



Specification

We give you so much more

Hanstead Park

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Linden
HOMES

Specification We give you so much more

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

The Mylne & Pembroke
Homes 32, 81, 84, 92 & 97
The Alsop
Homes 76 & 77
The Fletcher Executive
Homes 83 & 85
The Fletcher Platinum
Homes 78, 79, 80 & 82

Kitchens

Kitchen units from the Symphony Woodbury or Cranbrook shaker range	■	■	■	■
Quartz stone worktop, splashback and matching upstands	■	■	■	■
Blanco single lever chrome mixer tap with under mounted stainless steel sink	■	■	■	■
Kitchen island with Quartz stone worktop		■		■
Bosch 800mm 5 ring induction hob		■		■
Bosch 750mm 5 ring gas hob		■		
Bosch 600mm 4 ring gas hob	■		■	
Bosch stainless steel two 'eye-level' single ovens				■
Bosch stainless steel 'eye-level' double oven	■	■	■	
Bosch stainless steel chimney hood 750mm		■		■
Bosch stainless steel chimney hood 600mm	■		■	
Bosch Integrated larder fridge		■		■
Bosch Integrated larder freezer		■		■
Bosch Integrated fridge/freezer	■		■	
Bosch Integrated dishwasher	■	■	■	■
Bosch Integrated washing machine (The Mylne home only)	■			

Utility Room (selected homes)

Space for 2 freestanding laundry appliances	■			
Bosch freestanding washing machine		■	■	■
Laminate worktop with matching splashback	■			
Stainless steel single bowl sink	■			
Quartz stone worktop with matching splashback (selected homes only)		■	■	■
Blanco single lever chrome mixer tap with under mounted stainless steel sink (selected homes only)		■	■	■

Bathrooms & ensembles

Ideal Standard Tempo sanitaryware with modern semi ped basin with chrome mixer tap	■	■	■	■
Porcelanosa ceramic full height wall tiling to bathrooms and ensembles		■	■	■
Roman shower enclosure to ensembles	■	■	■	■
Myson heated chrome towel radiators	■	■	■	■

Cloakroom

Half height tiling to WC	■	■	■	■
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Electrical & lighting

BT hub	■	■	■	■
Sky and TV outlet to living room and bedroom 1 (Sky subject to subscription by customer)	■	■	■	■
Sky and TV outlet to dining/family area (Sky subject to subscription by customer)		■		
Chrome LED Downlighters to kitchen, bathroom, cloakroom and ensembles	■	■	■	■
Chrome LED Downlighters to dining/family area				■
Pendant light fitting with low energy bulbs to all remaining rooms	■	■	■	■
Modern chrome light to utility personnel door		■		
Mains powered smoke detectors with battery backup	■	■	■	■
Mains operated bell push to front door	■	■	■	■
Carbon monoxide detector battery operated	■	■	■	■

Internal finishes

Internal doors with white finish and satin chrome ironmongery	■	■	■	■
Internal walls finished in Dulux white emulsion	■	■	■	■
Internal woodwork finished in Dulux white gloss	■	■	■	■
Staircases in Dulux white painted timber with a painted Dulux white timber handrail	■	■	■	■

Wardrobes

Wardrobes with sliding doors fitted to bedroom 1. Speak to Sales Consultants for more details	■	■	■	■
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Heating

Gas fired boiler supplying Myson radiators fitted with thermostatic valves to habitable rooms	■	■	■	■
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External finishes

Paved area to rear garden with buff riven slabs (Please ask a Sales Consultant for more information)	■	■	■	■
Turfed garden to rear of property	■	■	■	■
Landscaping to front of property	■	■	■	■
Energy efficient white double glazed French doors and windows	■	■	■	■
Energy efficient modern bi-folding doors (specific to selected house types and plots. Please ask a Sales Consultant for information)	■	■	■	■
Energy efficient Velux white double glazed windows (selected homes only)			■	■
Black composite front door with secure 3 point locking system	■	■	■	■
Rear outside tap	■	■	■	■
Rear outdoor double waterproof socket	■	■	■	■
Power and lighting to garage	■	■	■	■
Personnel door to the rear of the garage	■	■	■	■

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

