

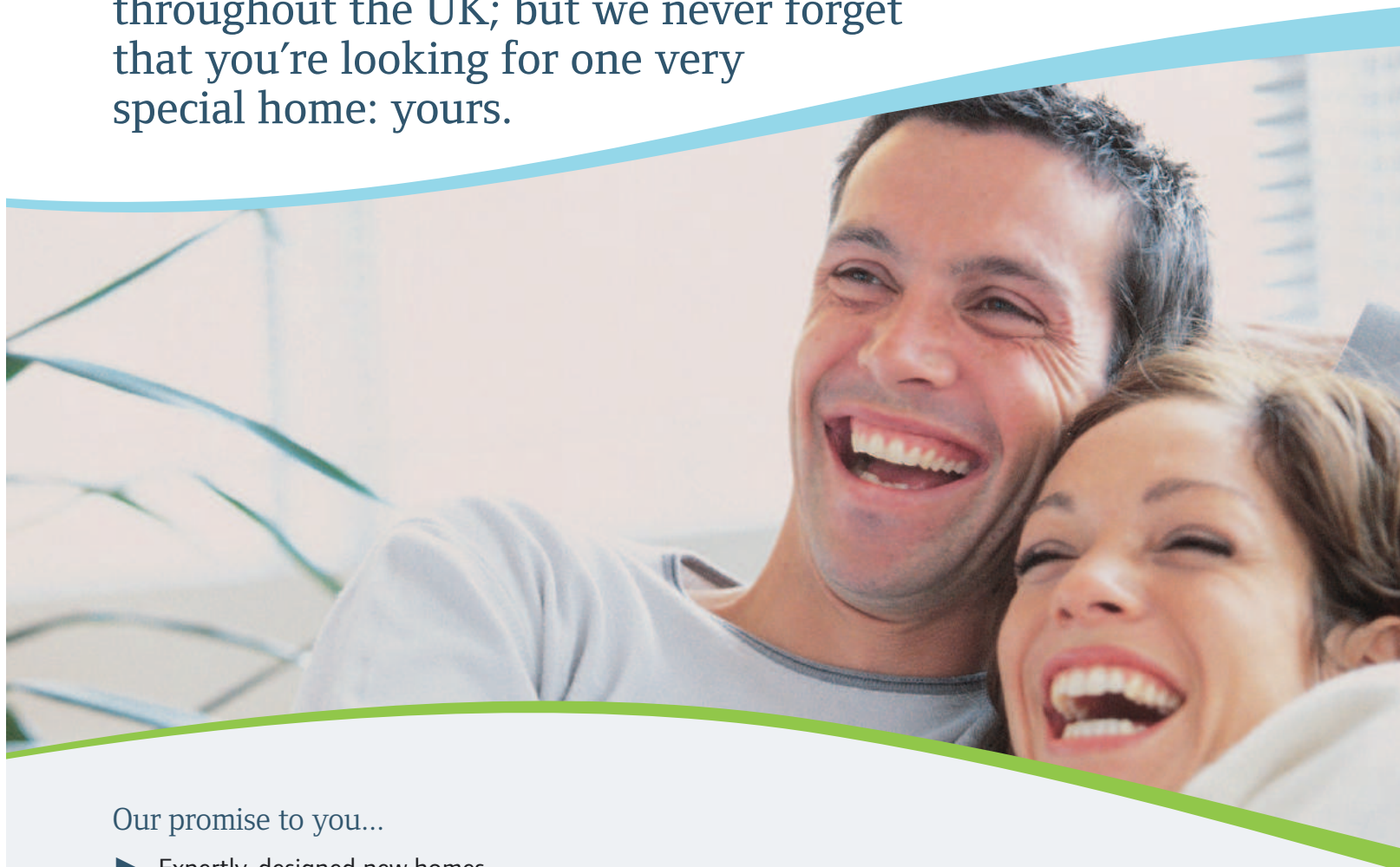


Waterside at The Bridge

Dartford, Kent

Together, we make a home

Founded in 1972, we build approximately 13,000 new homes in superb locations throughout the UK; but we never forget that you're looking for one very special home: yours.



Our promise to you...

