



# THE ELM

HOMES 3, 9, 22, 24, 25, 30, 307, 318, 329, 332, 334, 335 & 350

Four bedroom home

The double-fronted detached Elm features a light-filled, double-aspect living room and kitchen / dining space which both open on to the rear garden through French doors. The ground floor also features a utility room and cloakroom. Upstairs are three double bedrooms, one with an en suite, a family bathroom and a fourth single bedroom that's also perfect for use as a home office.



FIRST FLOOR

<b>Bedroom 1</b>	4066mm x 3468mm	13'4" x 11'5"
<b>En suite</b>	2549mm x 1925mm	8'4" x 6'4"
<b>Bedroom 2</b>	4064mm x 3103mm	13'4" x 10'2"
<b>Bedroom 3</b>	3468mm x 2718mm	11'5" x 8'11"
<b>Bedroom 4</b>	2721mm x 2659mm	8'11" x 8'9"
<b>Bathroom</b>	2370mm x 1700mm	7'9" x 5'7"



GROUND FLOOR

<b>Living Room</b>	6872mm x 3442mm	22'7" x 11'4"
<b>Kitchen</b>	4000mm x 3041mm	13'2" x 10'0"
<b>Dining</b>	3041mm x 2872mm	10'0" x 9'5"
<b>Utility</b>	2701mm x 1890mm	8'10" x 6'2"
<b>WC</b>	1650mm x 1000mm	5'5" x 3'3"

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.