



# Specification

Home 32 onwards

We give you so much more

**Albany Park**

Church Crookham GU52 0RL | 01252 908 976

[lindenhomes.co.uk](http://lindenhomes.co.uk)

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# 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.

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

### Kitchens

Symphony fitted kitchen with premium worktops, upstand and stainless steel splashback behind hob	■	■	■	■
Single stainless steel under work top electric oven	■	■	■	■
Stainless steel 60 cm gas hob	■	■	■	■
Integrated hood	■	■		
Chimney hood			■	■
Space for fridge freezer	■	■		
Space for dishwasher with plumbing and electric supply	■	■	■	■
Space for washing machine with plumbing and electric supply	■	■	■	■
Single bowl stainless steel sink with chrome mixer tap	■	■		

### Bathrooms, cloakrooms & ensuites

Contemporary white sanitaryware with chrome fittings	■	■	■	■
Half height tiling to walls above bath	■	■	■	■
Full height tiling to shower enclosure	■	■	■	■
Splashback tiling above basin only	■	■	■	■

### Electrical & lighting

White pendant lights throughout (except cloakroom, bathroom and ensuite)	■	■	■	■
Telephone BT point in Living Room adjacent to main TV position	■	■		
Telephone BT points in Living Room adjacent to main TV position, and Family Room			■	■
White switches, plates and sockets	■	■	■	■
Cloakroom, Bathroom and Ensuite to have white batten holder	■	■	■	■

### General

Walls in White supermatt emulsion	■	■	■	■
Ceilings in white Supermatt emulsion	■	■	■	■
Internal woodwork in satin white	■	■	■	■
White internal doors with satin chrome fittings	■	■	■	■
White gloss staircase with white newel caps and handrails	■	■	■	■
Gas fired combi boiler	■	■		
Gas fired boiler with cylinder or combi boiler (refer to specific house types and plots)			■	■
External door with multipoint locking system	■	■	■	■
Low energy external light to front door	■	■	■	■

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please refer to specific plot drawing and ask your Sales Consultant for more information. January 2023.

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