- ▶ Expertly-designed new homes
- ▶ Comprehensive 24-point check on each home
- ▶ Dedicated customer care line number
- ▶ Two-year Persimmon defect cover
- ▶ 10-year NHBC (or equivalent) warranty
- ▶ Landscaping schemes to enhance your surroundings

Let's face it, everyone is different. We all have our own idea about what makes an ideal home. At Persimmon we create a wide choice of houses and apartments; that way, you're sure to find something that's right up your street.

The perfect environment

Naturally, you're looking for a home that's been developed in harmony with the local environment. We explore the local architecture, so if a development is close to a period property or buildings with local character; we ensure our home designs take inspiration from their surroundings. We also incorporate local landmarks such as trees and lakes, and plant new trees to create beautiful landscaping schemes.

Our pledge to you

Every Persimmon home is built to the highest standards. That way we can be sure you'll fall in love with your new home from the day you move in. At Persimmon we offer you something unique and special - it's called our Persimmon Pledge and it's your guarantee that your home is built to the most exacting of standards. We carry out a comprehensive 24-point check on each new home to ensure everything's just right. From the foundations to the plumbing - we go through everything to give it our own stamp of approval.

Our absolute commitment to customer care means we'll support you every step of the way. During your settling in period, and within a few days of moving into your home, your site manager, will visit you and answer any questions you may have. You'll also receive a dedicated customer care line number for any issues or questions you may have, along with an invitation to our weekly construction clinic for all new homeowners.

Complete peace of mind

For added peace of mind, we provide a full emergency cover line number in the event of a service supply failure such as gas, electricity or water. And remember, every new Persimmon home comes complete with our two-year defect cover and a full 10-year National House-Building Council (or equivalent) warranty.



Waterside at The Bridge

Dartford, Kent



Waterside at The Bridge: key features

- ▶ Choice of 2, 3 and 4 bedrooms homes
- ▶ Acres of open space for you to enjoy
- ▶ Fantastic transport links via road and rail
- ▶ Free-to-use Fastrack bus network
- ▶ Bluewater and Lakeside shopping venues within easy reach
- ▶ Just over 40 minutes by rail to London Charing Cross
- ▶ Well-regarded schools close by

Waterside living at its best...

Phase 2 of our popular Waterside at The Bridge development in Dartford features a collection of 161 two, three and four bedroom homes. Whether you're looking for your first home or need more space for a growing family, we're sure to have a home to suit you perfectly.

This beautifully-designed new development forms part of The Bridge: a 264-acre site beside the QE11 bridge with new homes, commercial space and a host of innovative facilities including acres of open public space connected by waterways, footpaths and cycle routes all with a free public transport system.

Situated on the River Thames with its famous tunnel leading M25 motorists below the river, Dartford is just 20 miles east of London. Living here means you'll be close to the bright lights of the capital yet close to the 'Garden of England' and its Areas of Outstanding Natural Beauty.

As well as plenty of open spaces surrounding Waterside at the Bridge, you're also not far from Central Park with its relaxing riverside walks along the Darent and beautiful seasonal flower displays.

Hesketh Park is also close by and is home to sporting facilities, a children's playground and gardens. Dartford also boasts a swimming pool and leisure centre, and a thriving nightlife offering wine bars, restaurants and an array of theatre events.

Shop til you drop in Dartford

You'll be spoilt for choice when it comes to shopping as the development is within easy reach of the Dartford Town Centre with its variety of shopping areas including the High Street and the Priory and the Orchards shopping centres. You're also close to the world-renowned Bluewater complex and Lakeside shopping centres.

There's plenty for you to do in the surrounding areas. Nearby, at Shorne Woods Country Park you can try your hand at orienteering and electronic treasure hunt trails; and one for kids of all ages, Cyclopark has skate parks, BMX tracks and mountain bike trails. For a slower paced day out, Rainham Marshes RSPB Nature Reserve has extensive walks so you can enjoy its wealth of birds and other wildlife.

With its great situation, carefully planned community and fantastic transport links Waterside at The Bridge is a fantastic place to call home. Speak to a sales advisor today to see how we can help you buy your perfect property.



