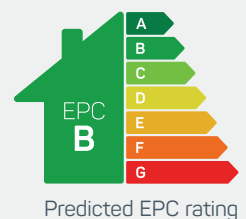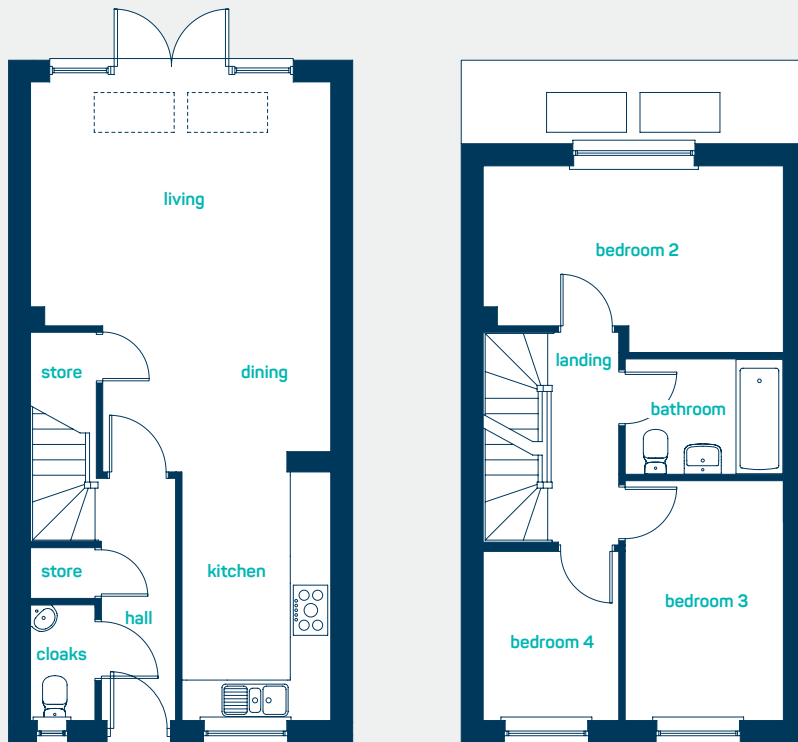# ANWYL
thoughtful homes

the euxton
4 bed semi-detached

A 2.5 storey, 4 bedroom *semi-detached* home. Key features include a large open plan kitchen-dining and living room that spans across the ground floor with French doors leading out to the rear, 4 bedrooms including a top floor master bedroom with en-suite shower room and dressing area and a separate family bathroom.
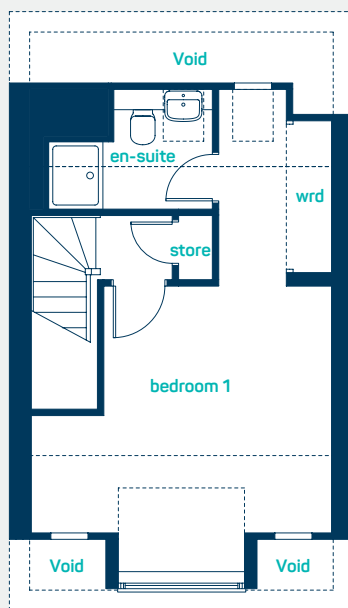
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EPC
B

A
B
C
D
E
F
G

Predicted EPC rating

living

store

dining

store

kitchen

hall

cloaks

bedroom 2

landing

bathroom

bedroom 3

bedroom 4

Void

en-suite

wrd

store

bedroom 1

Void

Void

ideal for
growing families

ground floor

lounge / dining	18' x 14'7"	
kitchen	12'1" x 7'3"	
cloaks	5'8" x 3'2"	
lounge / dining	5.47m x 4.45m	
kitchen	3.68m x 2.21m	
cloaks	1.72m x 0.96m	

first floor

bedroom 2	14'7" x 9'1"
bedroom 3	1'8" x 7'8"
bedroom 4	8'3" x 6'7"
bathroom	7'8" x 5'7"
bedroom 2	4.45m x 2.77m
bedroom 3	3.56m x 2.35m
bedroom 4	2.51m x 2.01m
bathroom	2.35m x 1.71m

second floor

bedroom 1	14'7" x 14'
dressing area	9'7" x 5'6"
en-suite	8' x 5'10"
bedroom 1	4.45m x 4.26m
dressing area	2.92m x 1.67m
en-suite	2.43m x 1.77m

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everything considered.