



Specification

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The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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



Kitchen

	2 bedroom The Cartwright The Berwick	3 bedroom The Elmslie The Becket	4 bedroom The Mylne
Symphony Koncept range kitchen with laminate worktop	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood	■	■	■
Fridge / freezer space	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Space for washing machine with plumbing and electrics in utility		■	
Space for washing machine with plumbing and electrics in kitchen	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo Arc sanitary ware suite	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
JustTray Fusion low profile shower tray with glass enclosure		■	■
Handheld hair wash attachment in bathroom		■	■
Shower over the bath	■	■	
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■
Radiator in bathroom / en suite	■	■	■

Doors and Windows

	2 bedroom The Cartwright The Berwick	3 bedroom The Elmslie The Becket	4 bedroom The Mylne
Front door with three-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal doors to be ladder door style pre-primed with brass satin finish handles	■	■	■

General

White painted walls and smooth white ceilings	■	■	■
Ideal system boiler and separate hot water cylinder, with honeywell heating control and room thermostat(s)	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■
Contemporary light to front door and wiring only to the rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Battery powered carbon monoxide detector (wall mounted) to be provided next to the boiler	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Turf to rear garden	■	■	■
Electric vehicle (EV) charging point	■	■	■
Enclosed fenced rear garden and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction