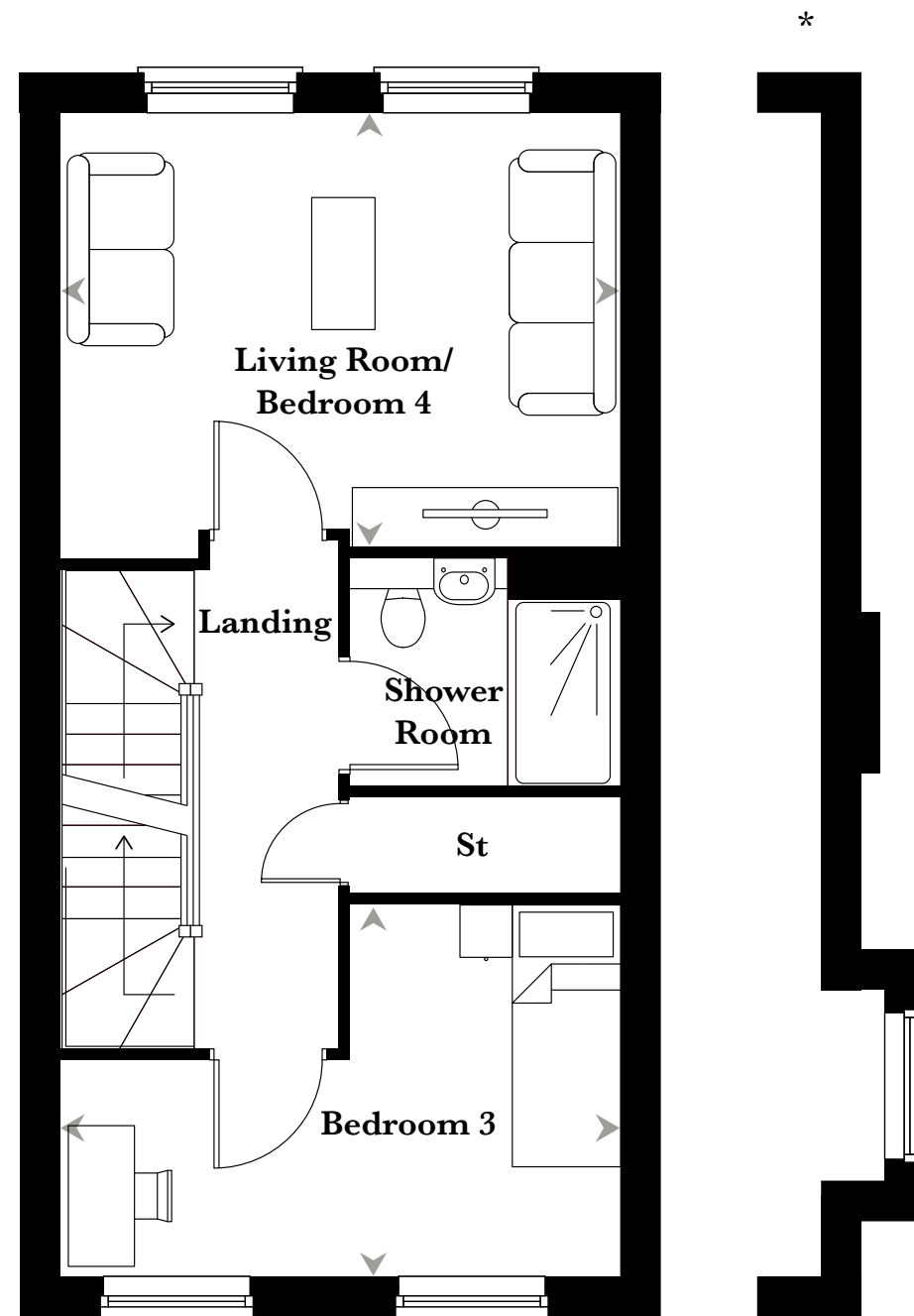
This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. * Windows to plot 147 only. † Bay window to plot 134.

THE FIRST FLOOR

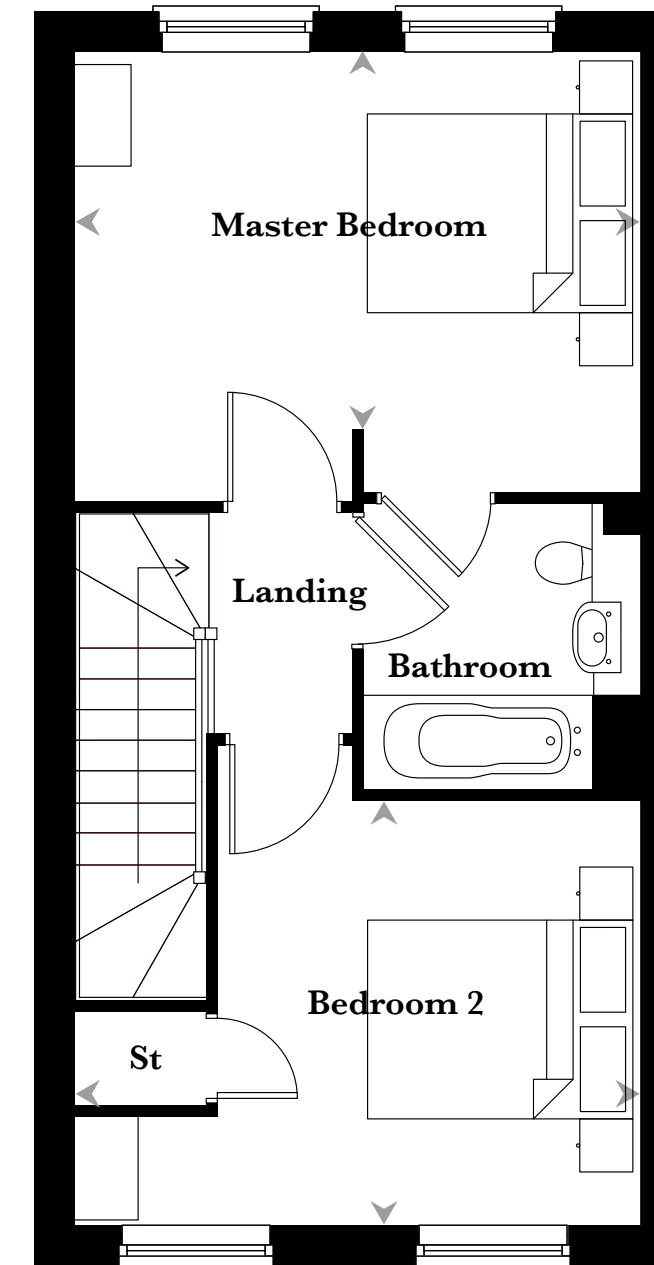
Living Room/Bedroom 4	4180mm × 3240mm	13'9" × 10'8"
Bedroom 3	4180mm × 2750mm	13'9" × 9'0"



St - Store

THE SECOND FLOOR

Master Bedroom	4180mm × 3280mm	13'9" × 10'9"
Bedroom 2	4180mm × 3160mm	13'9" × 10'4"



St - Store

THE FLETCHER

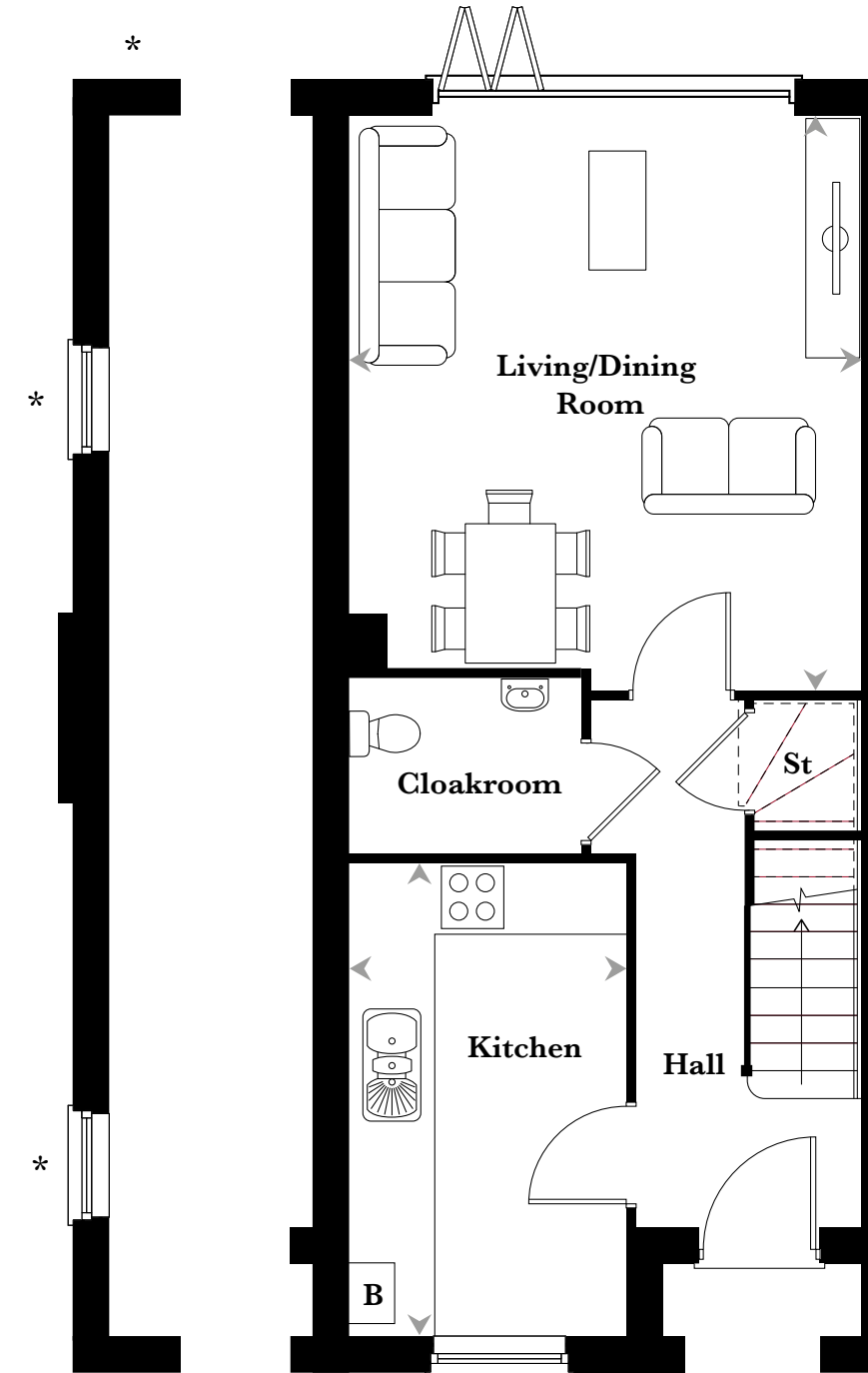


The Fletcher is a 3 bedroom townhouse with an impressive exterior and excellent layout which offers families or couples generous accommodation across three floors. On the ground floor there is a living/dining room which opens through bi-fold doors to the rear garden, a fully-fitted kitchen, a guest cloakroom and an under stairs cupboard. The first floor landing leads to a double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or playroom. The en suite master bedroom occupies the entire top floor and features welcome storage.

APPROXIMATE GROSS INTERNAL AREA 112 SQ.M 1206 SQ.FT

Plots: 183 - 187

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THE GROUND FLOOR

Kitchen	3940mm × 2250mm	12'11" × 7'5"
Living/Dining Room	4760mm × 4190mm	15'8" × 13'9"

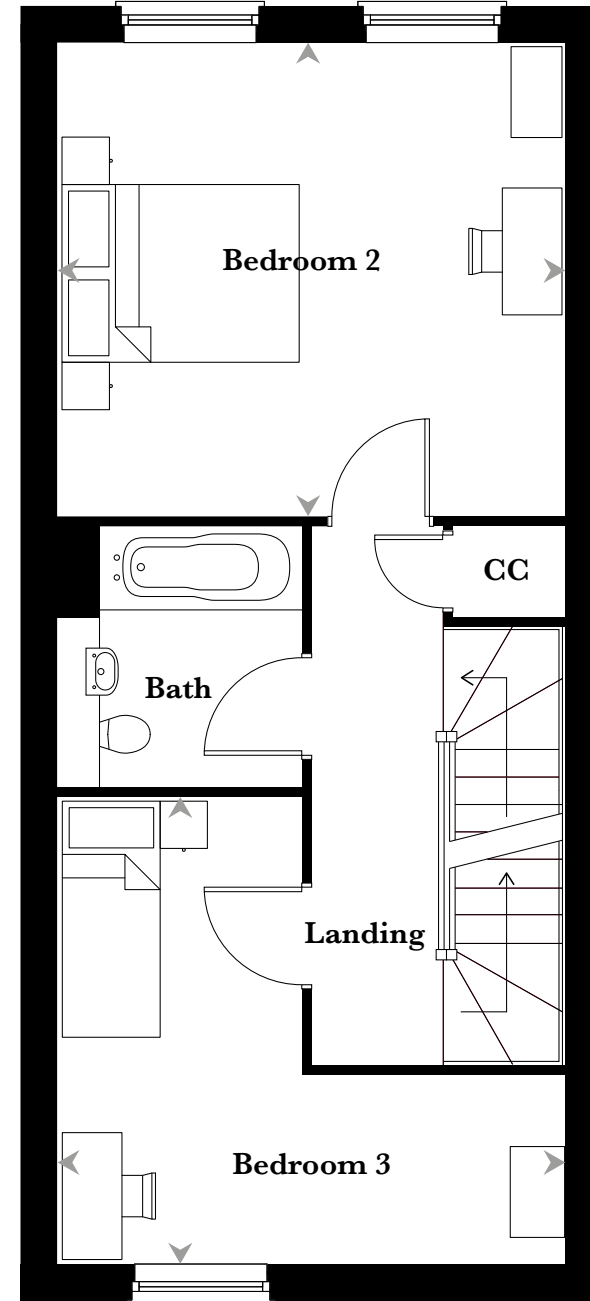
B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Window to plot 183.

THE FIRST FLOOR

Bedroom 2	4180mm × 3920mm	13'9" × 12'10"
Bedroom 3	4190mm × 3880mm	13'9" × 12'9"

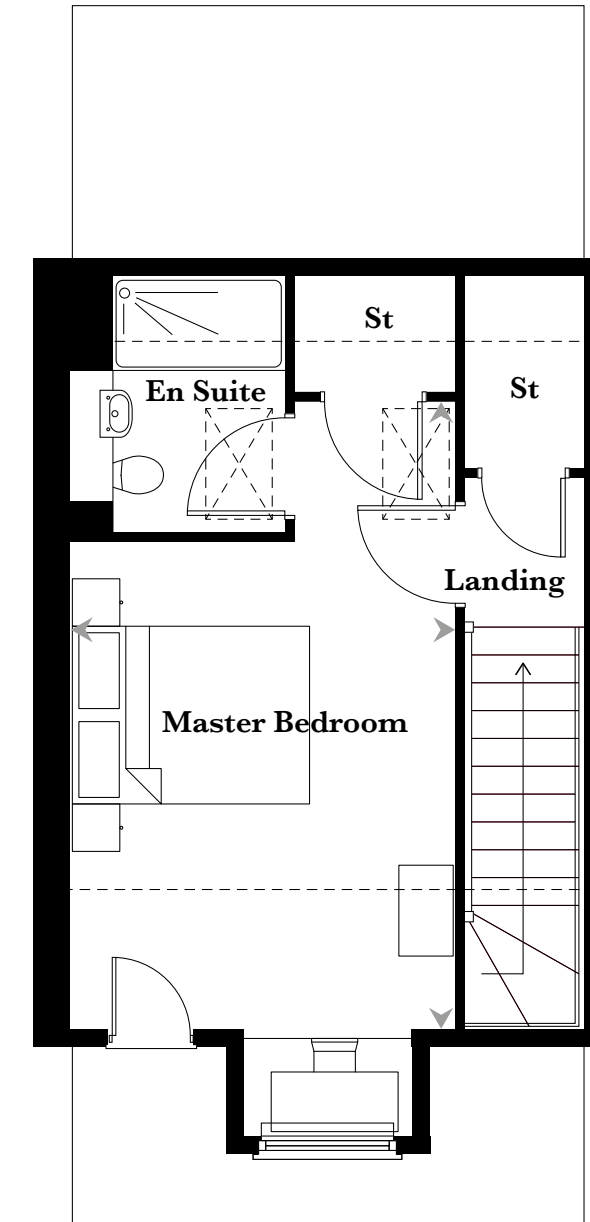
CC – Cylinder Cupboard



THE SECOND FLOOR

Master Bedroom	5160mm × 3090mm	16'11" × 10'2"
-----------------------	-----------------	----------------

