



Contemporary & practical garden rooms designed for all-year-round use!

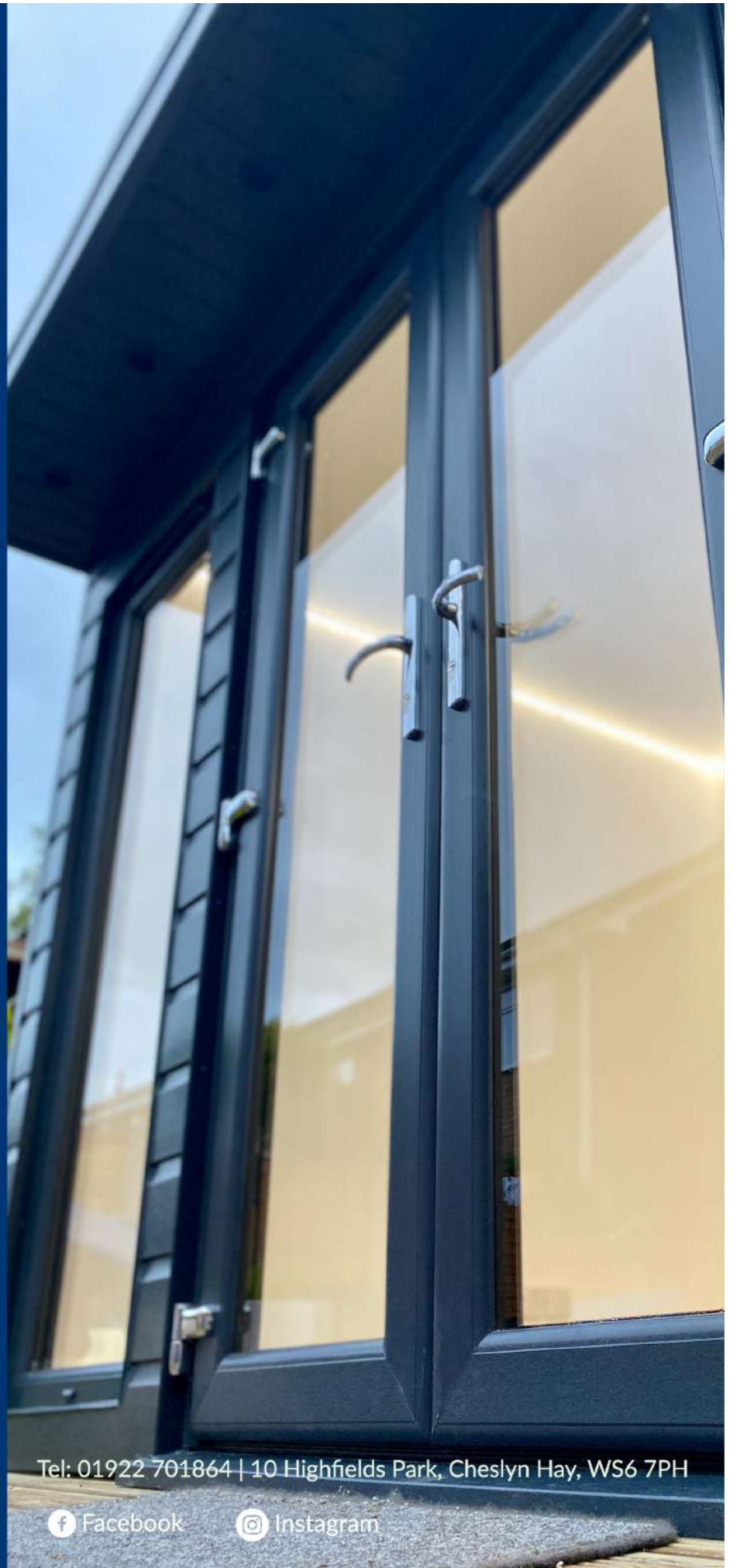
Why a KG Garden Room?

