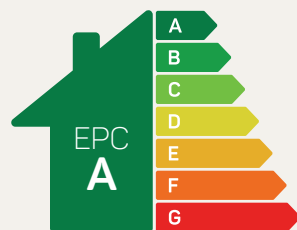




The Epsom

3 bed semi-detached

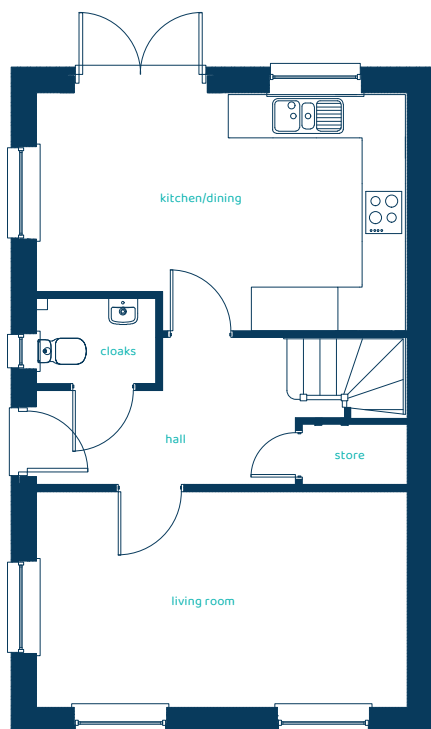
Perfect as a family starter home and for first-time buyers. This three-bedroom, semi-detached home has plenty of space for everyone. The downstairs boasts an open plan kitchen/diner with French doors leading out to the rear garden, as well as a separate living room and downstairs cloaks. Upstairs are three double bedrooms, with an ensuite to the master bedroom. Plus, there's a separate family bathroom for those busy mornings.



Predicted EPC rating

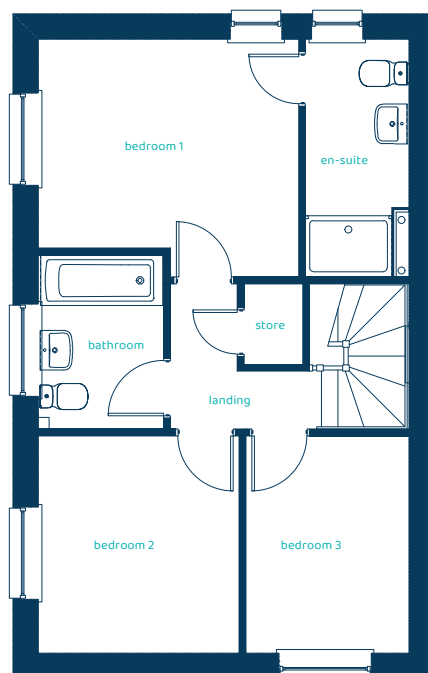
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Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	16'8" x 10'9"	5.09m x 3.27m
Living Room	16'8" x 9'8"	5.09m x 2.93m
Cloaks	5'4" x 3'10"	1.63m x 1.18m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	11'9" x 10'9"	3.58m x 3.27m
En-suite	10'9" x 4'7"	3.27m x 1.41m
Bedroom 2	9'10" x 9'1"	2.99m x 2.76m
Bedroom 3	9'10" x 7'4"	2.99m x 2.23m
Bathroom	7'11" x 5'7"	2.41m x 1.71m

The Epsom

3 bed semi-detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS_A_EPSO_G-2_04/09/24.