--- – Restricted Headroom
 ☒ – Roof Light
 St – Store



THE HOWARD

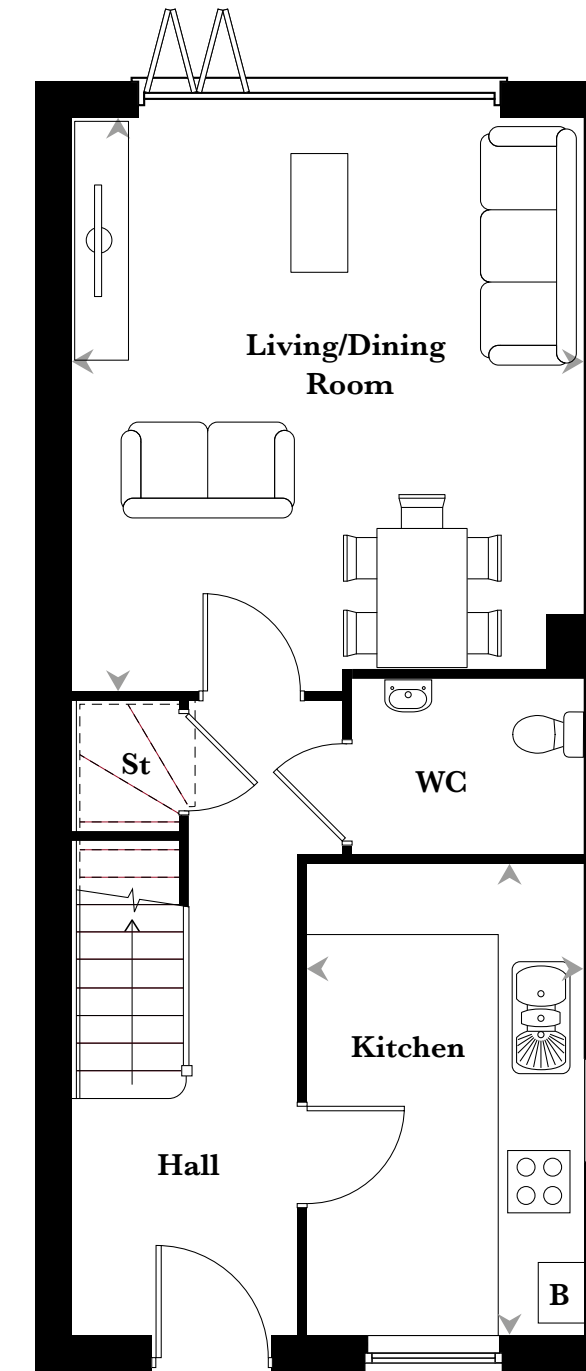


With three floors of versatile accommodation, the Howard is an ideal choice for families or couples looking for extra space. The entrance hallway leads to a contemporary kitchen and a living/dining room with bi-fold doors to the garden at the rear. A guest cloakroom and a useful storage cupboard complete the ground floor. A double bedroom, a main bathroom and a further bedroom are found on the first floor. A staircase leads up from the landing to the master bedroom, which features an en suite shower room, a dormer window to the front and roof lights to the rear.

APPROXIMATE GROSS INTERNAL AREA 114 SQ.M 1227 SQ.FT

Plots: 35-38, 93-95, 97-99, 111-114 & 181

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THE GROUND FLOOR

Kitchen	3940mm × 2260mm	12'11" × 7'5"
Living/Dining Room	4760mm × 4190mm	15'8" × 13'9"

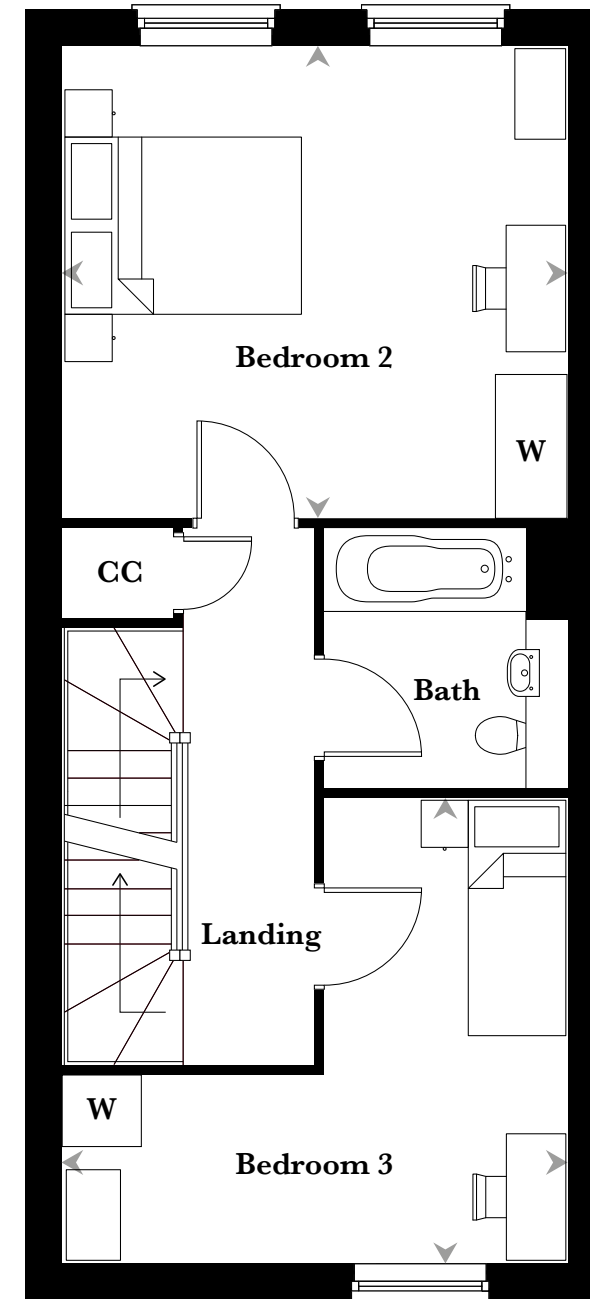
B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE FIRST FLOOR

Bedroom 2	4180mm × 3920mm	13'9" × 12'10"
Bedroom 3	4190mm × 3880mm	13'9" × 12'9"

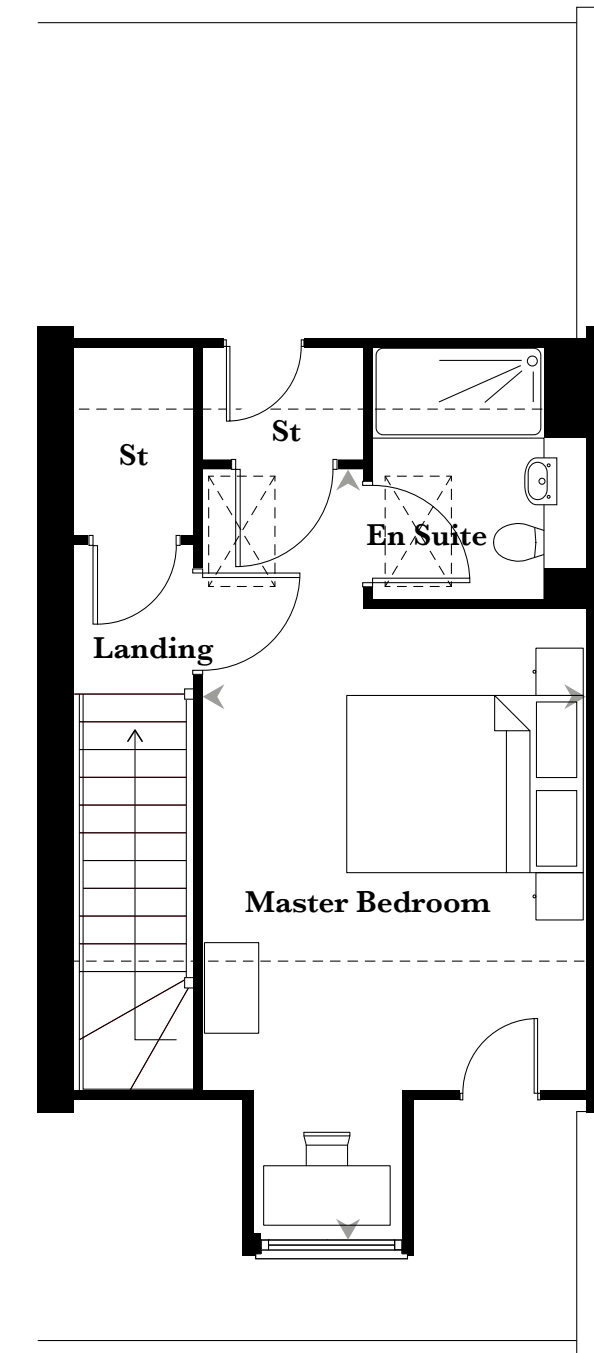
CC – Cylinder Cupboard



THE SECOND FLOOR

Master Bedroom	3980mm × 3100mm	13'1" × 10'2"
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--- – Restricted Headroom
 [Hatched Box] – Roof Light
 St – Store



THE MOORE

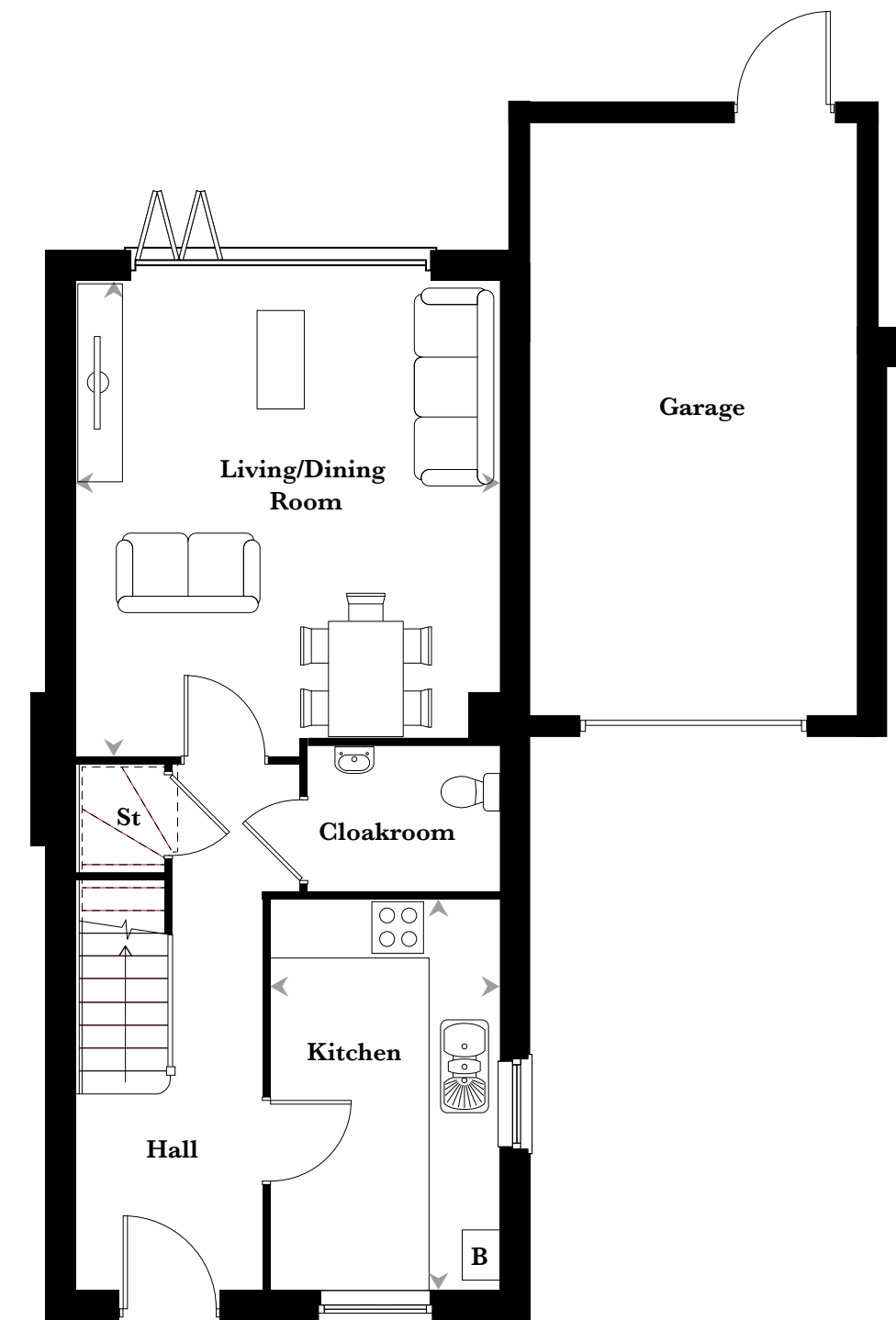


The 3 bedroom Moore features three floors of flexible living space which would perfectly suit families or couples in need of a bigger home. A kitchen forms the hub of home life, while the living/dining room with bi-fold doors to the back garden provides space to relax or entertain. There's also a guest cloakroom and store cupboard located off the entrance hallway. A double bedroom makes a very comfortable guest room on the first floor, where there's also a further bedroom and a main bathroom. The master bedroom with handy storage and en suite shower room enjoys appealing seclusion on the top floor. An attached garage completes a superb home.

APPROXIMATE GROSS INTERNAL AREA 114 SQ.M 1227 SQ.FT

Plots: 1, 4, 79, 199-202

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THE GROUND FLOOR

Kitchen
3940mm × 2260mm 12'11" × 7'5"

Living/Dining Room
4760mm × 4190mm 15'7" × 13'8"

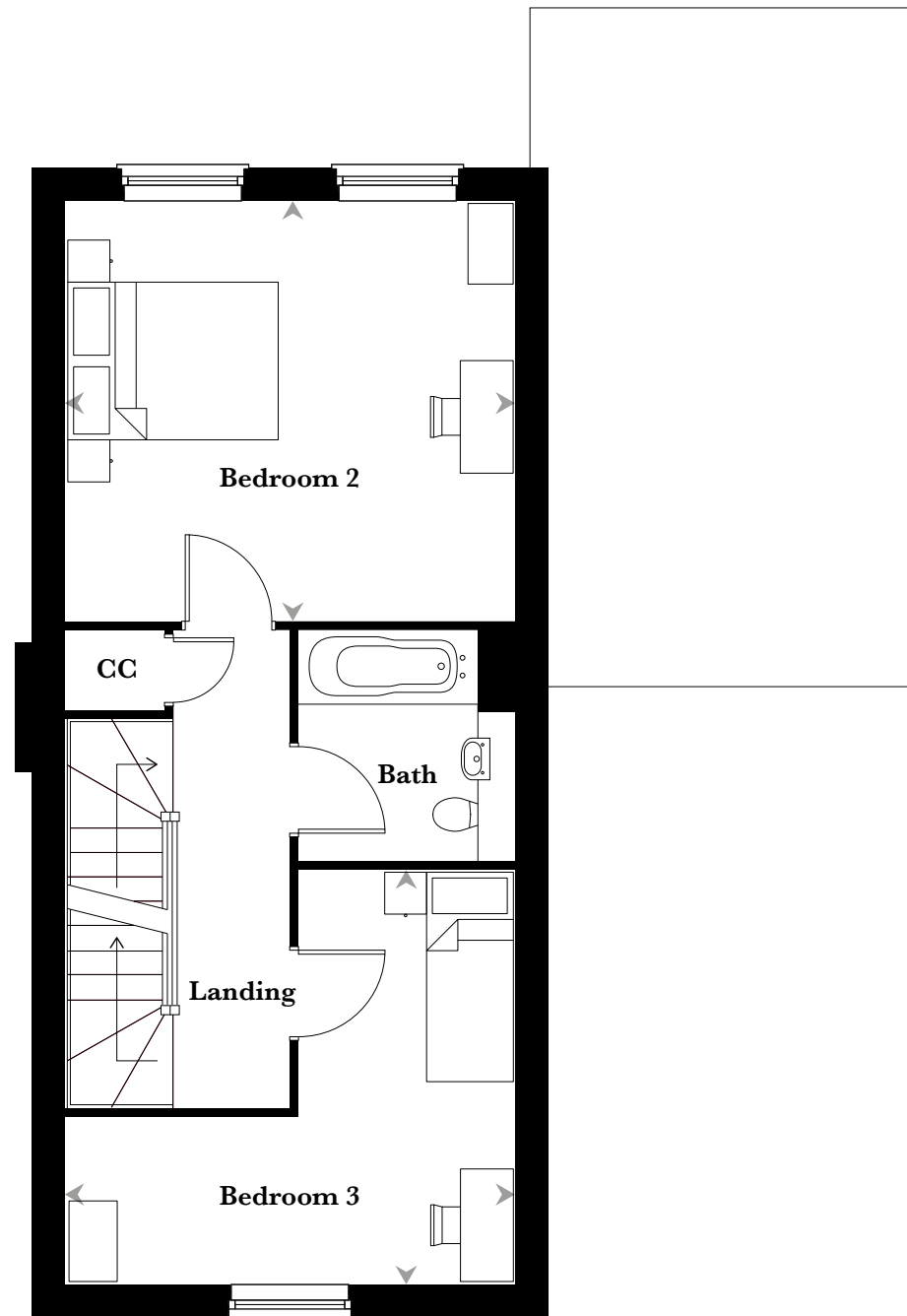
B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE FIRST FLOOR