Excellent transport links






Travel couldn't be easier as Waterside at the Bridge residents can use the local Fastrack bus for free which provides speedy routes to nearby shopping centres, surrounding towns and train stations. The M25 motorway is also conveniently close with its links to the rest of the UK via the motorway network, whilst the nearby stations of Slade Green, Dartford and Stone Crossing provide frequent and quick train services to London and surrounding areas.

Distance to:

- ▶ Slade Green train station: 2.7 miles
- ▶ Dartford train station: 1.5 miles
- ▶ Stone Crossing train station: 1.8 miles
- ▶ M25 motorway: 0.7 miles

Waterside at The Bridge

Key

-  The Alnwick (2)
-  The Souter (3)
-  The Hanbury (3)
-  The Leicester (4)
-  The Roseberry (4)

(3) indicates number of bedrooms





Site plan

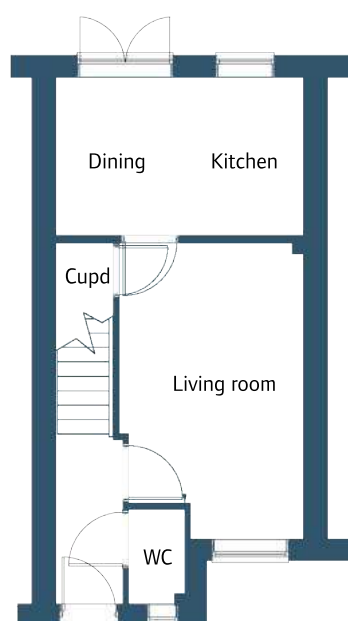


The Alnwick (638)

2 bedroom home ●

Key features...

- ▶ 2 bedroom home
- ▶ Open plan kitchen/diner
- ▶ Front aspect living room
- ▶ Downstairs cloakroom
- ▶ Family bathroom
- ▶ Allocated parking

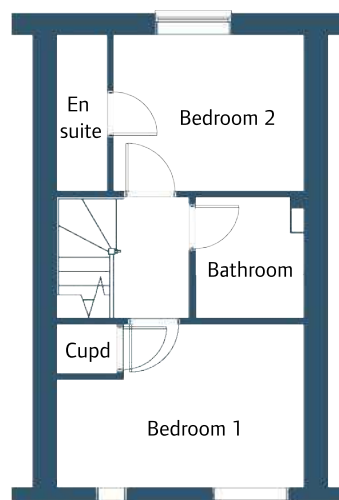


Ground Floor

Living room
15'1" x 9'5"
(4.62m x 2.90m)

Kitchen/dining
12'8" x 8'1"
(3.88m x 2.47m)

*Max



First Floor

Bedroom 1
12'8" x 8'6"
(3.87m x 2.60m)

Bedroom 2
9'9" x 8'2"
(3.00m x 2.50m)

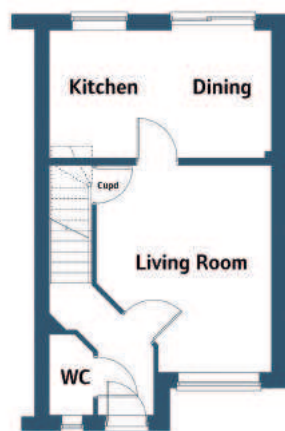
*Max

The Hanbury (761)

3 bedroom home ●

Key features...

- ▶ 3 bedroom home
- ▶ Separate kitchen/diner
- ▶ Downstairs cloakroom
- ▶ Front aspect living room
- ▶ Bedroom 1 with en suite
- ▶ Family bathroom

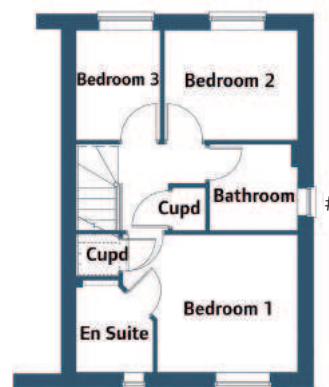


Ground Floor

Living room
14'3" x 12'1" (4.35m x 3.69m)

Kitchen/dining
15'4" x 8'10" (4.68m x 2.69m)

