



# Attention to detail



ASTON GRANGE

— NASCOT WOOD —

# TOWNHOUSES

Designed for modern living • Finished by craftsmen with a true eye for detail

A development brought to you by Mears New Homes

[www.astongrange-watford.co.uk](http://www.astongrange-watford.co.uk)

**Key:** ● Included as standard  
● Optional Extra

### Internal Features

Semi-solid core moulded four panel doors painted satinwood white	●
Contemporary brushed chrome door handles	●
Walls finished in heritage colours throughout	●
Large format floor tiles to hall, kitchen, family room, dining room and cloakroom	●
Carpets to all areas not already provided with floor finishes	●
Underfloor heating using zoned controls to ground floor	●
Hot water radiator heating to upper floors	●
Smoke, heat and carbon monoxide detector	●
Timber staircase finished in satinwood white with oak handrails and newel caps	●

### Electrical

Media plate to living room	●
Television point to all bedrooms and family room	●
Telephone points to hallway, study, bedroom 1 and within the media plates in living room and family room	●
USB point to kitchen, master bedroom (both sides of bed) and bedroom 2	●
Brushed chrome sockets above worktops in kitchen	●
White switchplates and sockets for entire home (apart from above worktops in kitchen)	●
Brushed chrome switchplates and sockets for entire home	●
Pendant lighting to hallway, living room, family room, landing, study and bedrooms	●
White downlights to kitchen, bathroom, ensuites and cloakroom	●
Upgrade white downlights to brushed chrome	●
Intruder alarm system	●

### Cloakroom Features

Roca wall hung vanity unit with Hansgrohe chrome taps and fittings	●
Tiled splashback	●
Walnut shelf	●

### Kitchen Features

Designer kitchen in a range of colours with soft close drawers and doors	●
Inline select kitchen range	●
Silestone worktop and upstands with Franke undermount 1 1/2 bowl sink	●
Glass splashback	●
Blanco chrome single lever mixer tap	●
4 ring ceramic hob	●
5 ring induction hob	●
Integrated extractor hood	●
Integrated stainless steel electric double oven with fan assist	●
Integrated 70/30 fridge freezer	●
Integrated dishwasher and washer/dryer	●
Cutlery drawer	●
LED lighting under wall units	●
Additional storage options - Le Mans Corner Unit	●
Additional storage options - Eco Bin System	●

### Bedroom Features

Fitted wardrobes to master bedroom	●
Fitted wardrobes to bedroom 2	●

### Bathroom Features

White contemporary Roca sanitaryware with wall hung basin and chrome bottle trap	●
Hansgrohe chrome tap and fittings	●
Roca bath with Hansgrohe exposed thermostatic bath shower mixer	●
Hansgrohe slide rail kit over bath with frameless glass shower screen	●
Porcelanosa wall tiling as per drawings	●
Chrome heated towel rail	●
Shaver socket	●
Framed walnut surround with chrome downlights and mirror	●

### Ensuite Bathroom 1 - Features

White contemporary Roca sanitaryware with wall hung basin and chrome bottle trap	●
Hansgrohe chrome tap and fittings	●
High quality glass shower enclosure with semi frameless hinged screen and ultra low profile shower tray	●
Hansgrohe overhead rainfall shower with concealed valve and slide rail kit	●
Porcelanosa wall tiling as per drawing	●
Chrome heated towel rail	●
Shaver socket	●
Walnut effect vanity shelf and mirror	●

### Ensuite Bathroom 2 - Features

White contemporary Roca sanitaryware with wall hung basin and chrome bottle trap	●
Hansgrohe chrome tap and fittings	●
High quality glass shower enclosure with semi frameless pivotal screen and ultra low profile shower tray	●
Hansgrohe overhead rainfall shower with concealed valve and slide rail kit	●
Porcelanosa wall tiling as per drawing	●
Chrome heated towel rail	●
Shaver socket	●
Walnut effect vanity shelf and mirror	●

### External Features

Part glazed front door finished in grey	●
Rear patio area	●
Front entrance light	●
Rear patio light	●
Turf to front and rear gardens	●
Outside tap	●
French doors to patio	●
Door bell	●
Grey metal up and over garage door	●
Power and light to garage	●
Electric garage door opener with remote control	●

### Sustainability Features

Highly efficient A-rated boiler	●
High levels of loft and wall insulation	●
UPVC windows in grey anthracite	●
Low energy lighting	●
Comprehensive control systems and zoning	●

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sewell &  
gardner

Simply because we care more

Sewell & Gardner

165-167

High Street

Rickmansworth

WD3 1AY



01923 606056



[newhomes@sewellgardner.com](mailto:newhomes@sewellgardner.com)



[www.sewellgardner.com](http://www.sewellgardner.com)

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