Bedroom 2	4180mm × 3920mm	13'9" × 12'10"
Bedroom 3	4190mm × 3880mm	13'9" × 12'9"

CC – Cylinder Cupboard



THE SECOND FLOOR

Master Bedroom	5160mm × 3100mm	16'11" × 10'2"
-----------------------	-----------------	----------------

--- – Restricted Headroom
 ☼ – Roof Light
 St – Store





SPECIFICATION

This is the standard specification for each of the homes available, as indicated

KITCHENS

Contemporary Kitchens by Symphony with soft close doors and draws	✓
Laminate work top with matching upstands	✓
Stainless steel 1 1/2 bowl with drainer	✓
Chrome mixer taps	✓
AEG stainless steel single oven	✓
AEG 4 burner stainless steel gas hob	✓
Stainless steel splash back to hob	✓
AEG stainless steel chimney hood	✓
Integrated dishwasher	✓
Integrated fridge freezer	✓
Integrated washer /dryer	✓
Chrome low energy down lighters	✓
Under cabinet lighting	✓

CLOAKROOMS

White sanitaryware	✓
Half-height tiling to all walls	✓
Chrome mixer tap	✓
Chrome low-energy down lighters	✓

BATHROOMS

Laufen Floor mounted WC with concealed cistern and chrome flush plate	✓
Laufen Semi recessed basin with Hansgrohe chrome mixer tap	✓
Walnut coloured vanity top with insert towel box	✓
Laufen white bath with chrome mixer taps	✓
Chrome towel rail	✓
Chrome low energy down lighters	✓
Half-height tiling to all walls	✓

EN SUITES

Laufen Floor mounted WC with concealed cistern and chrome flush plate	✓
Laufen Semi recessed basin with Hansgrohe chrome mixer tap	✓
Walnut coloured vanity top with towel box	✓
Thermostatic shower to house types Fletcher, Howard & Moore	✓
Electric Shower to house types Harper, Cromwell, Hampden, Tilvern, Sinden, Tauber	✓
Chrome towel rail	✓
Chrome low energy down lighters	✓
Half-height tiling to all walls	✓
Full-height tiling to shower enclosure	✓

HEATING

Gas fired central heating with thermostatically controlled radiators	✓
Ideal stelrad system boiler to house types Fletcher, Howard & Moore	✓
Ideal stelrad combination boiler to house types Harper, Cromwell, Hampden, Tilvern, Sinden, Tauber	✓

INTERNAL FINISHES

Acrylic white gloss doors with soft wood gloss frames	✓
Polished chrome internal door handles	✓
Acrylic white gloss painted woodwork including skirting boards, architraves and window boards	✓

White walls and ceilings	✓
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LIGHTING AND ELECTRICAL

White switches and sockets to all rooms	✓
Chrome low-energy down lighters to kitchen and wet areas	✓
Low-energy pendant light fittings to all other rooms	✓
Wiring for satellite to living room, bed 1 and bed 2	✓
BT points to living room, home office, bed 1 and bed 2	✓
Mains operated smoke detectors with battery back up	✓

EXTERNAL FEATURES

*Turf to rear gardens	✓
External tap see drawing for location	✓
Power and lighting to all on plot garages	✓
Stainless steel double up/down light to all front door entrances	✓
Door bell	✓
Front entrance light	✓

WARRANTY

NHBC 10-year Buildmark Policy	✓
2-year Taylor Wimpey warranty from legal completion	✓

✓ = Standard features

Internal photography is of typical Taylor Wimpey Show Homes and may include upgrades at an additional cost. A range of optional upgrades is available subject to build stage. Please speak to your Sales Executive for further details. Specifications are correct at time of going to print, but are subject to change without notice. *To selected plots only. Please liaise with your Sales Executive for further information, January 2019.

OPTIONS

Please speak to a Sales Executive if you wish to take advantage of our options service

KITCHEN

Add the personal touch to your kitchen by selecting your colour choice of door fronts and worktops.

FLOORING

Various types of flooring are available including carpet, laminate, Amtico and ceramic tiles.

WARDROBES

There is a great range of built-in sliding wardrobes with a choice of colours and designs to choose from.

ELECTRICAL

You can choose to add more switches, sockets, BT, TV points and downlights. Please liaise with your Sales Executive for more information.

All switches and sockets can be upgraded to chrome to entire house.

TILING

Upgrade your wall tiling for bathrooms, en suites and cloak rooms to full height. You can also choose to upgrade these rooms to include floor tiles.





WELCOME TO OUR STUNNING NEW 3, 4 & 5 BEDROOM HOMES AT OAKLEIGH GROVE

A select collection of homes built with the same passion and commitment that we have had for over 100 years. We are proud of the homes we build and we hope you'll love them too.

All these unique homes have been created for first-time buyers, those looking to move up the property ladder and for those with growing families.

With carefully considered interior layouts and the best specification and design, living in an Oakleigh Grove property will certainly be something to be proud of.



AN AFFLUENT LIFESTYLE

Photography is of a typical Taylor Wimpey Show Home and may include upgrades at an additional cost.



From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of brand new carpets, fixtures and fittings that will be fitted in your home before you move in. Which means as soon as you unpack you can start using your dream kitchen and bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.





THE BEACHAM

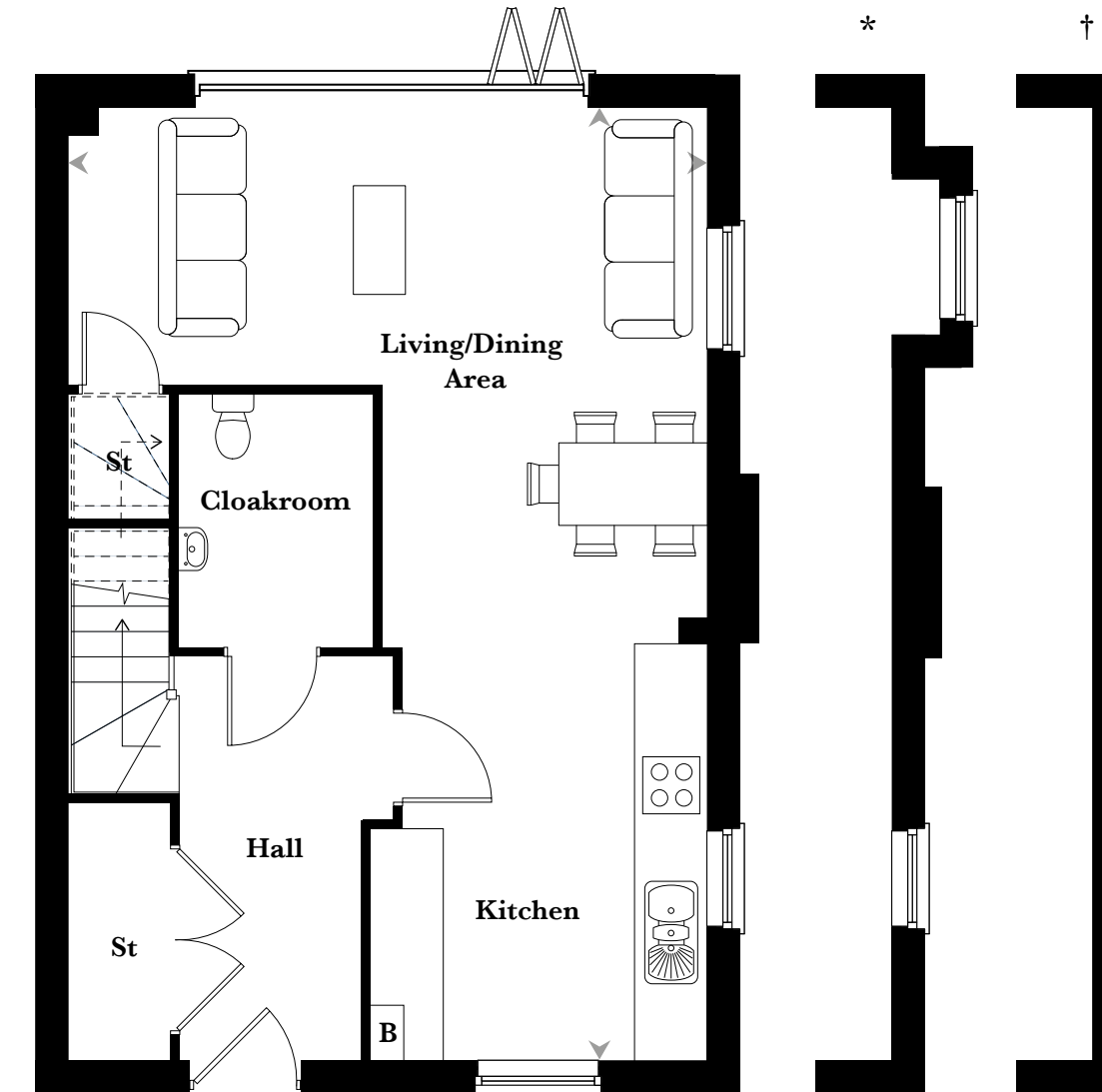


The Beacham is a 3 bedroom home spanning three storeys – making it ideal for growing families in search of extra space. An entrance hall leads to an open-plan kitchen which flows seamlessly into an open-plan living/ dining area to create the ideal environment for day to day living, complemented by bi-fold doors that open to the rear garden. A cloakroom and under stairs storage complete the ground floor. The first floor landing leads to a living room, plus a double bedroom and a main bathroom. A master bedroom with en suite shower room, and a further bedroom with its own en suite shower room are located on the top floor.

APPROXIMATE GROSS INTERNAL AREA*	153 SQ M	1647 SQ FT
*PLOT 63	155 SQ M	1668 SQ FT

Plots: 19, 63, 69, 103, 109 & 143

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THE GROUND FLOOR

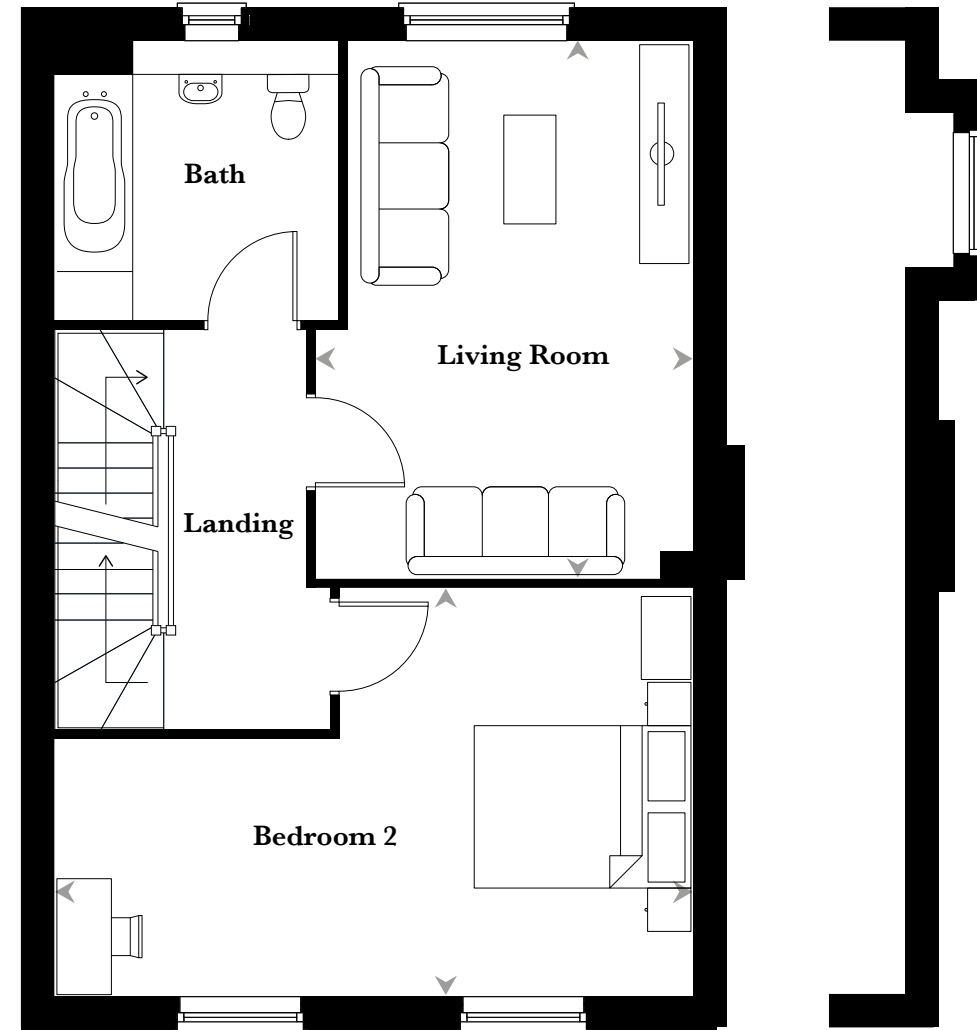
Kitchen/Living/Dining Area
8700mm × 5810mm 28'7" × 19'1"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. * Bay window to plot 63. † No window to plots 109 & 143

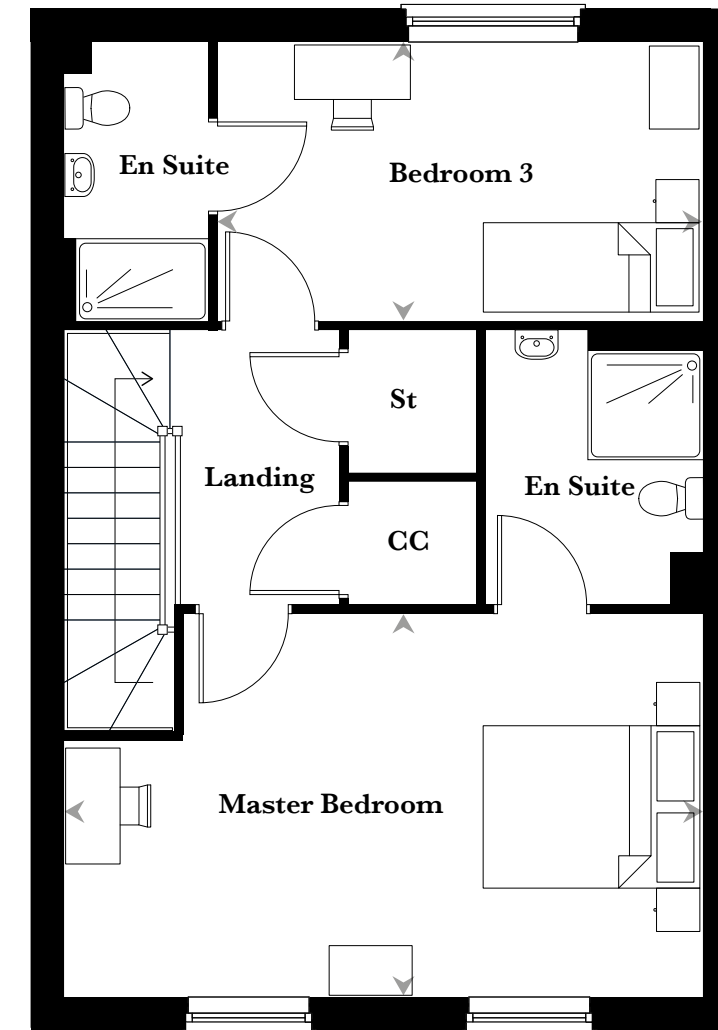
THE FIRST FLOOR

Living Room	4880mm × 3430mm	16'0" × 11'3"
Bedroom 2	5810mm × 3700mm	19'1" × 12'2"



THE SECOND FLOOR

Master Bedroom	5810mm × 3500mm	19'1" × 11'6"
Bedroom 3	4390mm × 2530mm	14'5" × 8'4"