*Max



First Floor

Bedroom 1
12'0" x 9'6" (3.65m x 2.90m)

En suite
6'4" x 5'4" (1.94m x 1.63m)

Bedroom 2
9'3" x 7'7" (2.81m x 2.31m)

Bedroom 3
7'7" x 5'10" (2.31m x 1.78m)

Bathroom
6'1" x 5'11" (1.86m x 1.81m)

*Max

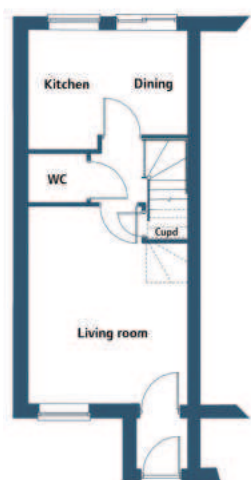
Window only on selected plots.
Please ask sales advisor for more information.

The Souter (932)

3 bedroom home ●

Key features...

- ▶ 3 bedroom, 2.5 storey home
- ▶ Open plan kitchen/diner
- ▶ Front aspect living room
- ▶ Bedroom 1 with en suite
- ▶ Family bathroom

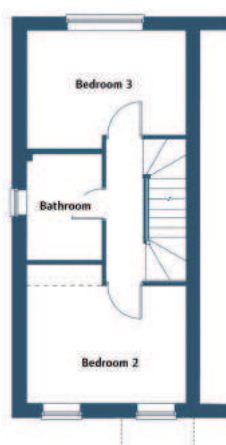


Ground Floor

Living room
14'9" x 11'10" (4.49m x 3.62m)

Kitchen/dining
11'10" x 8'11" (3.62m x 2.71m)

*Max



First Floor

Bedroom 2
11'10" x 10'6" (3.62m x 3.19m)

Bedroom 3
11'10" x 8'11" (3.62m x 2.71m)

Bathroom
8'0" x 5'7" (2.43m x 1.71m)

*Max



Second Floor

Bedroom 1
17'4" x 8'6" (5.29m x 2.59m)

En suite
11'3" x 4'11" (3.43m x 1.50m)

*Max

*Only available on end terrace/semi-detached with gable

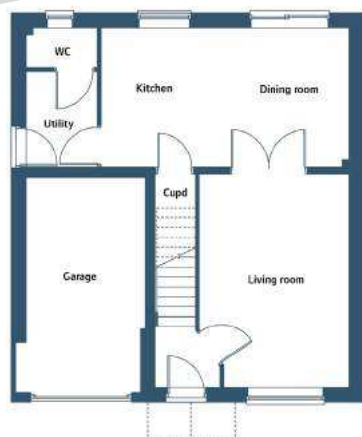
Illustrations are typical of elevations and may vary. All room dimensions are subject to a +/- 50mm (2") tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult the sales advisor on site for specific elevations and room dimensions. All room dimensions are a maximum room width/length.

The Roseberry (1096)

4 bedroom home ●

Key features...

- ▶ 4 bedroom detached home
- ▶ Integral garage
- ▶ Spacious living room
- ▶ Separate utility room with outside access
- ▶ Downstairs cloakroom
- ▶ Open plan kitchen/diner with patio doors to the rear garden
- ▶ Family bathroom
- ▶ Bedroom 1 with en suite



Ground Floor

Living room

15'9" x 11'2"*
(4.81m x 3.40m)

Kitchen/dining

18'6" x 10'3"
(5.63m x 3.13m)

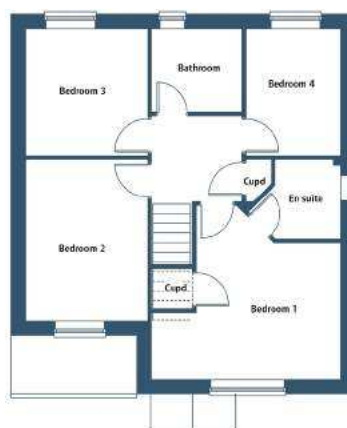
Utility

7'1" x 5'3"
(2.15m x 1.61m)

*Max

Persimmon

Together, we make a home



First Floor

Bedroom 1

14'4"* x 13'1"*
(4.37m x 3.98m)

