



SPECIFICATION

20 HIGH STREET, SUNNINGDALE, SL5 0NG

KITCHEN / FAMILY ROOM / HALLWAY (GROUND FLOOR)

- Flooring: Engineered Oak
 - Painswick Herringbone Flooring
- Kitchen Cabinet Finishes
 - Cambridge Stone Grey Benchmarx
- Worktop - Carrara Quartz with 20mm Carrara Quartz Full Splashback
 - Carrara Quartz Worktop
- Cooker Hood From Benchmarx
 - Bosch Series 4 90cm Box Design Chim Hood Touch Control S/S DWB96DM50B
- Hob From Benchmarx
 - Bosch Series 6 75cm Gas on Glass Hob Cast Iron Pan Black PPQ7A6B90
- Oven & Microwave From Benchmarx
 - Bosch Series 4 Compact Oven with Microwave Popout controls s/s CMA583MS0B
 - Bosch Series 4 built in Eco clean Single Oven with 3d hot air s/s HBS534BS0B
- Kitchen sink From Benchmarx
 - Carron Phoenix Ibis 150u sbl left hand /mount s/steel sink
- Kitchen Tap From Benchmarx
 - Mana loose Coil Tap brushed nickel 137040bn
- American Fridge Freezer:
 - Hoover HSC818FXWDK American Fridge Freezer - Stainless Steel

- Dishwasher From Benchmarx
 - Bosch Serie 2 smv2itx18g integrated dishwasher home connect enabled 60cm
- Washing Machine From Benchmarx
 - Bosch Serie 4 WKD28352GB integrated washer dryer 1400 rpm white 60cm
- Wine Cooler From Benchmarx
 - CDA 600mm double door freestanding u/counter Wine Cooler FWC624BL

BATHROOM, ENSUITE & CLOAKROOM

- Tiles
 - Main Bathroom: Large Format Porcelain Tiles 1200 X 1200 mm Peitra Grigio Matt
 - Ensuite Wall
Wall: Large Format Porcelain Tiles 1600 X 800 mm N Blanco Gloss
Floor: Large Format Porcelain Tiles 1200 X 600 mm B Cemento Matt
 - WC: 800 X 800 mm Cloudy Light Grey
- Main Bathroom From Tradebase
 - Fairford Aspri 600mm 1 Drawer Wall Hung Unit Solace Oak
 - Fairford 300 x 300mm Pro Thin Square Overhead Shower Head
 - Fairford Dunsford 1600 x 700mm Single Ended Straight Bath,
 - Fairford Sierra Pure Wall Hung Toilet with Soft Close Seat
 - Fairford Anika/Aspri//Carnation/Kingsly 600mm Basin
 - Fairford 5mm Straight Shower Bath Screen
- Ensuite From Tradebase
 - Fairford Sierra Pure Wall Hung Toilet with Soft Close Seat
 - Fairford Aspri 2 600mm Satin Anthracite Wall Hung Vanity Unit
 - Fairford Una Pro Basin Mixer with Push Button Waste
 - Fairford Pro Solid Square Brass Shower Handset
 - Fairford Anika/Aspri//Carnation/Kingsly 600mm Basin
- WC From Tradebase
 - Fairford Sierra Pure Wall Hung Toilet with Soft Close Seat
 - Fairford Aspri 2 600mm Light Gloss Grey Wall Hung Vanity Unit
 - Fluid master Concealed 1.15m WC Frame and Cistern
 - Fairford Anika/Aspri//Carnation/Kingsly 600mm Basin

INTERNAL JOINERY & DOORS From Benchmarx

- Internal Doors
 - Ladder style Oak 5 Groove FD30 door
 - Rockingham Oak Veneer 5 panel door
- Contemporary Rounded V Groove Skirting 18 x 119 x 4400mm BU2MR18119P4400
- Contemporary Rounded V Groove Architrave 18x68x4400mm BU1MR18068P4400
- Staircase with Oak Hand Rail

ELECTRICAL

- Lighting
 - LED Cool White Spotlights
 - LED Perimeter Scene Lighting in Lounge & Kitchen
 - Bathroom Mirror LED strip lighting
- Speaker System
 - Q Acoustics E120 Ceiling Speaker system HiFi System with Bluetooth

EXTERNAL DOORS / WINDOWS

- External front door is Composite Navy Blue
- Windows are White UPVC
- All External rear doors are Aluminium White

BEDROOM & HALLWAY FLOORING (ON REMAINING FLOORS)

- Carpet – First Impression – Day Dreamer - [Victoria First Impressions Day Dreamer](https://www.victoriafirstimpressions.com/) – [Carpet Factory Outlets \(cfofloors.co.uk\)](https://www.cfofloors.co.uk/)

HEATING & HOTWATER

- Vailant Ecotec plus 836 combi Boiler
- Under floor heating (GF) and Radiators (All Other Floors)
- Stelard Radiators (All floors)
- Ensuite: Electric Shower 10.5 kw

PAINT

- All Wood – Satin Wood Brilliant White by Johnstones.
- Walls – Covaplus, Vinyl Matt Salt 1 by Johnstones.
- Baths and Ceilings - Vinyl Matt Brilliant White by Johnstones.
- Doors- Oak Doors, Satinwood Varnish
- Whole House Ceilings- Vinyl Matt – Johnstones Covaplus

Where applicable, images, CGIs and photography are indicative only.

Site Plans / Site Maps are indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

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Maps are not to scale and show approximate locations only.

All distances or journey / travel times are approximate and may not be direct. Where applicable, times have been established using relevant sources