CC – Cylinder Cupboard
St – Store

THE PEISLEY

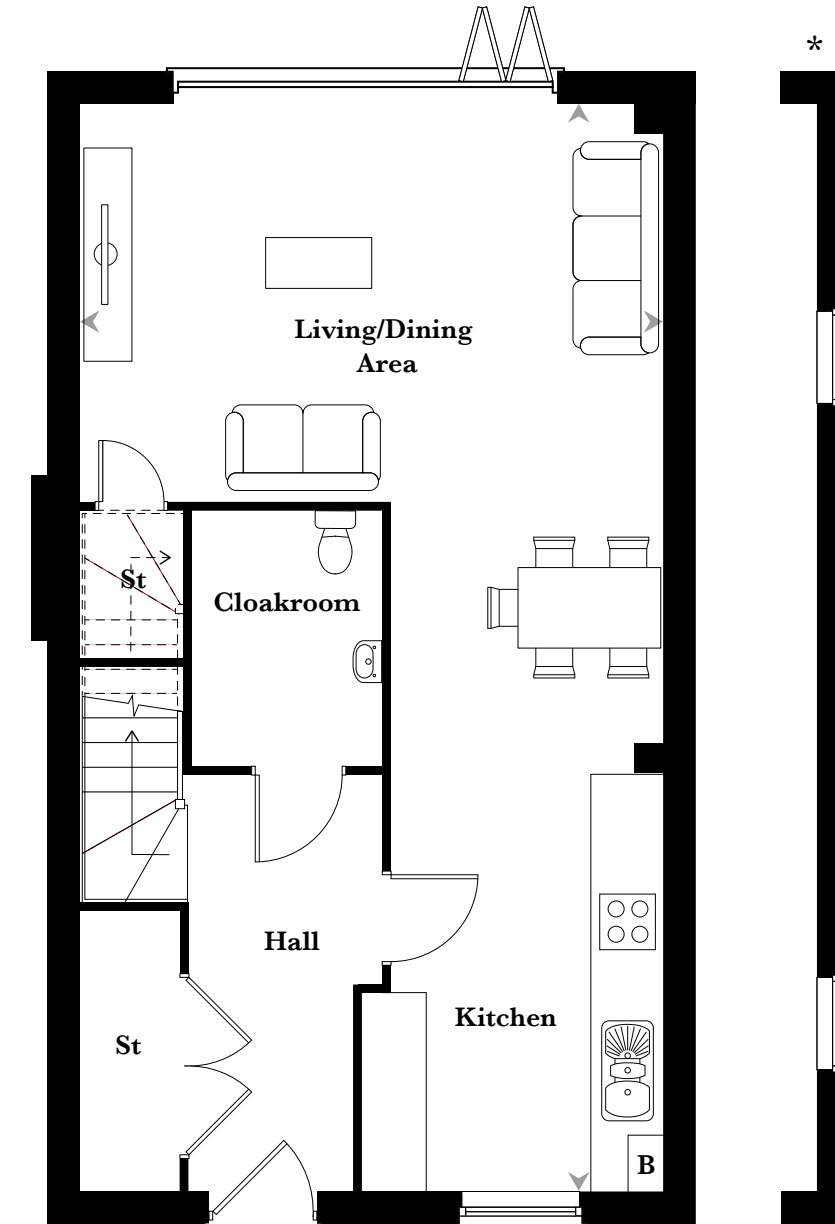


The Peisley is a 3 bedroom townhouse with bags of versatility to appeal to growing families or professional couples. The entrance hallway leads to a light and airy living/dining area with bi-fold doors to the rear garden, the open-plan fitted kitchen and a guest cloakroom with under stairs storage downstairs. A double bedroom, a further bedroom which could alternatively be used as a study or nursery, a family bathroom and an exclusive study area are located off the first floor landing. A staircase leads up to the private second floor master suite, which features an en suite shower room and a dressing area.

APPROXIMATE GROSS INTERNAL AREA 167 SQ M 1798 SQ FT

Plots: 8, 74, 78, 92, 96, 110, 115, 180, 182

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THE GROUND FLOOR

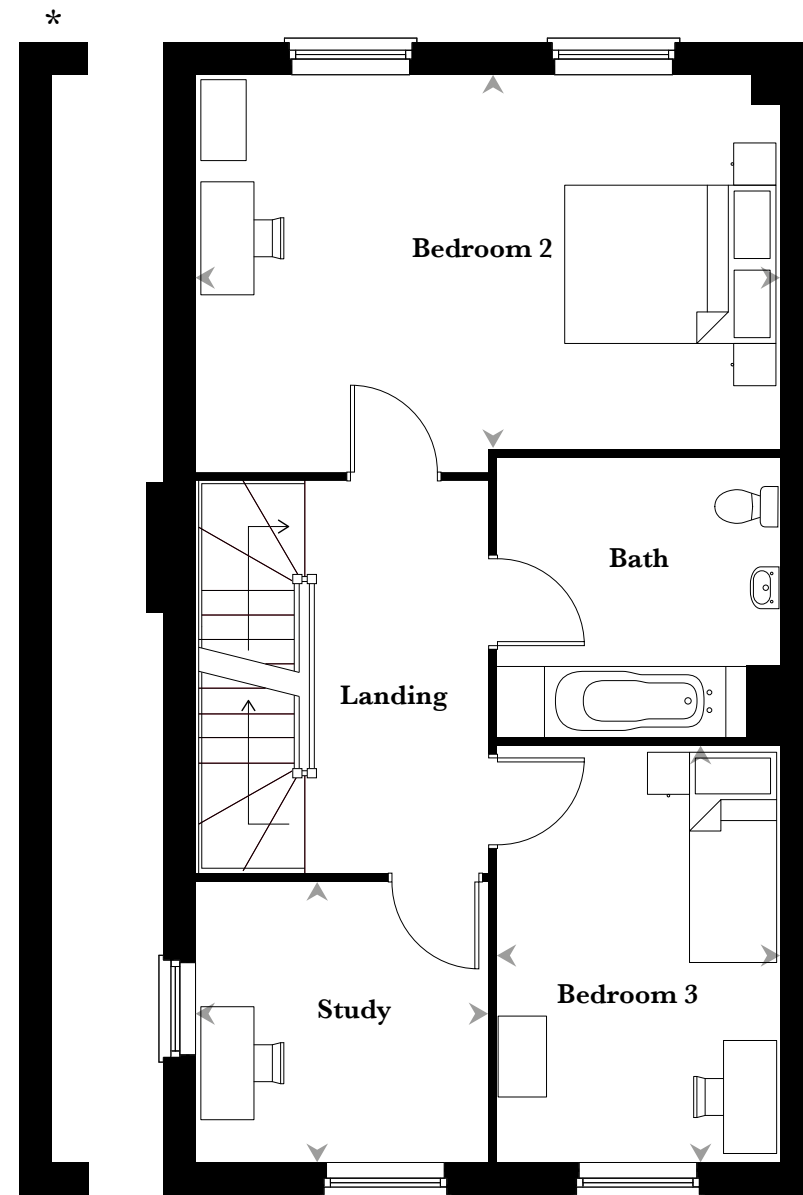
Kitchen/Living/Dining Area
10150mm x 5420mm 33'4" x 17'9"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Window to Plots 96 & 115.

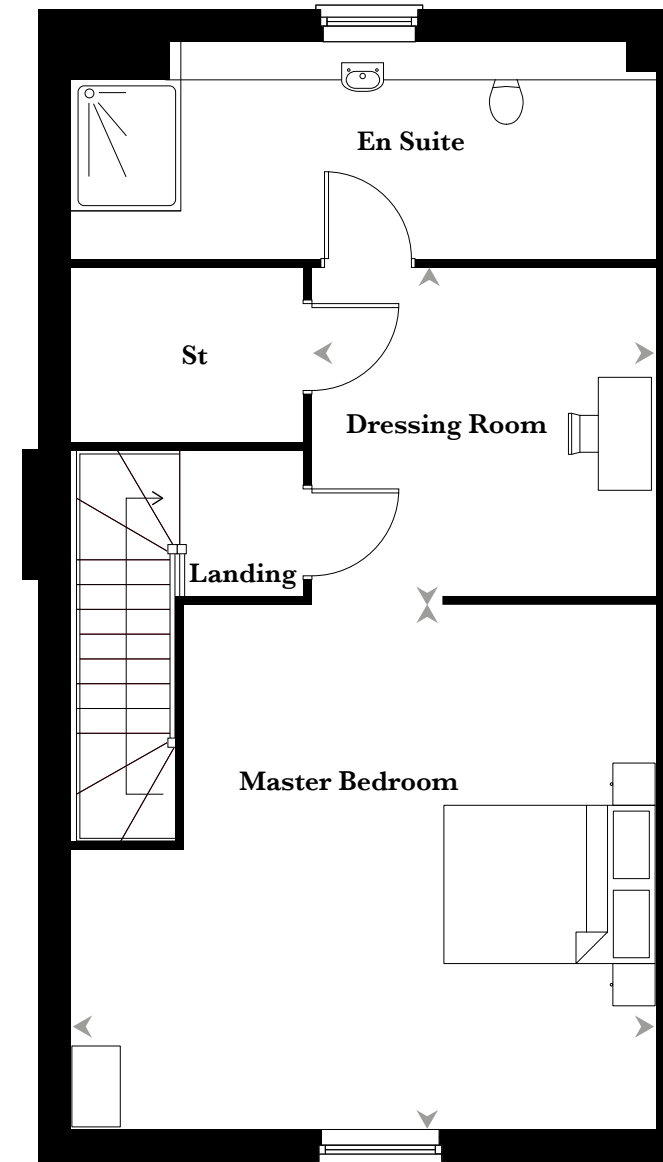
THE FIRST FLOOR

Bedroom 2	5420mm x 3480mm	17'9" x 11'5"
Bedroom 3	3870mm x 2630mm	12'8" x 8'8"
Study	2710mm x 2620mm	8'11" x 8'7"



THE SECOND FLOOR

Master Bedroom	5420mm x 4930mm	17'9" x 16'2"
Dressing Room	3200mm x 3010mm	10'6" x 9'11"



St – Store

THE MAUDSLEY

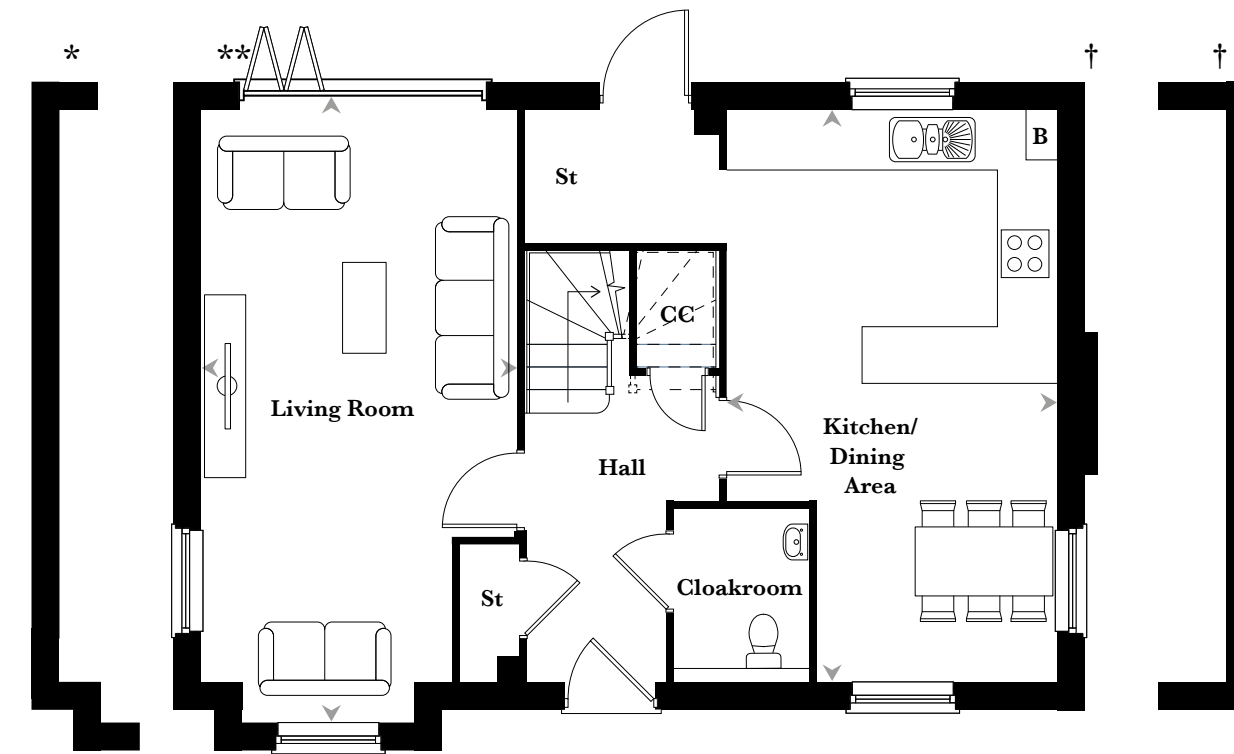


The Maudsley is a 4 bedroom property with plenty of space for growing families. The entrance hallway leads to a kitchen/dining area having access to the rear garden, and a light and airy living room with bi-fold doors to the private garden. There's also a guest cloakroom and storage downstairs. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and two bedrooms which could be ideal for use variously as an office, study or nursery.

APPROXIMATE GROSS INTERNAL AREA 117 SQ M 1259 SQ FT

Plots: 5, 6, 7, 11, 12, 15, 18, 197 & 198

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THE GROUND FLOOR

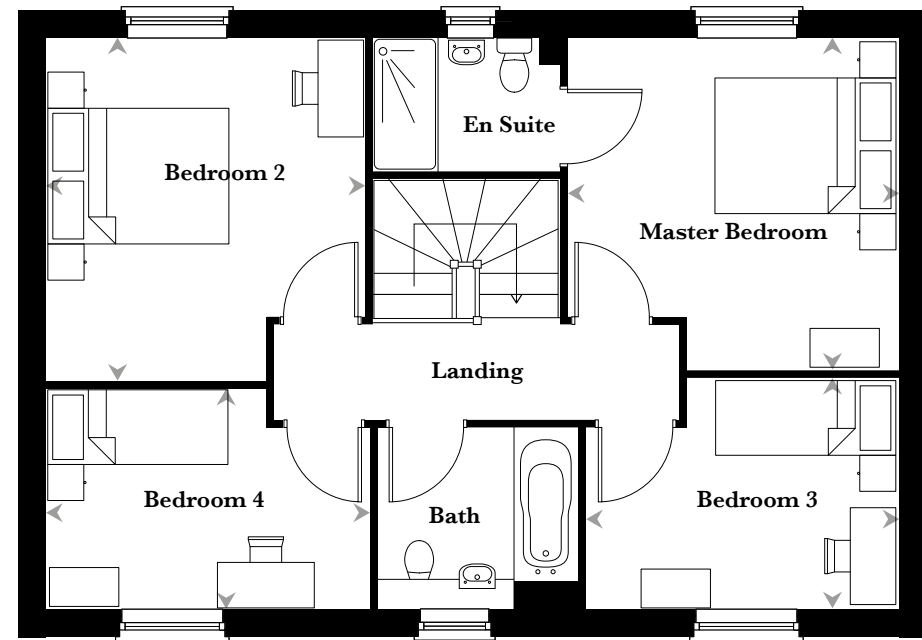
Kitchen/Dining Area	6210mm × 3540mm	20'4" × 11'7"
Living Room	6210mm × 3390mm	20'4" × 11'2"

B – Boiler
 CC – Cylinder Cupboard
 St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.*Plots 5, 6, 11, 15. †Plots 7 & 197. **Plots 7, 12, 18, 198. ††Plots 5, 6, 11, 12, 15, 18.