Bedroom 2

12'3" x 9'4"
(3.73m x 2.84m)

Bedroom 3

9'7" x 9'4"
(2.93m x 2.84m)

*Max

Bedroom 4

9'7" x 7'3"
(2.93m x 2.20m)

Bathroom

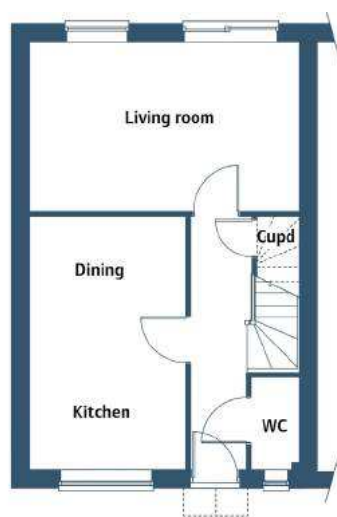
6'11" x 6'4"
(2.10m x 1.93m)

The Leicester (1162)

4 bedroom home ●

Key features...

- ▶ 4 bedroom, 2.5 storey home
- ▶ Open plan kitchen/diner
- ▶ Living room with patio doors to the rear garden
- ▶ Bedroom 1 with en suite
- ▶ Family bathroom
- ▶ Allocated parking



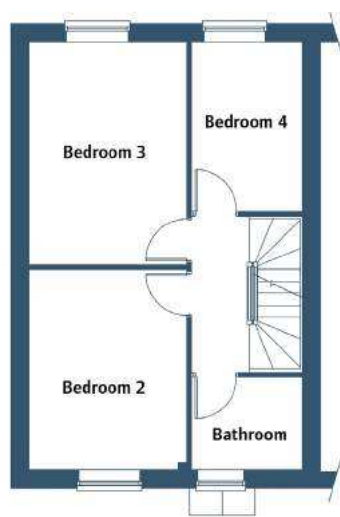
Ground Floor

Living room

16'7" x 10'3"
(5.06m x 3.11m)

Kitchen/dining

15'4" x 9'7"
(4.67m x 2.92m)



First Floor

Bedroom 2

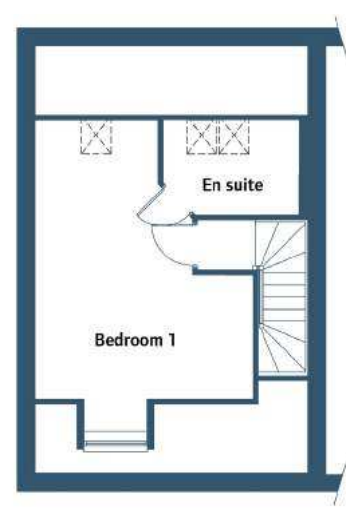
12'1" x 9'7"
(3.68m x 2.92m)

Bedroom 3

13'5" x 9'7"
(4.10m x 2.93m)

Bedroom 4

10'3" x 6'8"
(3.12m x 2.04m)

