



Westcombe Park

MALDON • ESSEX

A COLLECTION OF TRADITIONAL
2 TO 5 BEDROOM HOMES

HOUSE SPECIFICATION



COUNTRYSIDE
Homes

Westcombe Park

HOUSE SPECIFICATION

KITCHEN

- Individually designed kitchen
- Laminate worktop and upstand with glass splashback to hob
- 1 ½ bowl sink with chrome mixer tap

2 - 3 BEDROOM HOUSES:

- Contemporary style base, tall and wall units with handles
- Single oven
- 4 ring induction hob with extractor
- Integrated fridge / freezer or separate fridge and freezer. Please speak to a sales consultant for details
- Integrated washing machine
- Integrated dishwasher

4 - 5 BEDROOM HOUSES:

- Two single ovens
- 5 ring induction hob with extractor
- Integrated fridge / freezer or separate fridge and freezer. Please speak to a sales consultant for details
- Integrated washing machine
- Integrated dishwasher
- Under cupboard LED lighting

UTILITY ROOM (WHERE APPLICABLE)

- Fitted units, colour to match kitchen
- Laminate worktop and upstand

BATHROOM

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Single ended bath with Driftwood panel
- Thermostatic mixer tap and shower over bath with shower screen
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Full height tiling around main walls of bath, half-height to all other walls with sanitaryware

EN SUITE (WHERE APPLICABLE)

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Thermostatic shower mixer with shower tray, shower head and sliding door
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Full height tiling around main walls of shower, half-height to all other walls with sanitaryware

GENERAL FINISHES

- Semi-solid core doors painted white with matching skirting, architraves and staircase
- Chrome door furniture
- Walls painted in white
- Ceilings painted in white
- Internal white UPVC windows

HOME ENTERTAINMENT & COMMUNICATIONS

- Wiring only to aerial and satellite dish (aerial and satellite dish not provided)
- Fibre optic capability supplied to main data point to all houses (subject to future connection by purchaser)

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water system with central programme
- Energy efficient downlighters to kitchens, utility rooms, bathrooms, en suites and WCs
- Pendant lighting to living / dining areas, separate living and dining rooms, landings, hallways and bedrooms
- White switches and sockets
- Honeywell thermostat
- Radiators with individual thermostatic controls
- Chrome heated towel rail to bathrooms
- Smoke alarms and heat detectors positioned where required throughout

EXTERNAL

- Landscaped front gardens
- Outside tap
- Patio to rear garden

SECURITY

- Spur for future alarm provided to all plots



COUNTRYSIDE
Homes