THE FIRST FLOOR

Master Bedroom	3620mm × 3610mm	11'11" × 11'10"
Bedroom 2	3740mm × 3460mm	12'3" × 11'4"
Bedroom 3	3410mm × 2510mm	11'2" × 8'3"
Bedroom 4	3530mm × 2390mm	11'7" × 7'10"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE PEMBERTON

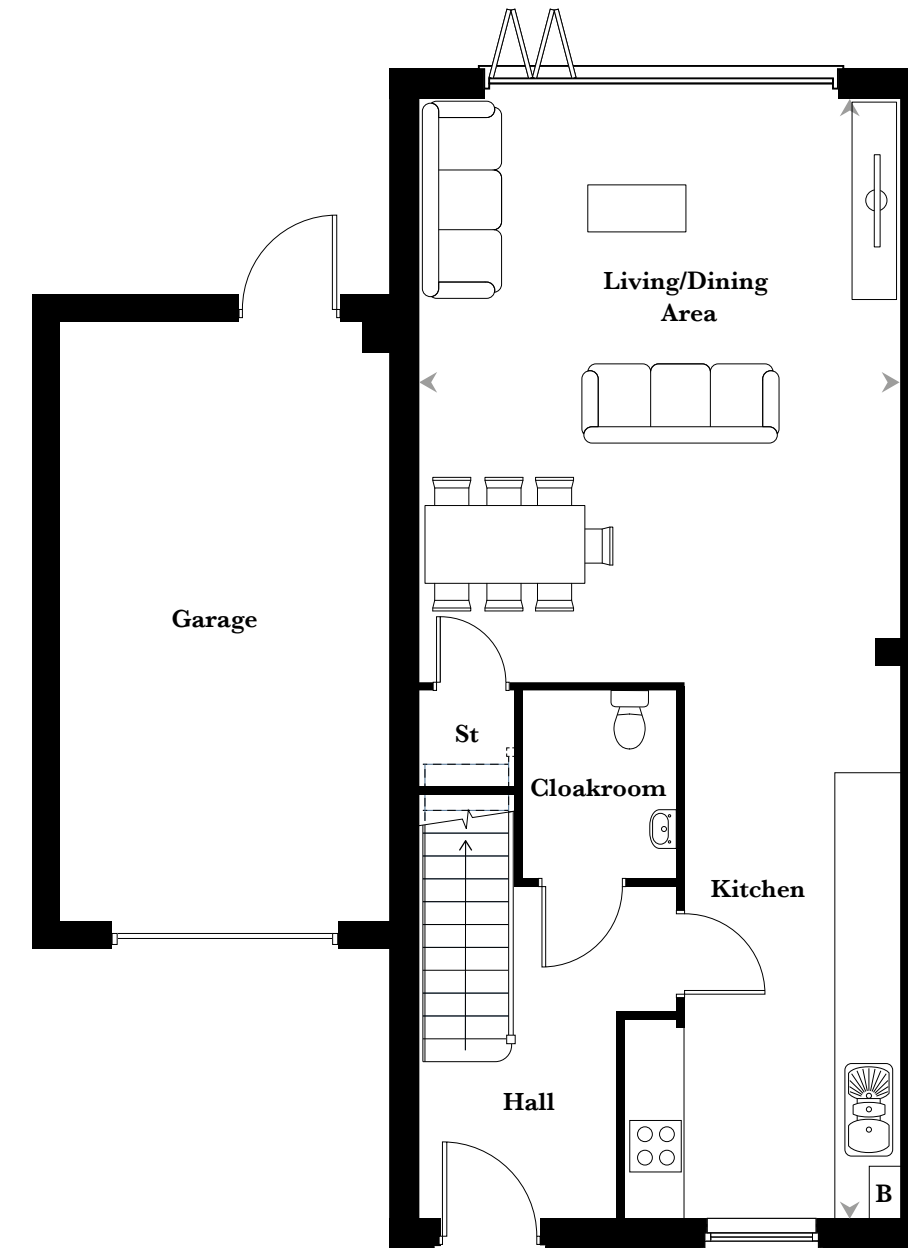


The Pemberton is a 4 bedroom townhouse with bags of versatility to appeal to families or professional couples. The entrance hallway leads to a contemporary fitted kitchen that broadens out into a light and airy living/dining area with bi-fold doors to the rear garden. There's also a guest cloakroom and under stairs storage on the ground floor. Two double bedrooms, one with en suite shower room, a further bedroom which could alternatively be used as a study or nursery, and a family bathroom are located off the first floor landing. A staircase leads up to the second floor master suite, which features an en suite shower room, a dormer window and handy storage space.

APPROXIMATE GROSS INTERNAL AREA 157 SQ.M 1690 SQ.FT

Plots: 80-84, 87-90

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THE GROUND FLOOR

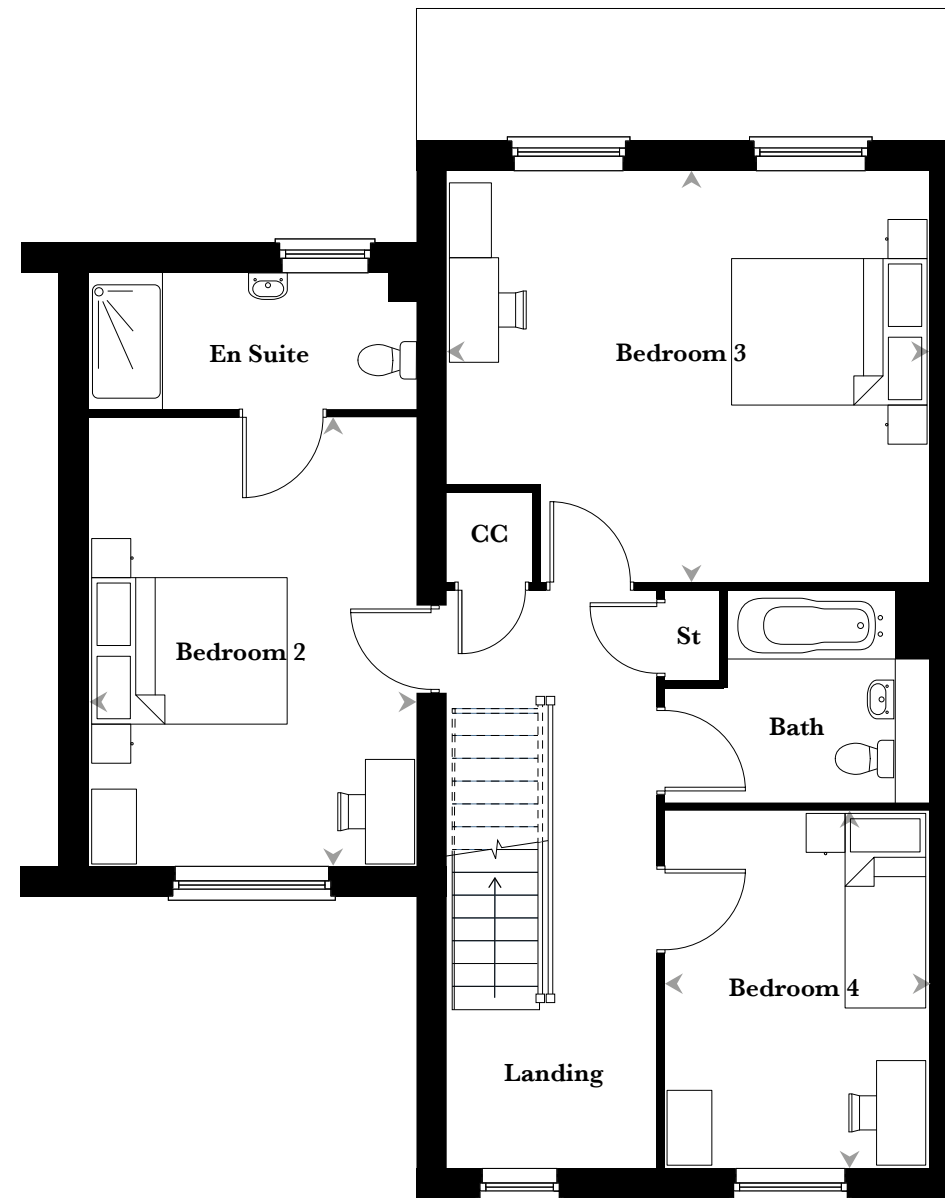
Kitchen/Living/Dining Area
11300mm × 4830mm 37'1" × 15'10"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE FIRST FLOOR

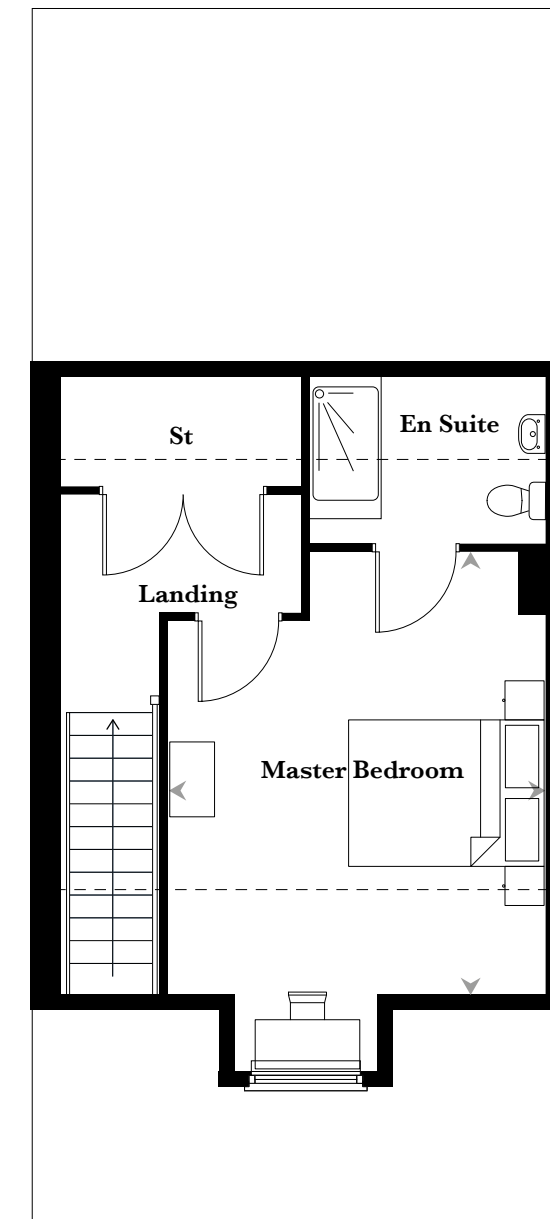
Bedroom 2	4540mm × 3250mm	14'11" × 10'8"
Bedroom 3	4830mm × 4127mm	15'10" × 13'6"
Bedroom 4	3580mm × 2660mm	11'9" × 8'9"



CC – Cylinder Cupboard
St – Store

THE SECOND FLOOR

Master Bedroom	4480mm × 3770mm	14'8" × 12'4"
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--- – Restricted Headroom
St – Store

THE ASHBY

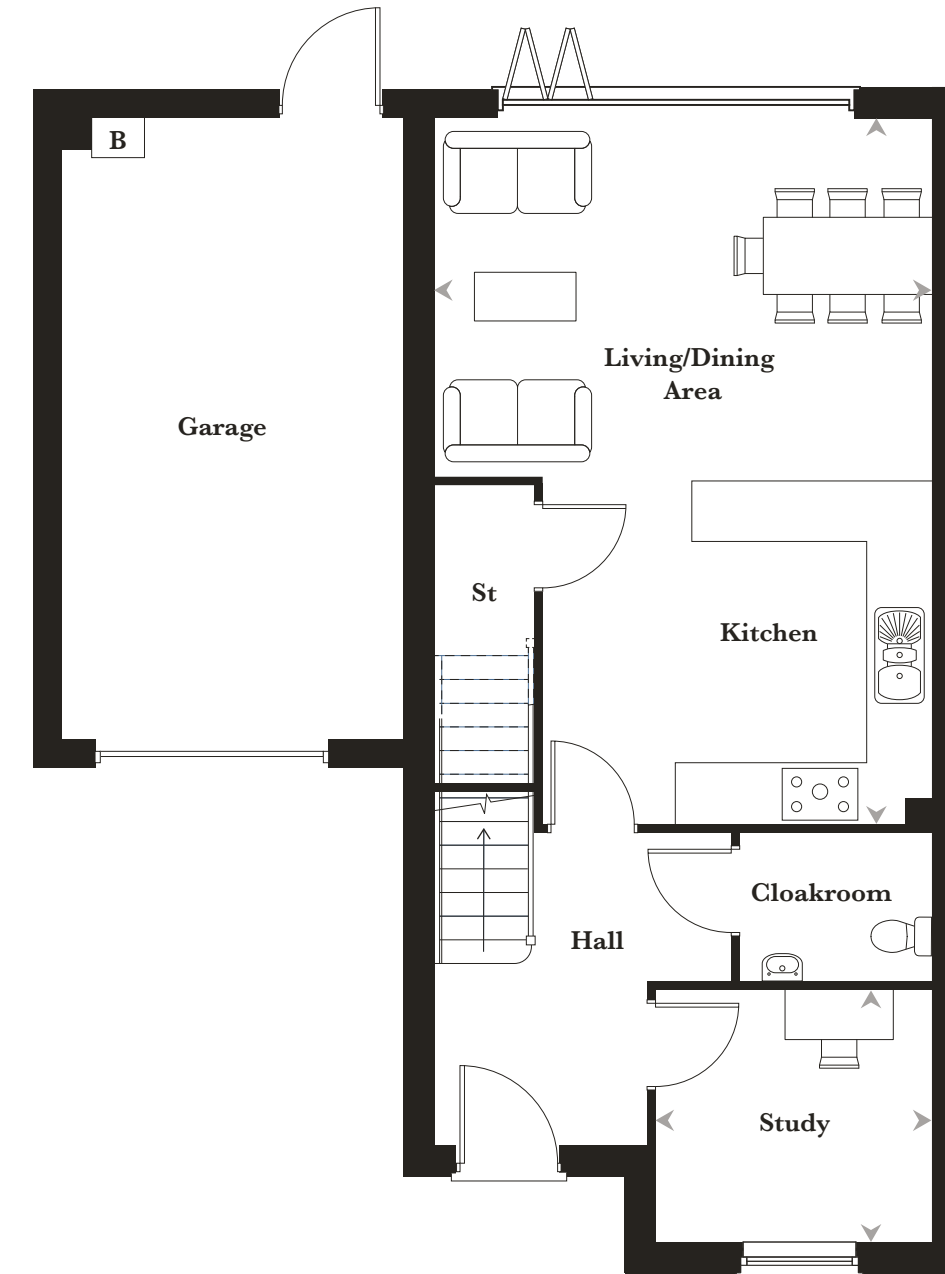


Offering excellent accommodation across its three storey layout, the 4 bedroom Ashby townhouse is tailor-made for the demands of family living. The ground floor features an open-plan living/dining area opening through bi-fold doors to the rear garden, which also provides access to the rear of the adjoining garage. A kitchen just off the main living area and a study along with a handy cloakroom and an understairs storage closet complete the downstairs. A master bedroom with en suite shower room, another bedroom which could alternatively be used as a family room or children's playroom/bedroom and a rear-facing living room can be found off the first floor landing. On the second floor, there are two double bedrooms both with en suite shower rooms.