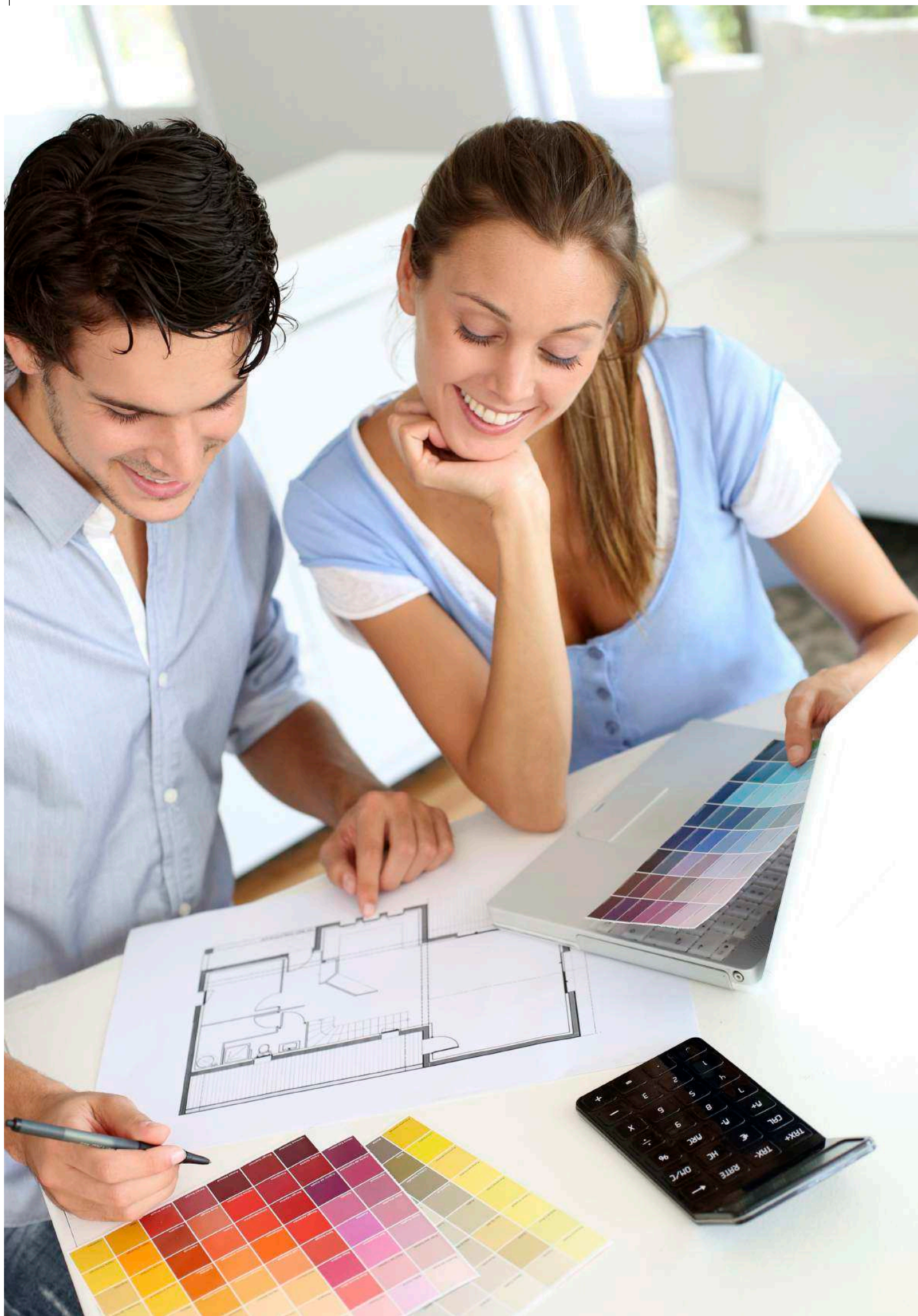


Second Floor

Bedroom 1

19'6"* x 13'4"*
(5.95m x 4.05m)

