



Specification

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Saffron View

Saffron Walden, Essex CB10 2JP | 01799 282 109

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Specification

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes
3 bedroom homes
4 bedroom homes
5 bedroom homes

Kitchens

Symphony fitted kitchen with premium worktop, upstand and stainless steel splashback behind hob	■	■	■	■
Stainless steel single bowl sink with drainer and single lever mixer tap	■	■		
Stainless steel bowl and half sink with drainer and single lever mixer tap			■	■
Stainless steel single bowl sink with drainer and single lever mixer tap to utility (where applicable)				■
Single stainless steel under worktop oven, gas stainless steel hob and integrated cooker hood	■	■		
Double stainless steel under worktop oven, gas stainless steel hob and chimney style cooker hood			■	■
Integrated fridge/freezer			■	■

Bathrooms, cloakrooms & ensuites

White sanitaryware by Ideal Standard with contemporary chrome fittings	■	■	■	■
Close-coupled WC with soft close seat	■	■	■	■
Bath shower screen, mixer with shower kit and riser rail to bathroom	■			
Thermostatic shower with clear glass enclosure and silver frame to ensuite		■	■	■
Splashback tiling to basins	■	■	■	■
450mm height tiling to walls around bath, full height tiling where shower is fitted	■	■	■	■
Full height tiling to shower enclosure		■	■	■

Electrical & lighting

Quadplex TV point to living room	■	■	■	■
BT point to living room and bedroom 1	■	■		
BT point to living room, family room and bedroom 1			■	■
Spotlight track to kitchen, low energy pendant or batten holder lighting elsewhere	■	■	■	■
Hard-wired smoke alarm and battery operated carbon monoxide detector	■	■	■	■
External light to front door area	■	■	■	■
Power and lighting to garages (where applicable)		■	■	■

Internal finishes

White ladder moulded internal doors with stainless steel lever on rose door handles	■	■	■	■
Dulux Almond White matt emulsion walls and smooth Brilliant White matt emulsion ceilings	■	■	■	■
Dulux Ecosure White gloss woodwork	■	■	■	■
White painted timber staircase and handrail	■	■	■	■

Heating

Gas fired boiler, zone controlled, combined programmer and thermostats, separate temperature control in each heating zone	■	■	■	■
Myson Select Compact radiators with thermostatic radiator valves	■	■	■	■

External features

GRP main entrance door with 3 point locking system (refer to Sales Executive for door style and colour)	■	■	■	■
White GRP windows with energy efficient glazing	■	■	■	■
PVCu French doors and patio doors with energy efficient glazing (where applicable)	■	■	■	■
Buff riven paving, paths and patios	■	■	■	■
Landscaped front garden, rotivated back garden and external water tap	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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