APPROXIMATE GROSS INTERNAL AREA 172 SQ M 1851 SQ FT

Plots: 161 - 164

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THE GROUND FLOOR

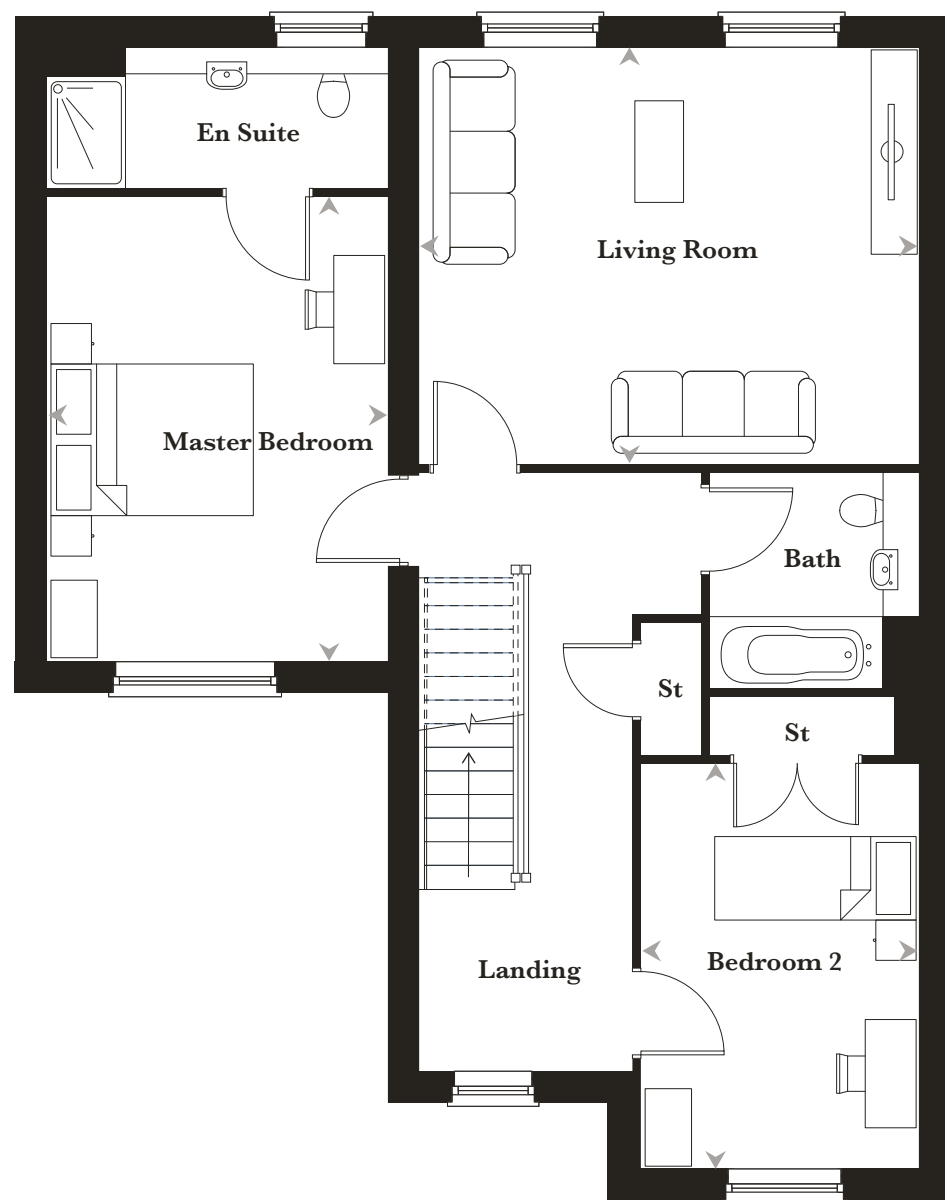
Kitchen/Living/Dining Area	6860mm × 4830mm	22'6" × 15'10"
Study	2710mm × 2420mm	8'11" × 7'11"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE FIRST FLOOR

Living Room	4830mm × 4050mm	15'10" × 13'3"
Master Bedroom	4540mm × 3250mm	14'11" × 10'8"
Bedroom 2	3930mm × 2710mm	12'11" × 8'11"

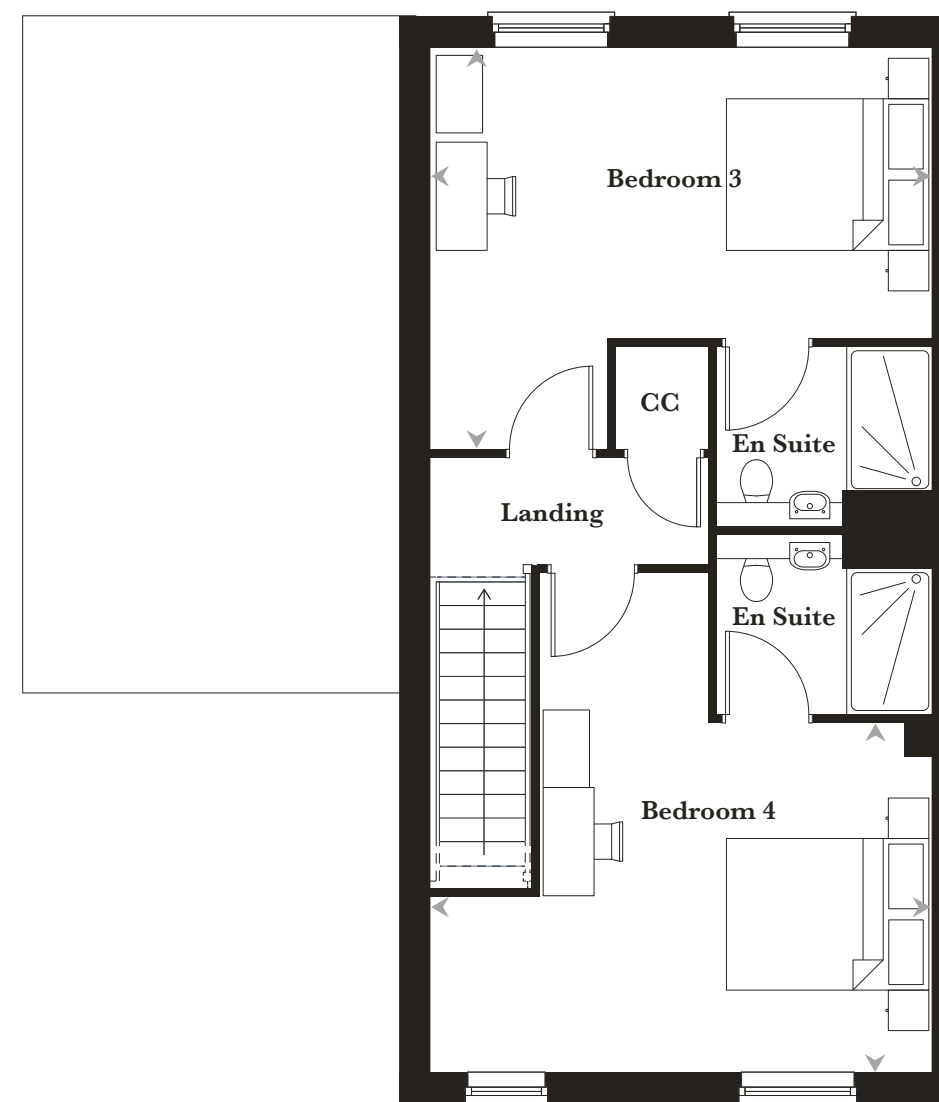


CC – Cylinder Cupboard
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE SECOND FLOOR

Bedroom 3	4380mm × 3900mm	15'10" × 12'9"
Bedroom 4	4830mm × 3370mm	15'10" × 11'1"



St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE TORRINGTON

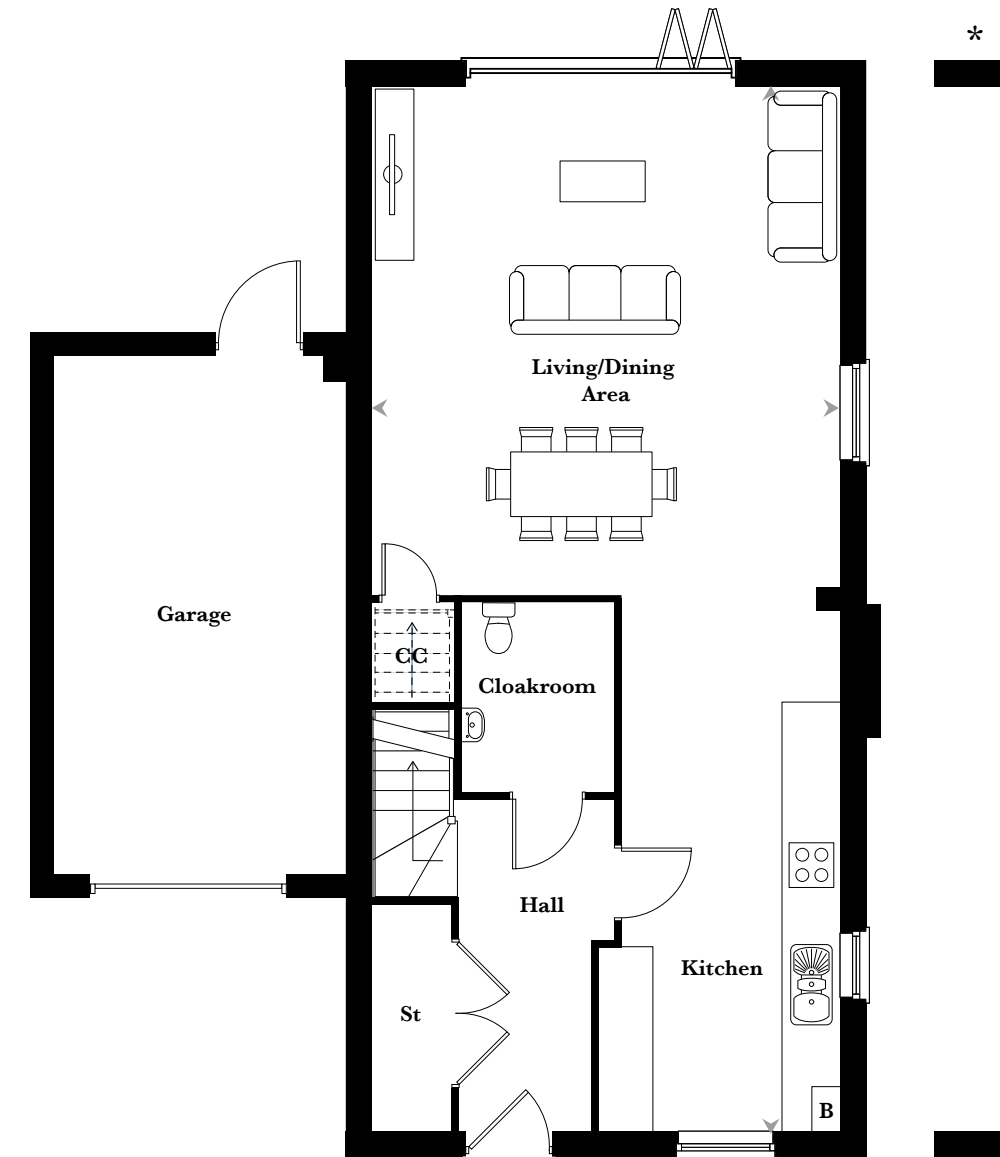


There's plenty of flexible space for growing families in the Torrington 4 bedroom townhouse. The ground floor features an open-plan kitchen/living/dining room with bi-fold doors to the garden, a handy guest cloakroom and a store cupboard off the entrance hallway. The first floor landing leads to two double bedrooms one of which, the master, has an en suite shower room, a main bathroom, a further bedroom which could alternatively be used as a dedicated work space or playroom and a separate study. Meanwhile, on the top floor there's a double bedroom with en suite shower room and plenty of space for dressing.

APPROXIMATE GROSS INTERNAL AREA 175 SQ M 1884 SQ FT

Plots: 34, 39, 85 & 86

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THE GROUND FLOOR

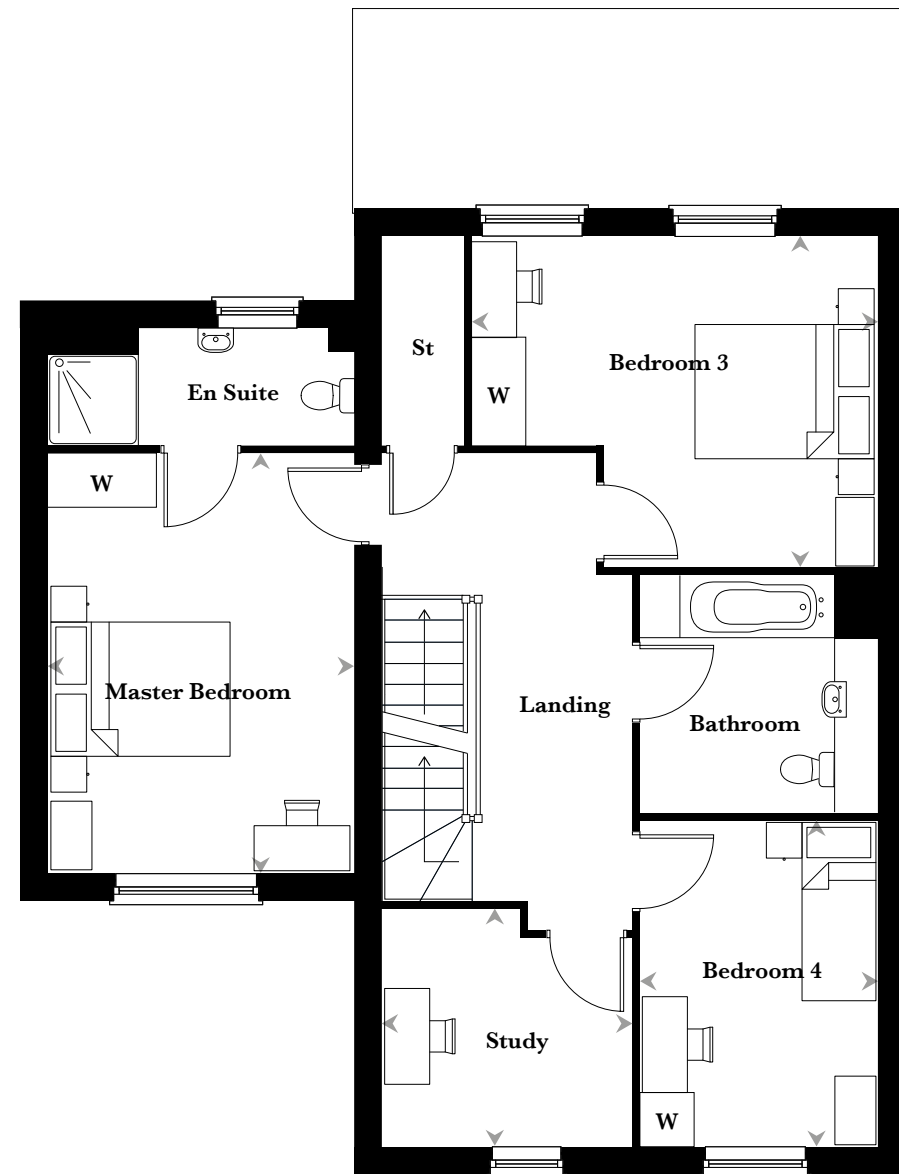
Kitchen/Living/Dining Area
12170mm × 5420mm 39'11" × 17'9"

B – Boiler
CC – Cylinder Cupboard
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. *Wall to plot 39, 85-86.

THE FIRST FLOOR

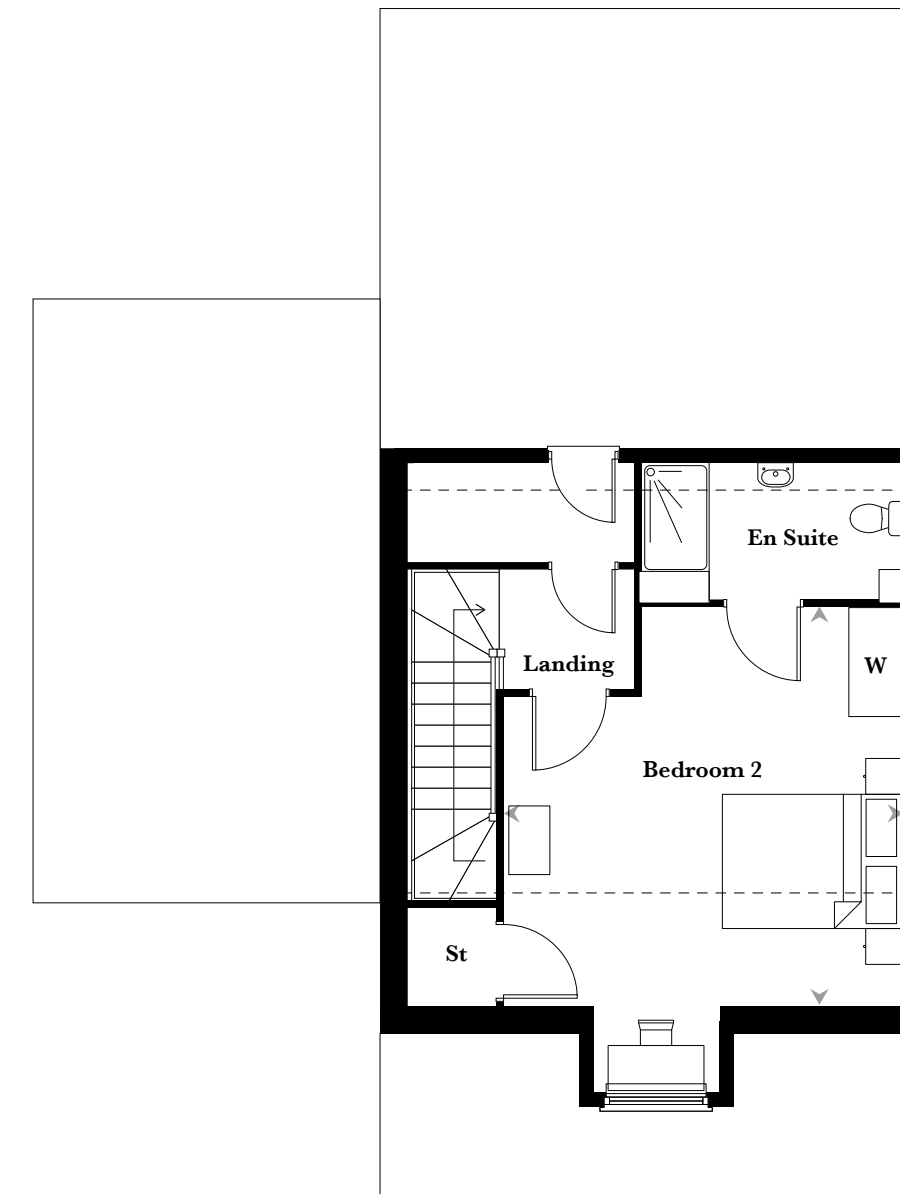
Master Bedroom	4630mm x 3310mm	15'2" x 10'10"
Bedroom 3	4450mm x 3650mm	14'7" x 12'0"
Bedroom 4	3600mm x 2580mm	11'10" x 8'6"
Study	2760mm x 2620mm	9'1" x 8'7"