*Max



Specification

		The Alnwick (2)	The Hanbury (3)	The Souter (3)	The Roseberry (4)	The Leicester (4)
Windows	White PVCu double glazed	✓	✓	✓	✓	✓
Internal Finish	White finish ceilings	✓	✓	✓	✓	✓
	Walls emulsioned in magnolia finish	✓	✓	✓	✓	✓
	Internal woodwork painted in white gloss	✓	✓	✓	✓	✓
	Gloss balustrade and handrail	✓	✓	✓	✓	✓
Heating	Gas radiator central heating	✓	✓	✓	✓	✓
	Thermostatically-controlled radiator valves to all main rooms	✓	✓	✓	✓	✓
Insulation	Loft insulation to meet current building regulations	✓	✓	✓	✓	✓
Electrical	Writing for optional kitchen unit lighting	✓	✓	✓	✓	✓
	Electric socket to side of optional fire surround	✓	✓	✓	✓	✓
	TV point to living room	✓	✓	✓	✓	✓
	Telephone point to hall or living room	✓	✓	✓	✓	✓
Ceramic wall tiling	Family bathroom: half-tiled to wet walls, splashback-tiled to other areas	✓	✓	✓	✓	✓
	En suite: splashback, full-height tiling to shower cubicle	✓	✓	✓	✓	✓
Kitchen	Choice of fitted kitchens from selected range with choice of laminate work surface and upstand (subject to stage of construction)	✓	✓	✓	✓	✓
	Single oven, hob and extractor (see separate kitchen layout)	✓	✓	✓	✓	✓
	Plumbing for washing machine	✓	✓	✓	✓	✓
	Plumbing for dishwasher (subject to kitchen layout)	✓	✓	✓	✓	✓
	One and a half bowl inset sink with drainer in stainless steel	✓	✓	✓	✓	✓
Bathroom, En suite & WC	White contemporary suite with chrome taps	✓	✓	✓	✓	✓
Security	3 point locking system to front and rear doors	✓	✓	✓	✓	✓
	Locks to all windows (except escape windows)	✓	✓	✓	✓	✓
	Smoke detectors	✓	✓	✓	✓	✓
Internal doors	Panel effect white doors	✓	✓	✓	✓	✓
	Chrome lever handles	✓	✓	✓	✓	✓
Gardens/Drives	Paved patio area with grey flags	✓	✓	✓	✓	✓
	Turfed/landscaped front gardens - subject to approved landscape plan	✓	✓	✓	✓	✓
	Rear garden topsoiled and tidied	✓	✓	✓	✓	✓
	Tarmac drives - ask sales advisor for details	✓	✓	✓	✓	✓
	Garden shed	✓	✓	✓	✓	✓
	Rotary drier	✓	✓	✓	✓	✓
	Composting bins	✓	✓	✓	✓	✓
	Water butt	✓	✓	✓	✓	✓
Warranty	NHBC new homes cover	✓	✓	✓	✓	✓

Add some Finishing Touches

Imagine having your brand new home, exactly the way you want it, ready for you when you move in. That's what Finishing Touches can do for you...

Ensuring your property reflects your personality is important. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Persimmon we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types at such great value-for-money prices.

But choosing a home to suit you down to the ground is only the start. Our Finishing Touches collection lets you personalise your home inside and out, and enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours...

Your choices from the Finishing Touches collection include carpet, wardrobes, kitchen and bathroom upgrades; appliances as well as a multitude of other popular fixtures and fittings. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power, we can offer you our range of Finishing Touches at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options

Providing your property is at a suitable stage of construction, we'll be delighted to add the Finishing Touches that will make your home a place you can truly call your own. Remember, the earlier you reserve your home, the more Finishing Touches you'll have available to you.

Adding Finishing Touches means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new Persimmon home, styled by you, ready to move into...



Persimmon
Together, we make a home

Finishing Touches are subject to availability and stage of construction. Please see your sales advisor for more details. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, contact the sales advisor on site.





Top 10 reasons to buy a new home

No
01

No chain:

buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

No
02

Modern living:

new homes are designed to use every inch of space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

No
03

High spec living:

when you buy a new Persimmon home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.

No
04

More time, money and freedom:

with no time consuming repairs or maintenance to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

No
05

Great incentives:

we have a range of offers and promotions that can make it easier for you to buy your dream property. Home Change, Part Exchange and Help to Buy are just some of the ways in which we can help you.



No
06

Security:

new homes are far safer and more secure than older buildings as many of our new homes include security locks and security lighting. Fire safety includes the installation of smoke alarms, fire doors (where applicable) and fire retardant materials.

No
07

Save money on bills:

new homes are more efficient so as soon as you move in you'll be saving money on energy bills. New cost-effective heating systems, first-rate loft insulation and draft free double glazed windows and doors mean more pounds in your pocket from day one.

No
08

Everything's new:

from your efficient modern central heating system, through to secure windows and doors, all elements of your new home are brand new! Meaning you're making use of the newest technology and all of the manufacturers warranties that come with it.

No
09

Warranty:

our new homes come with our two-year Persimmon warranty, plus a 10-year insurance backed warranty from the National House-Building Council (NHBC), or equivalent. You can be assured that all our homes are built to high safety standards and meet strict regulations.

No
10

A fresh start:

a new home offers you a blank canvass. There's no need to live with someone else's décor as everything is new. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes. You can also customise your home with our Finishing Touches to create your perfect home.

Development details

For prices, opening times
and availability contact:

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