



SAMPLE QUOTE · THIS IS AN EXAMPLE OF HOW WE PRICE — NOT A REAL QUOTATION

Indicative Project Estimate

PREPARED FOR

Sample homeowner
An example of our itemised quote
Your figures will reflect your own project

PROJECT

Single-storey rear kitchen extension
EN8 · Cheshunt
25 m² footprint · premium finish
Incl: Bi-fold doors, rooflights, new kitchen, underfloor heating

INDICATIVE BUDGET RANGE

£78,000 – £92,000

Itemised below · excl. VAT

Every trade priced line by line — no lump sums, no hidden extras. Your figures reflect your own project.

Itemised cost breakdown

ITEM	QTY	RATE	AMOUNT
Preliminaries & management			£8,200
Site setup, welfare, temporary works and waste removal	1 sum	£4,800	£4,800
Project management, building control and structural engineer	1 sum	£3,400	£3,400
Demolition & groundworks			£5,100
Break out existing rear wall and strip out old kitchen	1 sum	£2,200	£2,200
Excavate foundations and cart away spoil	20 m ³	£145	£2,900
Substructure			£7,390
Concrete trench-fill foundations to engineer's design	14 m ³	£260	£3,640
Beam-and-block floor with insulation and damp-proof membrane	25 m ²	£150	£3,750
Superstructure — walls & structure			£14,430
Cavity brick-and-block external walls, insulated, matched to house	42 m ²	£240	£10,080
Steel beams (RSJs), padstones and structural openings	3 nr	£1,450	£4,350
Roofing & rooflights			£9,370
Warm flat roof with single-ply membrane and insulation	27 m ²	£210	£5,670
Supply and install flush glazed rooflights	2 nr	£1,850	£3,700
Windows & external doors			£5,550
Aluminium bi-fold doors, powder-coated, to rear	1 nr	£4,600	£4,600
Double-glazed window to side elevation	1 nr	£950	£950
Internal finishes & decoration			£9,301
Plasterboard, skim and insulate walls and ceiling	78 m ²	£42	£3,276
Porcelain floor tiling with underfloor heating	25 m ²	£165	£4,125
Painting and decoration throughout	1 sum	£1,900	£1,900



ITEM	QTY	RATE	AMOUNT
Kitchen supply & installation			£15,200
Supply of fitted kitchen units, worktops and appliances	1 sum	£12,000	£12,000
Installation, plumbing and electrical connection of kitchen	1 sum	£3,200	£3,200
Electrical			£3,800
First and second fix wiring, sockets, LED lighting and certification	1 sum	£3,800	£3,800
Plumbing, heating & drainage			£4,200
Extend heating, radiators and connect underfloor heating	1 sum	£2,600	£2,600
Foul and surface water drainage connections	1 sum	£1,600	£1,600
External works			£2,400
Make good, patio paving and landscaping to rear	20 m ²	£120	£2,400
Total indicative estimate (excl. VAT)			£84,941

What happens next

1. Use our 60-second estimator for a figure tailored to your own project.
2. We arrange a free site visit and measured survey.
3. You receive a fixed, fully-itemised quotation and programme — no hidden extras.