St – Store
W – Wardrobe

THE SECOND FLOOR

Bedroom 2	4330mm x 4070mm	14'2" x 13'4"
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--- – Restricted Headroom
St – Store
W – Wardrobe

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE LYTTLETON

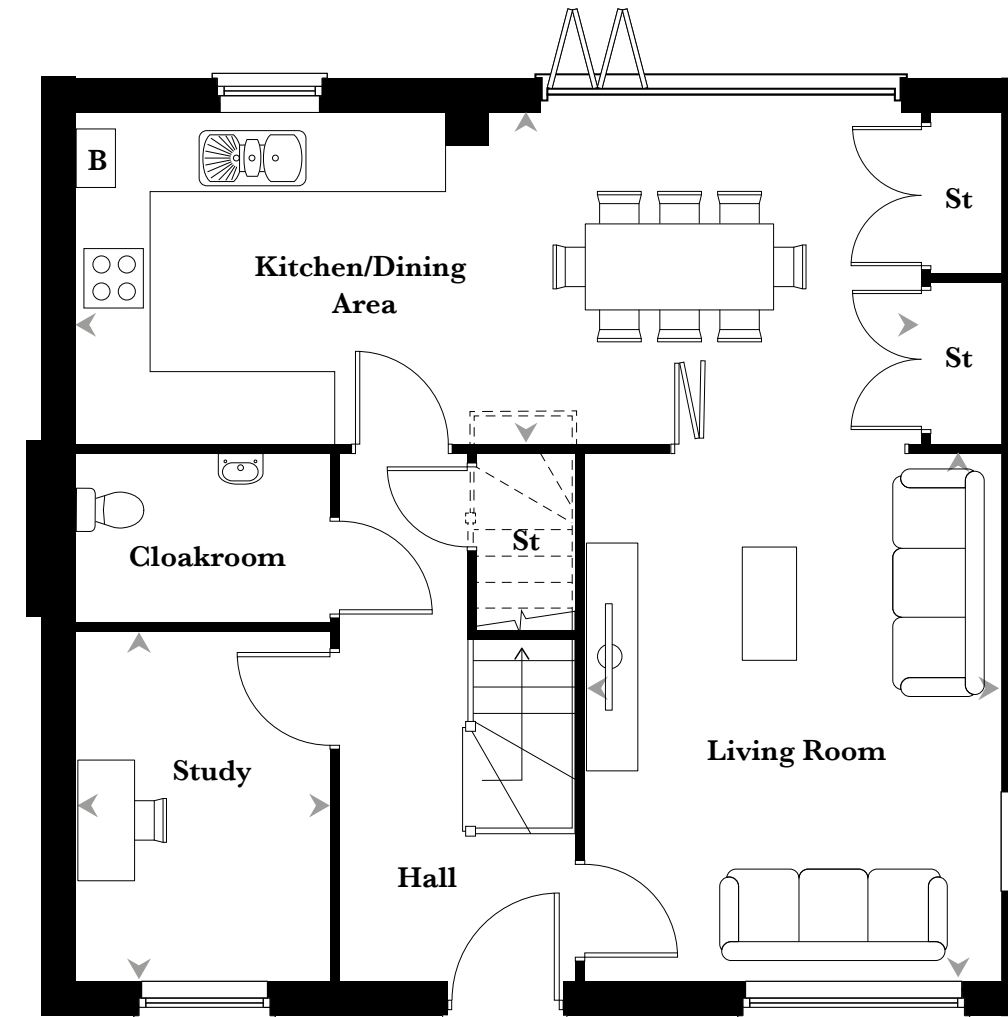


The Lyttleton is a superb 5 bedroom home with substantial accommodation for growing families or professional couples in search of extra space. A contemporary fitted kitchen leads through to the dining area with its access to the garden via bi-fold doors. Folding doors separate the living area from the dining area making these spaces great for summer entertaining. There's also a study, plus a guest cloakroom and understairs storage downstairs. Upstairs, the landing leads to an amazing master bedroom with en suite shower room and dressing room, two further bedrooms and a separate central bathroom. The top floor with dormer windows holds two double bedrooms and a central shower room.

APPROXIMATE GROSS INTERNAL AREA 163 SQ M 1754 SQ FT

Plots: 189 - 194

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THE GROUND FLOOR

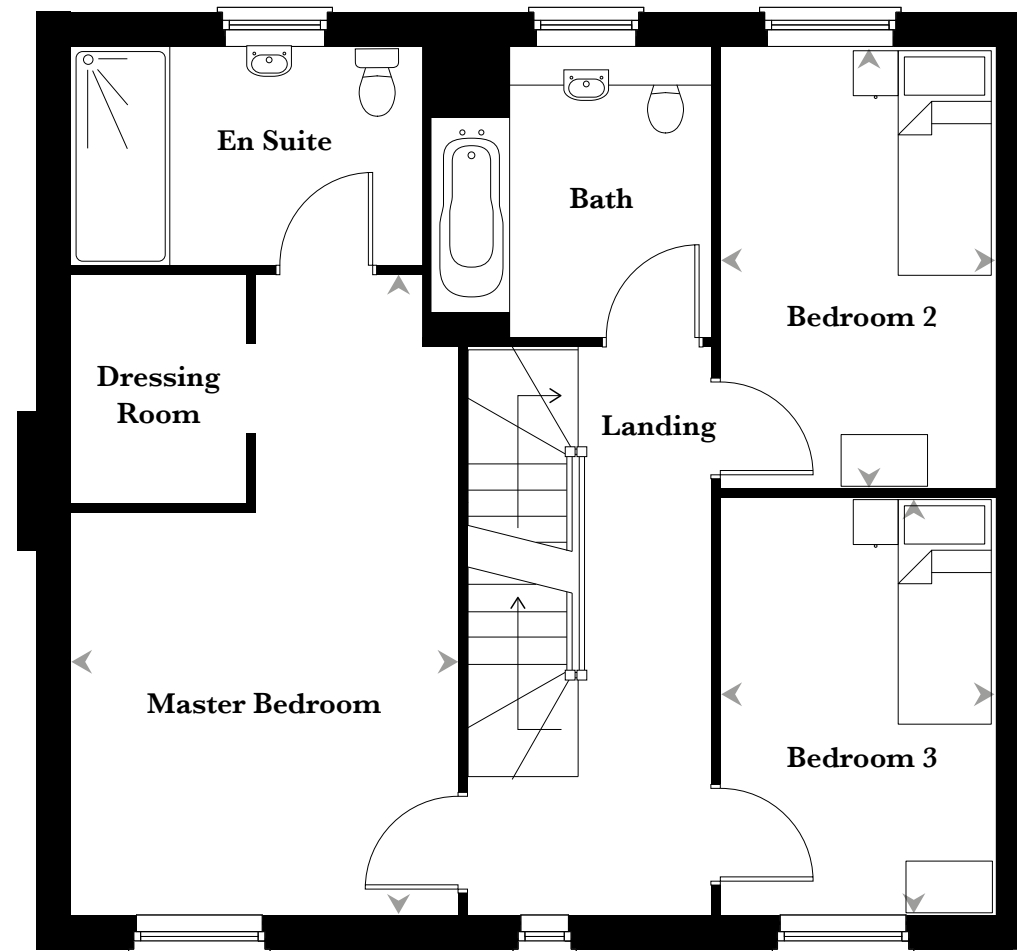
Kitchen/Dining Area	7390mm × 2830mm	24'3" × 9'4"
Living Room	4570mm × 3630mm	15'0" × 11'11"
Study	3030mm × 2180mm	9'11" × 7'2"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions.

THE FIRST FLOOR

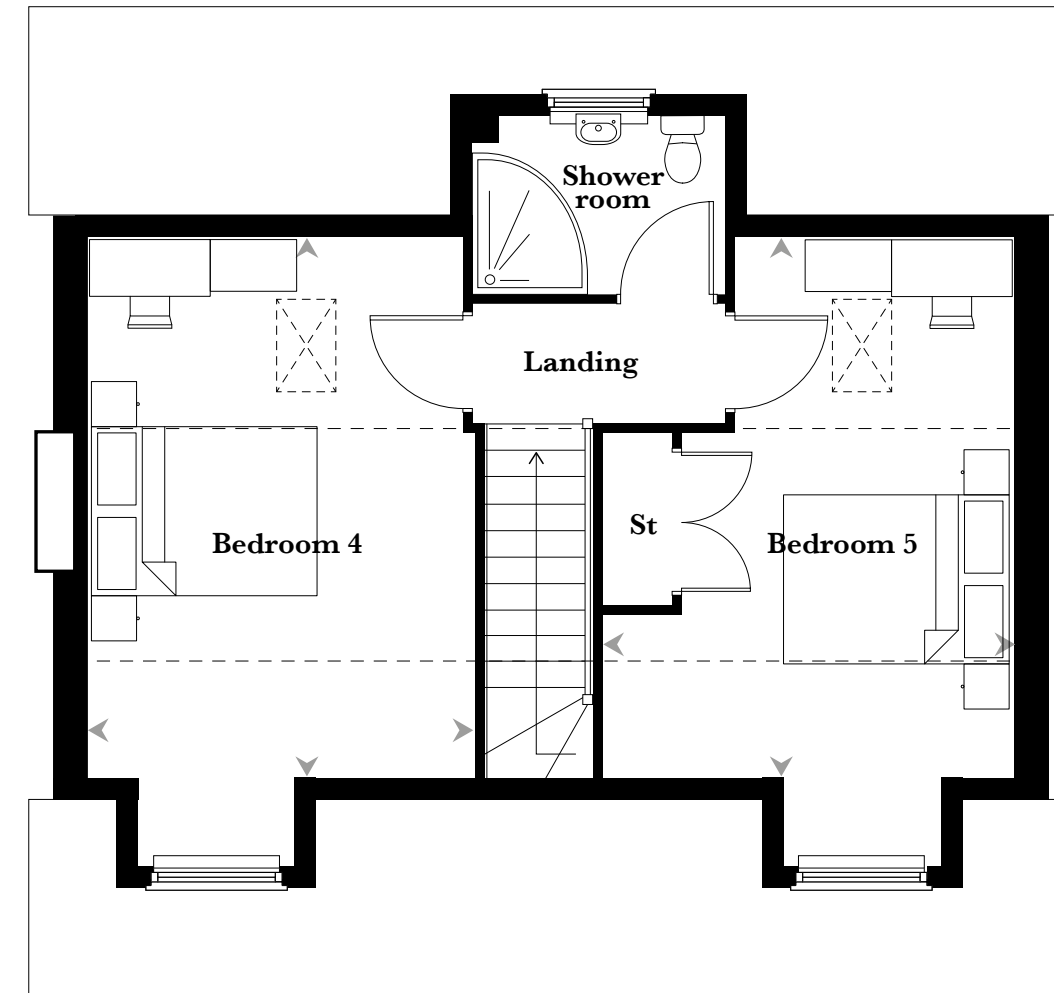
Master Bedroom	5487mm × 3360mm	18'0" × 11'0"
Bedroom 2	3840mm × 2390mm	12'7" × 7'10"
Bedroom 3	3630mm × 2390mm	11'11" × 7'10"





St – Store

THE SECOND FLOOR

Bedroom 4	4140mm × 3360mm	13'7" × 11'0"
Bedroom 5	4140mm × 2870mm	13'7" × 9'5"



 - Restricted Headroom
 - Roof Light
 St – Store

THE STAPLETON

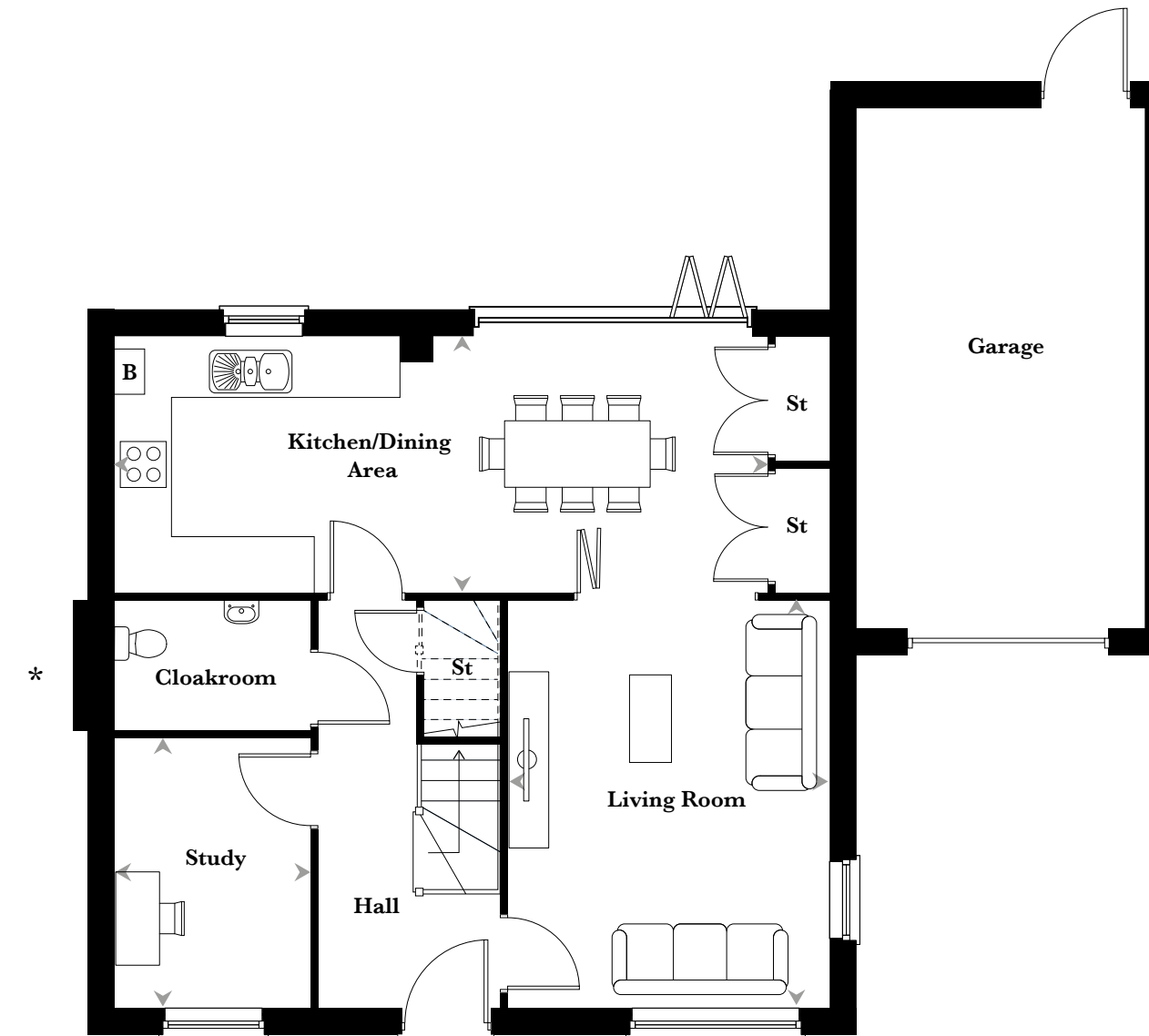


The 5 bedroom Stapleton features excellent space for growing families, with an interior layout that makes it an ideal family home. An entrance hall leads to a dual aspect living area that opens through folding doors to the open-plan kitchen/dining area with its bi-fold doors to the garden. A study, a guest cloakroom and understairs storage are also located on the ground floor. Upstairs is a desirable master bedroom with en suite shower room and dressing area, two other bedrooms, and a family bathroom. The top floor has two double bedrooms and a central shower room between them.

APPROXIMATE GROSS INTERNAL AREA 164 SQ.M 1765 SQ.FT

Plots: 91, 160 & 183

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.