- No Planning Permission
- Zero Maintenance
- Fully Insulated
- Includes Electrics
- 10 Year Guarantee



Free Delivery & Installation within 50 miles of Cannock, Staffordshire.

www.kgwindows.co.uk



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Our Luxury Garden Room Price Guide

Size in meters

D ↓ W →	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10
2	£7k	£7.5k	£8k	£9k	£10k	£11k	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k	£21k	£22k
2.5	£7.5k	£8k	£9k	£10k	£11k	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k	£21k	£22k	£23k
3	£8k	£9k	£10k	£11k	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k	£21k	£22k	£23k	£24k
3.5	£9k	£10k	£11k	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k	£21k	£22k	£23k		
4	£10k	£11k	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k	£21k					
4.5	£11k	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k	£21k						
5	£12k	£13k	£14k	£15k	£16k	£17k	£18k	£19k	£20k								

What does this include?

- Concrete or Timber Frame Base (Insulated)
- Timber Frame Wall & Roof Construction
- French UPVC Doors With 2 Full Height Windows (2x2m & 2.5x2.5m Single Door & Half Height Window)
- EPDM Rubber Roof with Single Slope to Rear
- Fully Insulated Walls & Base with PIR Boards
- Maintenance Free UPVC Cladding (Colour Choice)
- Full Internal Plasterboard & Plaster Finish
- 20m Electrics Pack with Outside Consumer Unit
- 2 Internal Double Sockets and 1 LED Light Panel

Optional Extras

- Decking Step or External Decking (£150 p/sqm)
- Underfloor Heating & Laminate Floor (£170 p/sqm)
- Extra Full Height Window with Opener (£350)
- Extra Half Height Window with Opener (£200)
- Aluminium Sliding or Bi-Fold Doors (POA)
- Canopy Downlights (£40 Each for Supply & Fit)

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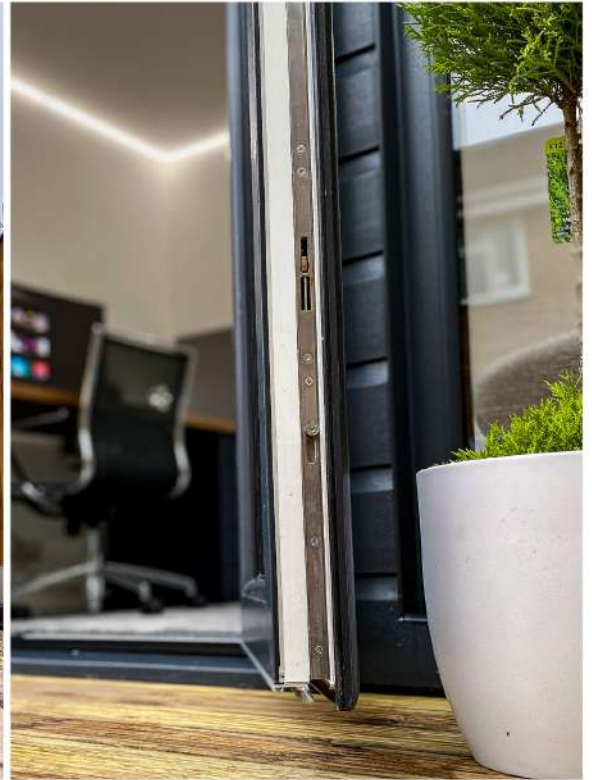
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Our 5 Stage Installation Process

1

Base & Subfloor
Installation

2

Frame & Roof
Construction

3

Windows, Doors
& Cladding

4

Plastering
& Insulation

5

Final Fix
Electrics & Flooring

3 Stage Payment Schedule

1. 10% Deposit

This will secure your garden room project and reserves a suitable installation date.

2. 50% Build Payment

This payment is due 14-21 days before your project start date to place orders for all materials.

3. 40% Remaining Balance

This payment is required with 5 working days of your completed garden room project.

Our 10 Year Guarantee

Our mission is to provide a superior garden room at a cost effective price point that will last for years and for peace of mind, that's why we'll provide you with not only a 10 year structural guarantee, but also a 10 year guarantee on our EPDM rubber roof, External Cladding & Our Windows & Doors.

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