

Garden Room Kit Price List - All prices include VAT at 20%

Delivery to mainland England and Wales is free. For delivery to mainland Scotland, please send us your full postcode for a quote.



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Kit Size (metric) (+0.6M decking area)	3.6M x 2.4M	4.2M x 2.4M	4.8M x 2.4M	5.4M x 2.4M	6M x 2.4M
Kit Size (imperial approx)	11.8ft x 7.9ft	13.8ft x 7.9ft	15.7ft x 7.9ft	17.7ft x 7.9ft	19.7ft x 7.9ft
Basic Kit Price	£4,055	£4,430	£4,800	£5,615	£6,190
Optional Extras					
External pine tongue and groove cladding (18mm)	£600	£675	£780	£865	£950
Internal pine tongue and groove cladding (12mm)	£480	£575	£660	£740	£830
Internal grooved MDF cladding boards (9mm)	£660	£800	£900	£1,000	£1,100
Foam Insulation Boards (polystyrene 50mm, enough to insulate all walls and roof)	£300	£350	£420	£465	£520
Metal base frame	£742	£869	£920	£1,035	£1,173
Internal partition with doorframe	£185	£185	£185	£185	£185
Cladding for internal partition (12mm tongue and groove)	£160	£160	£160	£160	£160
Cladding for internal partition (grooved MDF boards 9mm)	£240	£240	£240	£240	£240
Foil wrap under floor insulation	£95	£110	£130	£140	£150

All kits include the following and everything in this photo:

- Tanalised timber base frame
- 3x2 inch CLS mainframe
- 0.6m decking area
- 18mm OSB flooring
- Internal cladded roof panels with 12mm tongue and groove (pre-cladded)
- 3 Joinery opening windows
- 2 Full Sun Fixed Windows and 2 Full Sun Doors
- Moisture membrane roll
- Box profile, metal roofing sheets
- All fixings for basic kit
- Assembly instructions