THE GROUND FLOOR

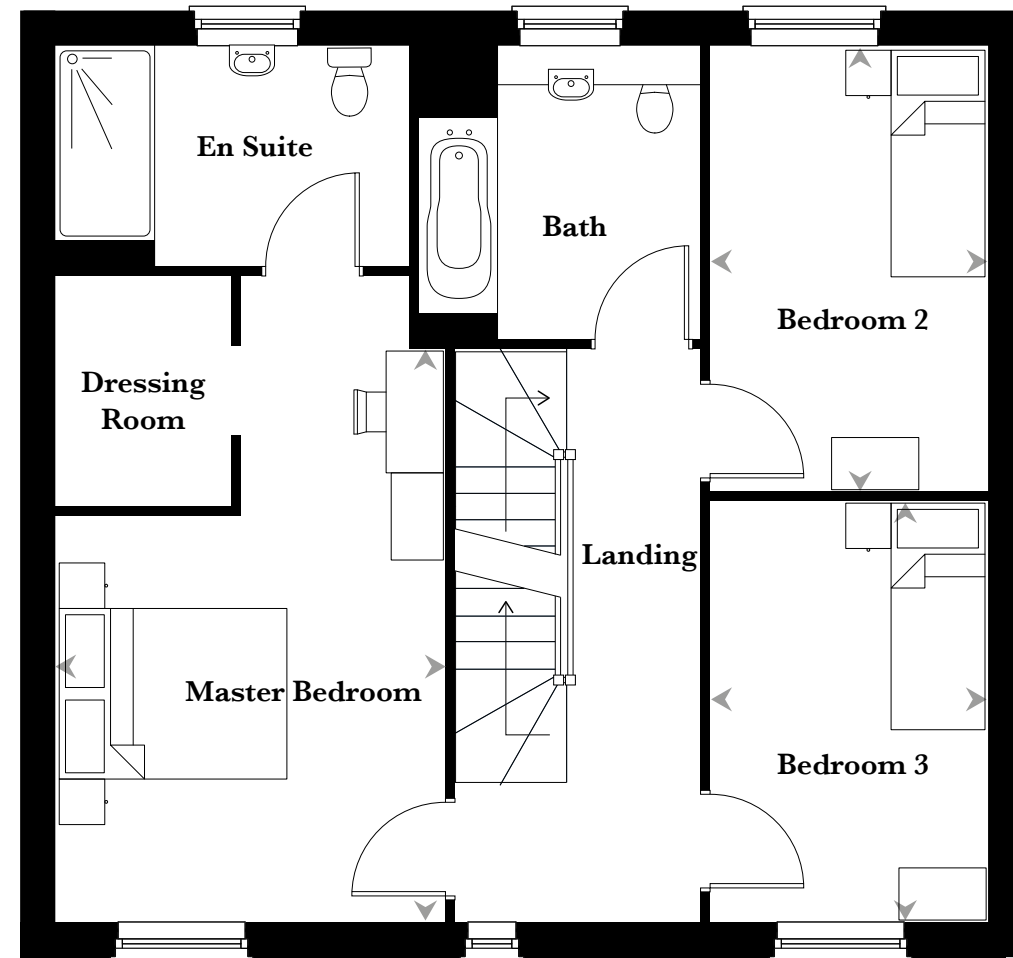
Kitchen/Dining Area	7460mm × 2830mm	24'6" × 9'4"
Living Room	4580mm × 3770mm	15'0" × 12'2"
Study	3040mm × 2180mm	10'0" × 7'2"

B – Boiler
St – Store

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. Wardrobes do not form part of the standard specification. Furniture is located in indicative positions. * No chimney to plot 160.

THE FIRST FLOOR

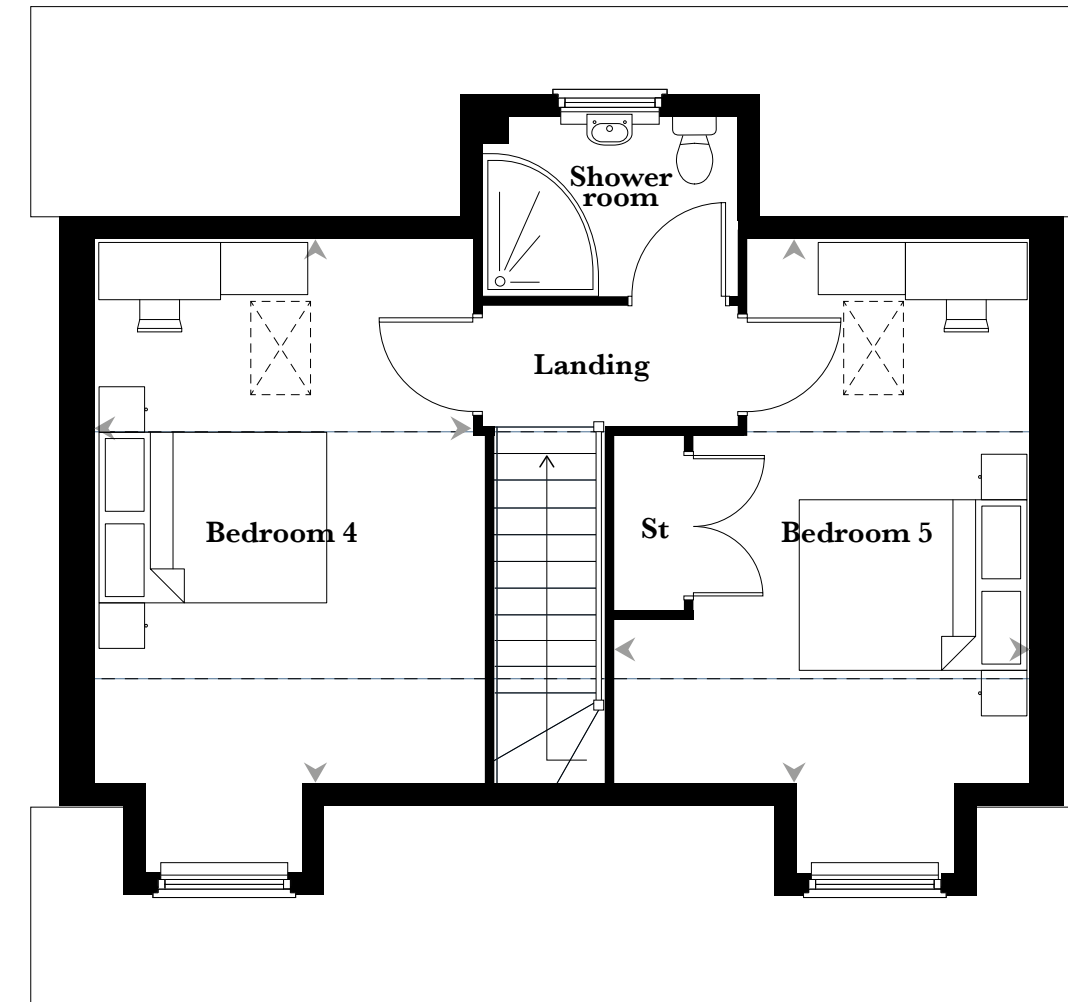
Master Bedroom	4960mm × 3370mm	16'3" × 11'0"
Bedroom 2	5597mm × 2460mm	18'4" × 8'1"
Bedroom 3	3640mm × 2460mm	11'11" × 8'1"





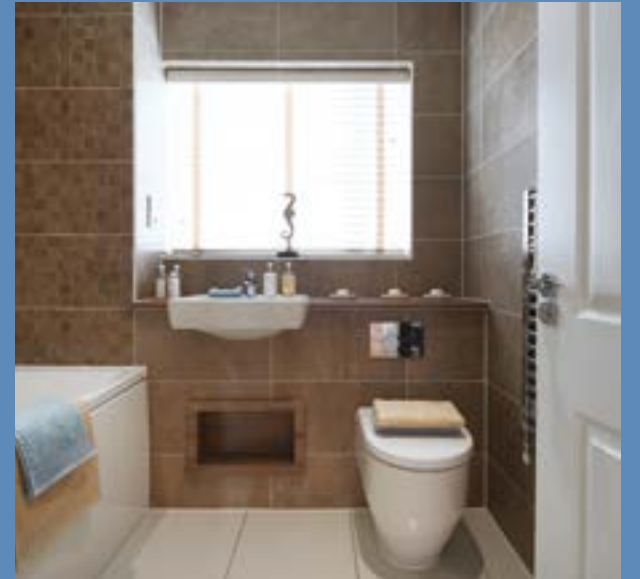
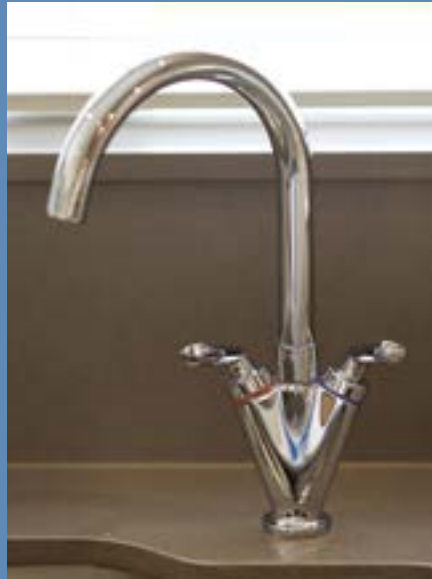
St – Store

THE SECOND FLOOR

Bedroom 4	4140mm × 3360mm	13'7" × 11'0"
Bedroom 5	4140mm × 3640mm	13'7" × 11'11"



 – Restricted Headroom
 – Roof Light
 St – Store



SPECIFICATION

This is the standard specification for each of the homes available, as indicated

KITCHENS

Contemporary Kitchens by Symphony with soft close doors and draws	✓
Earthstone work top with matching upstands	✓
Stainless steel 1 1/2 bowl with drainer	✓
Chrome mixer taps	✓
AEG stainless steel double oven	✓
AEG 5 burner stainless steel gas hob	✓
Stainless steel splash back to hob	✓
AEG stainless steel chimney hood	✓
Integrated dishwasher	✓
Integrated fridge freezer	✓
Integrated washer/dryer	✓
Chrome low energy down lighters	✓
Under cabinet lighting	✓

CLOAKROOMS

White sanitaryware	✓
Half-height tiling to all walls	✓
Chrome mixer tap	✓
Chrome low-energy down lighters	✓

BATHROOMS

Laufen Floor mounted WC with concealed cistern and chrome flush plate	✓
Laufen Semi recessed basin with Hansgrohe chrome mixer tap	✓
Walnut coloured vanity top with insert towel box	✓
Laufen white bath with chrome mixer taps	✓
Chrome towel rail	✓
Chrome low energy down lighters	✓
Half-height tiling to all walls	✓

EN SUITES

Laufen Floor mounted WC with concealed cistern and chrome flush plate	✓
Laufen Semi recessed basin with Hansgrohe chrome mixer tap	✓
Walnut coloured vanity top with towel box	✓
Chrome thermostatic shower	✓
Chrome towel rail	✓
Chrome low energy down lighters	✓
Half-height tiling to all walls	✓
Full-height tiling to shower enclosure	✓

HEATING

Gas fired central heating with thermostatically controlled radiators	✓
Ideal Stelrad system boiler	✓

INTERNAL FINISHES

Acrylic white gloss doors with soft wood gloss frames	✓
Polished chrome internal door handles	✓
Acrylic white gloss painted woodwork including skirting boards, architraves and window boards	✓
White walls and ceilings	✓

LIGHTING AND ELECTRICAL

White switches and sockets to all rooms	✓
Chrome low-energy down lighters to kitchen and wet areas	✓
Low-energy pendant light fittings to all other rooms	✓
Wiring for satellite to living room, bed 1 and bed 2	✓
BT points to living room, home office, bed 1 and bed 2	✓
Mains operated smoke detectors with battery back up	✓

EXTERNAL FEATURES

*Turf to rear gardens	✓
External tap see drawing for location	✓
Power and lighting to all on plot garages	✓
Stainless steel double up/down light to all front door entrances	✓
Doorbell	✓
Front entrance light	✓

WARRANTY

NHBC 10-year Buildmark Policy	✓
2-year Taylor Wimpey warranty from legal completion	✓

✓ = Standard features

Internal photography is of typical Taylor Wimpey Show Homes and may include upgrades at an additional cost. A range of optional upgrades is available subject to build stage. Please speak to your Sales Executive for further details. Specifications are correct at time of going to print, but are subject to change without notice. *To selected plots only. Please liaise with your Sales Executive for further information. January 2020.

OPTIONS

Please speak to a Sales Executive if you wish to take advantage of our options service

KITCHEN

Add the personal touch to your kitchen by selecting your colour choice of door fronts and worktops.

FLOORING

Various types of flooring are available including carpet, laminate, Amtico and ceramic tiles.

WARDROBES

There is a great range of built-in sliding wardrobes with a choice of colours and designs to choose from.

ELECTRICAL

You can choose to add more switches, sockets, BT, TV points and downlights. Please liaise with your Sales Executive for more information.

All switches and sockets can be upgraded to chrome to entire house.

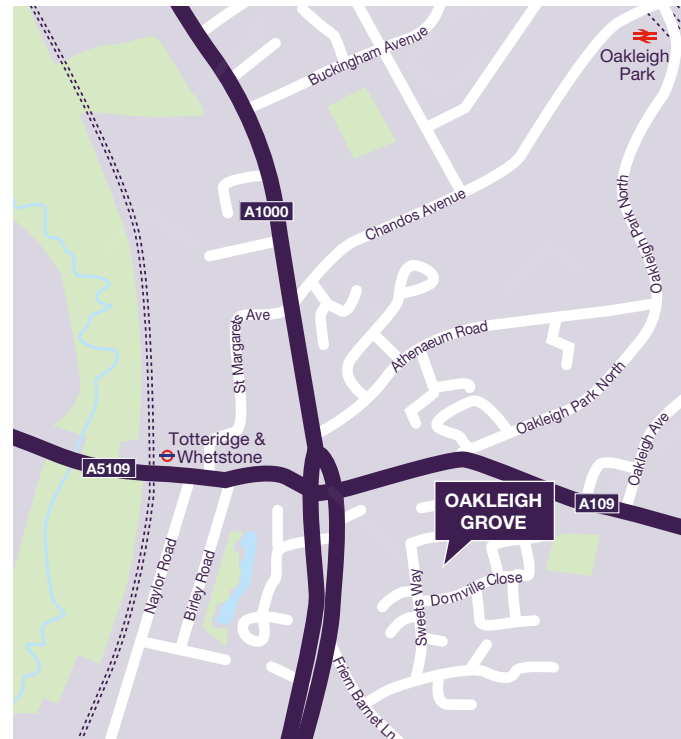
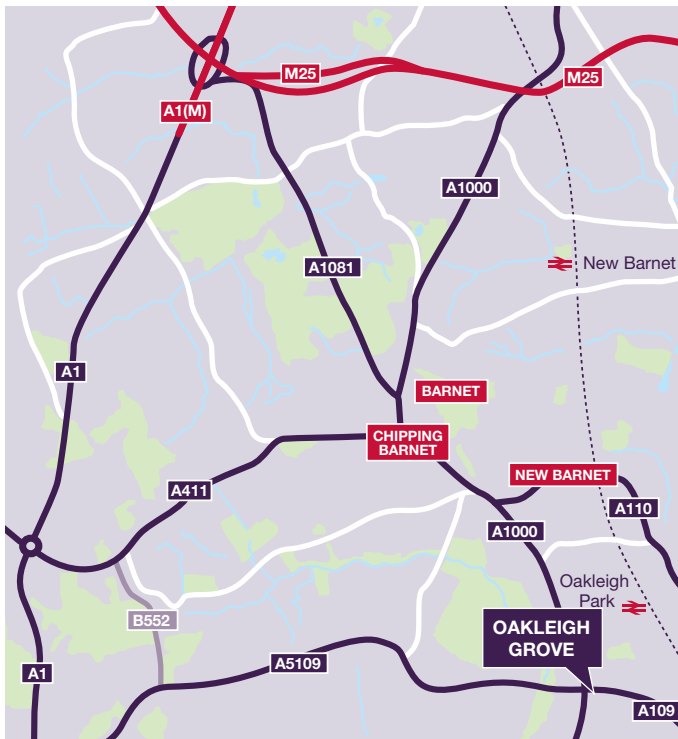
TILING

Upgrade your wall tiling for bathrooms, en suites and cloak rooms to full height. You can also choose to upgrade these rooms to include floor tiles.





WHERE TO FIND US



FROM THE NORTH M25 OR A1

Leave the M25 at junction 23, or the A1 at junction 1, onto the same gyratory, and follow the signs for Barnet/A1081 heading south. After 2.4 miles turn right onto the High Street/A1000. In 2.4 miles turn left onto Friern Barnet Lane/B550, then take the first left onto Sweets Way where you will find Oakleigh Grove.

FROM THE M1 JUNCTION 1 WITH THE NORTH CIRCULAR

Take the North Circular road east and drive for 3.8 miles. Take the B550 exit towards Muswell Hill / Friern Barnet and after 0.1 mile turn left onto Colney Hatch Lane / B550. In 2.4 miles turn left onto Friern Barnet Lane/B550, then take the first left onto Sweets Way where you will find Oakleigh Grove.

OAKLEIGH GROVE, SWEETS WAY, WHETSTONE, LONDON N20 0NU SAT NAV: SWEETS WAY

CALL 020 3319 9762